

LOC2025-0055 722 55 Avenue SW

LOC2025-0055 at 720, 722, 728 55 Ave SW – rezone from MC-2 (Multi-Residential - Contextual Medium Profile) to M-H1 (Multi-Residential - High Density Low Rise District).

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Subm - Presentations
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Chinook Communities Local Area Plan

of unit types may be accommodated. At all scales, redevelopment should consider existing context, parcel layout, building massing and landscaping to sensitively integrate into the community. Residential areas may also accommodate a range of commercial activities,

- c. Development in Neighbourhood Connector and Neighbourhood Local areas should:
 - i. consider the local **built form** context;
 - ii. be oriented towards the street;
 - iii. consider shadowing impacts on neighbouring properties and parks: and,
 - iv. provide access to off-street parking and loading areas from the lane.

Site, Building, and Landscape Design

- a. Multi-Residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form.

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Municipal Development Plan – 2.2.5 Strong Residential Neighborhoods

Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

- a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

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Calgary Planning Commission 2018 June 14 – Item 6.09, LOC2017-0367
Land Use Amendment in Windsor Park (Ward 11) at 720 - 728 55 Ave SW

This application does not conform to applicable policies of the *Municipal Development Plan* nor to the *Location Criteria for Multi-Residential Infill*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **REFUSE** the proposed redesignation of 0.18 hectares ± (0.45 acres ±) located at 720, 724, 728 and 728R – 55 Avenue SW (Plan 4606GN, Block 24, Lot 4; Plan 1693AF, Block 24, Lot B; and Plan 1559EO, Block OT) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
2. **ABANDON** the proposed Bylaw.

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Administration considers this application to be inconsistent with MDP policy and incompatible with the context. The subject site is not within an MDP typology that would support this such as a Main Street or activity centre. A 4-5 storey building adjacent to single detached houses at a mid-block location represents significant intensification and a height difference that is considered incompatible in this context.

Overall, the proposal does not meet the *Location Criteria for Multi-Residential Infill Guidelines*. The criteria were developed to identify sites where the impacts of intensification would be minimized and where multi-residential development would be most appropriate. The subject site is not considered appropriate for greater density considering its mid-block location.

REASON(S) FOR RECOMMENDATION(S):

This application does not meet the policy standards of the *Municipal Development Plan* and the *Location Criteria for Multi-Residential Infill*. This application represents an abrupt change in height and massing from the adjacent low-density residential in an area where there is no local area plan to support the proposed form of development.

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