

**LAND USE REDESIGNATION (CRESCENT HEIGHTS)  
BYLAW 37D2013**

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**SUMMARY/ISSUE**

To redesignate 0.08 ha  $\pm$  (0.19 ac  $\pm$ ) located at 1404 – 1 Street NW (Plan 4935O, Block 5, Lots 5 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2d160) District.

**PREVIOUS COUNCIL DIRECTION**

None

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 37D2013.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed redesignation of 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 1404 – 1 Street NW (Plan 4935O, Block 5, Lots 5 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2d160) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 37D2013.

allow for a maximum 160 dwelling units per hectare.

The parcel is located in the Crescent Heights neighbourhood, in the north west quadrant of the City. The site is bordered by 1 Street NW on the west, and 13 Avenue NW on the south. This redesignation will allow for the existing building to come into conformance with the Land Use Bylaw with its currently developed 12 units within the building. The proposal is in conformance with municipal policy, and compatible with adjacent development.

**ATTACHMENT(S)**

1. Proposed Bylaw 37D2013
2. CPC Report LOC2012-0086
3. **Public Submissions**

**APPLICANT(S)**

Rick Balbi Architect

**OWNER(S)**

Kaleidoscope Holdings Corporation

**INVESTIGATION**

This land use amendment application seeks to redesignate the parcel from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2d160) District with a density modifier to