

**LAND USE REDESIGNATION (SHAGANAPPI)
BYLAW 103D2013**

SUMMARY/ISSUE

To redesignate 0.042 ha \pm (0.103 ac \pm) located at 2706 – 17 Avenue SW (Plan 1612DQ, Lot 2) from DC Direct Control District to Multi-Residential – Contextual Medium Profile (M-C2) District.

PREVIOUS COUNCIL DIRECTION

None

**RECOMMENDATION OF THE
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 103D2013.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed redesignation of 0.042 hectares \pm (0.103 acres \pm) located at 2706 – 17 Avenue SW (Plan 1612DQ, Lot 2) from DC Direct Control District to Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 103D2013.

Surrounding lands include multi-residential and commercial development and an elementary school. A local area plan does not exist for the subject parcel.

The existing District Control was approved under the former Land Use Bylaw 2P80 and allows for the additional use of Office in the existing building based on the former Residential Medium Density Multi-Dwelling (RM-4) District. The proposed Multi-Residential—Contextual Medium Profile (M-C2) District is intended for development that is of medium height and density. The proposed district is the same as adjacent lands to the north, east and west, thereby making land use in the area consistent.

Administration recommends approval because the proposed land use district conforms and implements the policies of the Municipal Development Plan and is consistent with the adjacent land uses thereby eliminating potential barriers to a more comprehensive development.

ATTACHMENT(S)

1. Proposed Bylaw 103D2013
2. CPC Report LOC2013-0056

APPLICANT(S)

Studio MiDa

OWNER(S)

Sharon Kaczowski

INVESTIGATION

This land use application seeks to redesignate approximately 0.04 hectares of land from a Direct Control district to a Multi-Residential—Contextual Medium Profiles (M-C2) District.

The subject site is located in the community of Shaganappi, south of Bow Trail, west of Crowchild Trail, on 17 Avenue SW.