

Applicant's Submission

07 May 2019

This application for land use redesignation is located within community of Franklin and consists of +/- 3.82 hectares (+/- 9.44 acres). CCP CANMARC GP LTD. own the lands that are subject to this redesignation application.

The subject site currently accommodates a light industrial/office complex and has no current redevelopment plans. The land use bylaw 1P2007 provides for a very high degree of differentiation in industrial, business and commercial land use classifications. The current land use of the site is Industrial General (I-G) District. This application proposes to redesignate the subject area to Industrial Commercial (I-C) District.

This redesignation is proposed for the following reasons:

- The purpose statement of Industrial – Commercial District (Land Use Bylaw Ss. 953) is more appropriate to the subject site than the purpose statement of the Industrial General District (I-G), namely:
 - The types of uses located in the I-C District are complimentary to the light industrial users in the area and provides for small scale commercial uses that are compatible with and complement light industrial uses;
 - The types of uses located in the I-C District will provide a transition between commercial uses to the east and heavier industrial uses (which are rail-spur oriented) to the west;
 - The site is highly visible (and has appropriate setbacks).
- The subject site has limited ability to accommodate typical I-G type industrial uses.
 - Typical I-G users will require the ability to load and accommodate full size truck & trailer which require overhead loading doors with raised loading docks, substantial truck turning / marshaling areas.
 - Typical I-G buildings are much larger in depth and square footage than what can be accommodated within subject property. The shallow nature of the shape of these parcels lend themselves to lighter industrial/commercial type uses that do not require heavy truck traffic.
- The size of the existing units within the development align much closer to a commercial building than a typical I-G user.
- I-C uses require significantly fewer large vehicles trips thus reducing challenging turning movements and truck volumes.

In addition, this proposed redesignation to the I-C District is in direct response to market conditions. Currently, little I-C Districted parcels are approved in the area. The approval of I-C land in this location opens additional business opportunities in Franklin for users who fall in between the retail users to the east and the larger format I-G users to the west.

There are no anticipated impacts to the transportation network or to City services to the parcels as no redevelopment is currently being contemplated.

The proposed land use is entirely compatible with and complementary to the surrounding lands which have all been approved for similar land use classifications and are all developed.

On behalf of CCP CANMARC GP LTD., Urban Systems respectfully requests approval for the land use to be redesignated to Industrial Commercial by City Council.

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