

**LAND USE REDESIGNATION (FRANKLIN)  
BYLAW 8D2014**

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**SUMMARY/ISSUE**

To redesignate 1.53 ha  $\pm$  (3.78 ac  $\pm$ ) located at 3151 and 3261 – 5 Avenue NE (Plan 0113678, Block 7, Lots 1 and 2) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

**PREVIOUS COUNCIL DIRECTION**  
None

restriction on the percent coverage of Office use on the site. This proposal is in conformance with municipal policy, and compatible with adjacent development.

**ATTACHMENT(S)**

1. Proposed Bylaw 8D2014
2. CPC Report LOC2013-0054

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 8D2014.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed redesignation of 1.53 hectares  $\pm$  (3.78 acres  $\pm$ ) located at 3151 and 3261 – 5 Avenue NE (Plan 0113678, Block 7, Lots 1 and 2) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 8D2014.

**APPLICANT(S)**

Hungerford Properties

**OWNER(S)**

401 33RD Street GP Ltd

**INVESTIGATION**

This land use amendment application seeks to redesignate the parcels from Industrial – General District to Industrial – Commercial District.

The parcels are located in the Franklin Industrial Area in the north east quadrant of the City. This redesignation will allow for an additional package of uses, including no