

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

SUMMARY/ISSUE

To redesignate 1.53 ha ± (3.78 ac ±) 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.

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

PREVIOUS COUNCIL DIRECTION

None

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 ± (3.78 acres ±) 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