

**LAND USE REDESIGNATION (EASTFIELD)  
BYLAW 96D2013**

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**SUMMARY/ISSUE**

To redesignate 2.02 ha  $\pm$  (5.00 ac  $\pm$ ) located at 3750 – 46 Avenue SE (Condominium Plan 0711408, Units 1 to 21) from Industrial – General (I-G) District to Industrial – Business f0.5 (I-B f0.5) District.

**PREVIOUS COUNCIL DIRECTION**

None

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 96D2013.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed redesignation of 2.02 hectares  $\pm$  (5.00 acres  $\pm$ ) located at 3750 – 46 Avenue SE (Condominium Plan 0711408, Units 1 to 21) from Industrial – General (I-G) District to Industrial – Business f0.5 (I-B f0.5) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 96D2013.

south, east and west of the parcel. The residential community of Erin Woods exists to the north of the parcel across Peigan Trail SE. The parcel was developed in 2006 with (3) three one storey buildings with a gross floor area of approximately  $\pm$ 8000 square metres ( $\pm$ 86,000 sq. ft) and associated surface parking and loading areas. Based on a building and site design analysis and a current and future use evaluation, the proposed I-B district and its suite of industrially oriented business and commercial uses is believed to be more in keeping with the overall design of the buildings than the existing I-G district's general light and medium industrial oriented uses. This land use is in conformance with applicable municipal policies and is compatible with adjacent land uses and developments.

**ATTACHMENT(S)**

1. Proposed Bylaw 96D2013
2. CPC Report LOC2011-0035
3. **Public Submission**

**APPLICANT(S)**

Collins Development Consultants Ltd

**OWNER(S)**

Multiple owners – Condominium Corporation 0711408

**INVESTIGATION**

This land use application seeks to redesignate this parcel located in the Eastfield Industrial Area in the city's southeast from an Industrial - General (I-G) District to an Industrial – Business (I-B f0.5) District to allow for a range of industrially oriented business uses. Developed industrial lands exist to the