

**LAND USE REDESIGNATION (MANCHESTER INDUSTRIAL)  
BYLAW 102D2013**

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**SUMMARY/ISSUE**

To redesignate 0.14 ha  $\pm$  (0.34 ac  $\pm$ ) located at 108 – 61 Avenue SE (Plan 7611015, Block 21, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate the additional use of Beverage Container Drop-Off Depot.

initiated land use redesignation specifically written to implement the vision and policies of the Chinook Station Area Plan. The proposed DC retains the rules of the existing land use and introduces an additional temporary use (up to five years) Beverage Container Drop-Off Depot within the existing building.

**PREVIOUS COUNCIL DIRECTION**

None

The subject site is located in the community of Manchester Industrial, east of the Chinook LRT station, on the north side of 61 Avenue SE. The surrounding lands include a mix of low rise and standalone commercial and industrial uses.

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 102D2013.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed redesignation of 0.14 hectares  $\pm$  (0.34 acres  $\pm$ ) located at 108 – 61 Avenue SE (Plan 7611015, Block 21, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate the additional use of Beverage Container Drop-Off Depot, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 102D2013.

Administration recommends approval to the proposed land use district as it implements the policies of the Municipal Development Plan and allows for an interim temporary use to operate on the subject parcel while still encouraging future redevelopment that achieves the vision of the Chinook Station Area Plan.

**ATTACHMENT(S)**

1. Proposed Bylaw 102D2013
2. CPC Report LOC2013-0061

**APPLICANT(S)**

Rick Balbi Architect

**OWNER(S)**

Jupiter Properties Inc

**INVESTIGATION**

This land use application seeks to redesignate approximately 0.13 hectares of land from a Direct Control district to a Direct Control district to accommodate a temporary use of Beverage Container Drop-Off Depot. The existing Direct Control district was a City