

11. Re: P.P.A. #1589
8626 Joffre Avenue
Lot 2, Block 2, D.L. 161, Plan #1742

Application has recently been received by the Planning Department for development approval for an industrial project in the Big Bend Area within the proposed M5 Light Industrial District. The following application is therefore presented as requested by Council for direction:

P.P.A. 1589 - 8626 Joffre Avenue
Lot 2, Block 2, D.L. 161, Plan #1742 (see attached).

- an application for the development of a combined office and warehouse building totalling approximately 3150 sq. ft. to house the operations of E.E. Greensides Electric Company Limited.
- the present M3 zoning would permit this type of development and land usage. However, the M5 zoning regulations presently being considered for this area by Council, in conjunction with the entire Big Bend concept would not permit electrical trade contractors as a principal use as proposed in this development. We would also note that under M5 regulations both front and side yard requirements would be increased.
- because of the close proximity of this property to Marine Drive and the existing residential districts the Planning Department is most concerned over achieving the best possible standard of development and has therefore recommended that any decision on this matter be deferred to allow further study.

RECOMMENDATION:

THAT any decision on this matter be deferred to allow further study.

ITEM 11
 MANAGER'S REPORT NO. 59
 COUNCIL MEETING Sept. 20/71

End of pavement
 Unpaved and overgrown

