

ITEM 33  
MANAGER'S REPORT NO. 51  
COUNCIL MEETING Aug. 23/71

33. Re: BIG BEND AREA STUDY

- 1) Proposed Rezoning of Byrne Road Industrial Enclave
- 2) Report on Specified Applications for Preliminary Plan Approvals #1546 & #1533

Following is the report of the Planning Director dated August 20th, 1971, regarding the above.

RECOMMENDATION:

THAT the area recommended by the Planning Director be delineated as the new M2 zone; and  
THAT the subject properties be referred to the next Public Hearing; and  
THAT P.P.A. #1546 and #1533 be approved under the proposed M2 standards.

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PLANNING DEPARTMENT  
20 August, 1971

MR. MELVIN J. SHELLEY,  
MUNICIPAL MANAGER,

DEAR SIR:

RE: BIG BEND AREA STUDY

- 1) Proposed Rezoning of Byrne Road Industrial Enclave
- 2) Report on Specified Applications for Preliminary Plan Approval

A. BACKGROUND

In our submission of 9 August 1971, the Planning Department recommended the continued industrial use in a portion of the Byrne Road area. However, in keeping with the general goals for the region, it was further proposed that an upgrading of the types and conditions of industrial use in this area be sought. In this regard, a rezoning of the Byrne Road industrial area from M3 to M2 was recommended. Council directed the Planning Department to delineate the properties involved in the proposed rezoning.

B. THE M2 (GENERAL INDUSTRIAL) DISTRICT: PROPOSED AREA

The properties recommended for rezoning from M3 (Heavy Industrial) to M2 (General Industrial) as shown on the accompanying map "A" are as follows:

<u>No.</u>	<u>Address</u>	<u>Legal Description</u>
1	5289 Byrne Road	D.L.162. Blk."A" Lot 4. Plan 7195
2	5317 Byrne Road	D.L.162. Blk."A" Lot 5. Plan 7195
3	5371 Byrne Road	D.L.162. Blk."A" Lot 6. Plan 7195
4	5389 Byrne Road	D.L.162. Blk."A" Lot 7. Plan 7195

20 August, 1971

Mr. Melvin J. Shelley  
Municipal Manager

Re: Big Bend Area Study

B.	No.	Address	Legal Description
	5	5577 Byrne Road	D.L.162. Blk.7. Lot 4. Plan 3711
	6	5675 Byrne Road	D.L.162. Blk.6. Lot 1. Plan 7064
	7	5689 Byrne Road	D.L.162. Blk.6. Lot 2. Plan 7064
	8	5711 Byrne Road	D.L.162. Blk.6. Lot 3. Plan 7064
	9	5731 Byrne Road	D.L.162. Blk.6. Lot 4. Plan 7064
	10	5755 Byrne Road	D.L.162. Blk.6. Lot 5. Plan 7064
	11	5781 Byrne Road	D.L.162. Blk.6. Lot 6. Plan 7064
	12	5811 Byrne Road	D.L.162. Blk.6. Lot 7. Plan 7064
	13	5850 Byrne Road	D.L.155B. Lot 23. Plan 26369
	14	5820 Byrne Road	D.L.155B. Lot 22. Plan 26369
	15	5784 Byrne Road	D.L.155B. Lot 24. Plan 34357
	16	5755 Byrne Road	D.L.155B. Lot 25. Plan 34357
	17	5670 Byrne Road	D.L.155B. Blk.4. Plan 1248
	18	5550 Byrne Road	D.L.155B. Blk.3. Plan 1248
	19	5450 Byrne Road	D.L.155B. Blk.2. E99ft. Plan 1248
	20	5420 Byrne Road	D.L.155B. Blk.2 ex. Ely 99ft. Plan 1248
	21	5300 Byrne Road	D.L.155B. Lot 1. Plan 1248

Although a considerable amount of non-conformity would occur with the proposed rezoning, it is anticipated that a gradual transformation through future improvements, displacement and development, would occur in the area as guided by the higher development standards.

C. SPECIFIED APPLICATIONS FOR PRELIMINARY PLAN APPROVAL

The Planning Department submitted two applications for Preliminary Plan Approval on 22 July 1971, that were deferred by Council pending further study of land use and zoning boundary designations in the Big Bend Area.

The Department is now in a position to report on these outstanding applications for Preliminary Plan Approval and would recommend as follows:

1. Proposed Warehousing Project  
PPA #1546 - 5550 Byrne Road  
(Block 3, D.L.155B. Plan 1248)
  - a) Comments:  
This application involves two steel-clad warehouse buildings for multi-unit rental purposes, with a single building only, proposed for the first stage. The site is located within the area proposed for rezoning from M3 to M2. This proposal would conform to the proposed M2 regulations.
  - b) Recommendations:  
It is recommended that this application for Preliminary Plan Approval be approved under the proposed M2 standards.

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Municipal Manager

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C. Specified Applications for Preliminary Plan Approval (contd.)

2. Proposed Office and Ornamental Metal Fabricating Shop  
PPA #1533 - 5811 Byrne Road  
(Lot 7. Block 6. D.L. 162. Plan 7064)

a) Comments:

This is an application for a 5400 square feet manufacturing building and office for a fabricator of light manufacturing iron and aluminum ornamental products.

The applicant was contacted in this case to determine whether or not his anticipated uses could be accommodated under the M2 category. We are informed that the structural steel fabrication in which he engages is actually considered to be miscellaneous iron work, and we are satisfied that the proposed use will conform to the M2 regulations. The proposal to rezone to M2 is in fact welcomed by the applicant as he hopes to offer retail sale of his art products, and the preservation of high quality industrial character in the area will be important to his business.

b) Recommendations:

It is recommended that approval be given to this application for Preliminary Plan Approval.

3. Landscaping and Screening Standards

In keeping with the general goals for the Big Bend Area as a whole, the Planning Department intends to submit a Landscaping and Screening Standard for Council's consideration and adoption at a further stage in the Study.

Unless we are otherwise directed, we propose to advise applicants of certain requirements related to acceptable landscaping and screening provisions, which must be satisfied as a condition of Preliminary Plan Approval.

Respectfully submitted,

A. L. PARR  
Planning Director

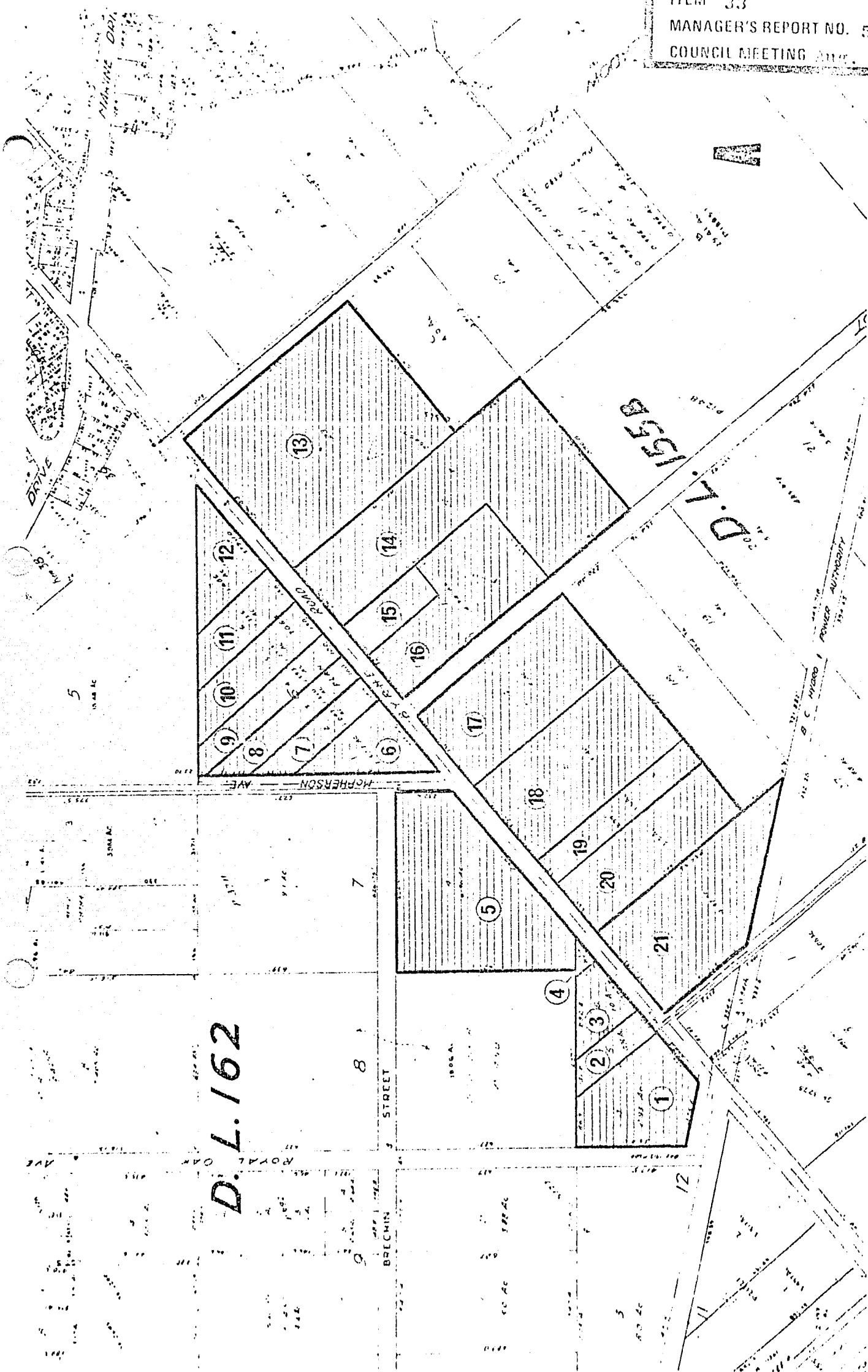
JSB:ca

- c.c. Chief Building Inspector ☐  
Chief Licence Inspector ☐  
Chief Public Health Inspector ☐  
Municipal Clerk ☐  
Municipal Engineer ☐  
Development Plan Technician ☐  
Senior Planner ☐  
Planner I ☐

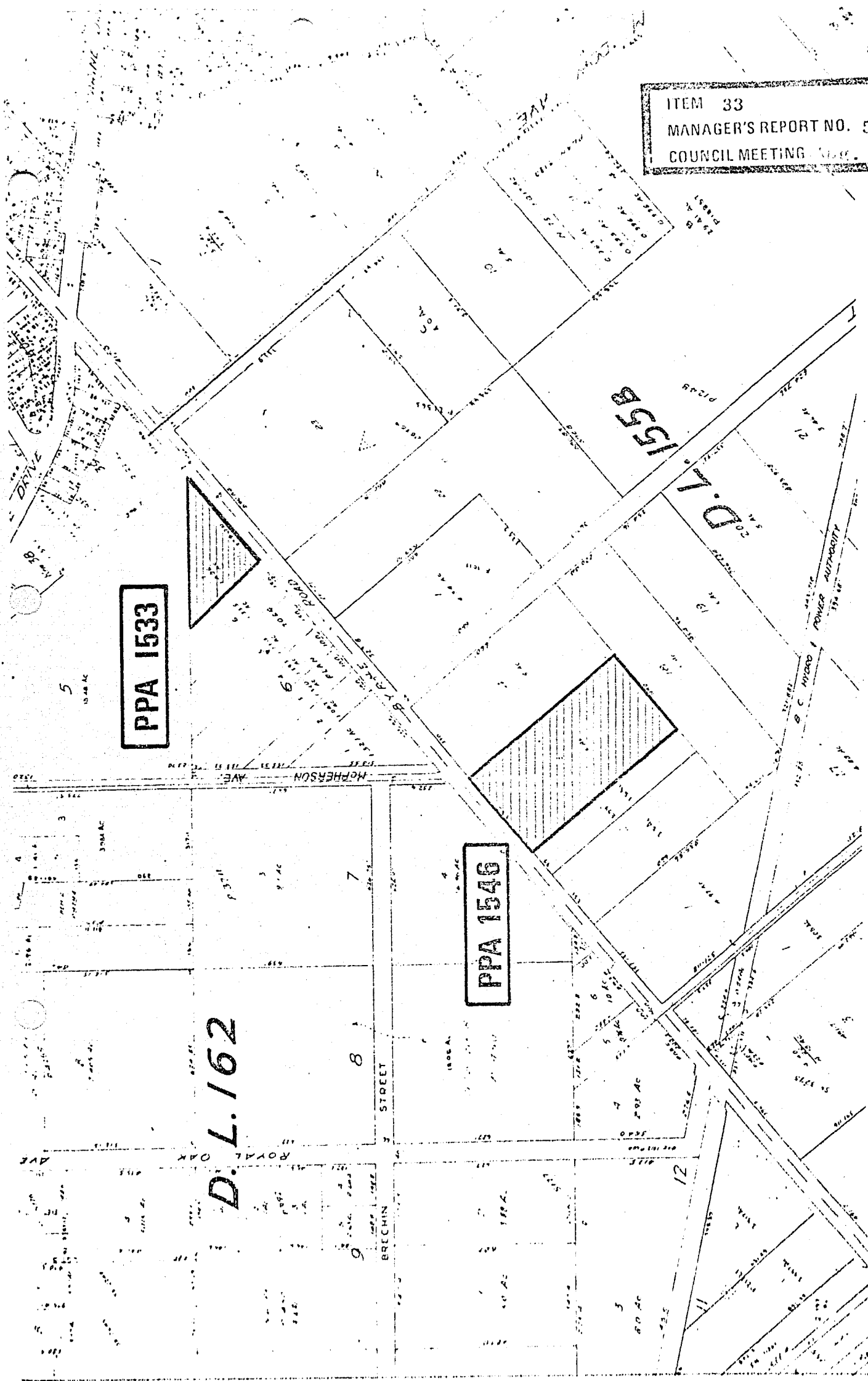
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CURRENT PPA APPLICATIONS