

20. Re: Preliminary Plan Approval 1685 - 8652 Joffre
Lots 4, 5 and 6, Block 2, D.L. 161, Plan 1742

Application has recently been received by the Planning Department for the extension of an existing machine shop and foundry operation in the Big Bend Study Area within the proposed M-5 (Light Industrial) District set out in Phase II of the Area Zoning Concept adopted by Council during September, 1971.

The following application is referred to Council for consideration.

Preliminary Plan Approval 1685 - 8652 Joffre Avenue
Lots 4, 5 & 6, Block 2, D.L. 161, Plan 1742 (See attach-
ments)

An application for the development of a 640 square foot office building to be used in conjunction with the operation of existing machine shop and foundry buildings. It would be located between the two existing buildings and would be connected at each end to them to provide a common linking of the separate uses.

The existing machine shop and foundry buildings were constructed in 1965 and 1969 respectively, with the latter being the subject of a previous application for preliminary plan approval. The current office proposal was included in this past application but for financial reasons was never constructed.

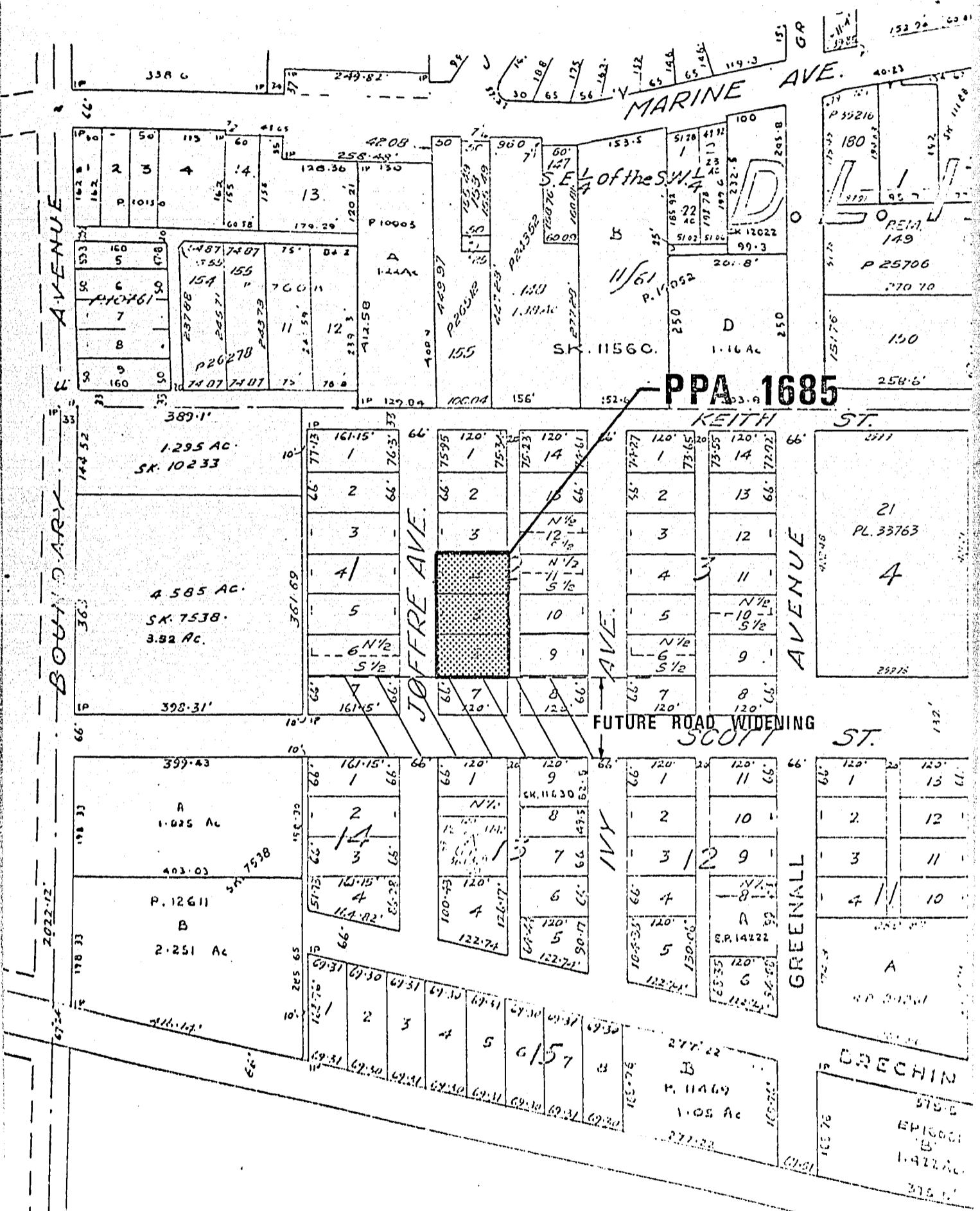
The present M-3 (Heavy Industrial) District zoning would permit this type of development and land usage but the proposed M-5 (Light Industrial) District would not. Offices of the type being proposed here, because they are an essential part of the overall operation, are permitted only in the same zoning district as the principal use they serve.

In summary the Planning Department recommends that because previous preliminary plan approval was granted for this development in 1969, and because it is considered to be an essential link in the creation of a viable and well integrated unit, that the department be allowed to work with the applicant towards a plan of development that will ultimately reflect all M-5 zoning regulations, except use, and that when such a plan is achieved, Preliminary Plan Approval be granted.

RECOMMENDATION:

THAT the Planning Department be authorized to work with the applicant in developing a suitable plan that will conform to all bulk requirements set forth in the M-5 zoning regulations; and
THAT Preliminary Plan Approval be granted when the plan has been developed.

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