

15. Re: Preliminary Plan Approval #2199
8744 Joffre Avenue
Parcel "A" Expl. Pl. 36132, S.D. 2 and 3,
Block 13, D.L. 161, Plan 1742

Following is a report from the Director of Planning regarding Preliminary Plan Approval #2199.

For the information of the new members of Council, it is a matter of policy to present for the approval of Council any request for development in the Big Bend Area. This was established as a control to prevent new development that would be incompatible with the land use goals that have been established for this area.

RECOMMENDATION:

THAT authorization be given to grant Preliminary Plan Approval for development of a second industrial building on the subject site.

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SUBJECT: PRELIMINARY PLAN APPROVAL #2199
8744 JOFFRE AVENUE
PARCEL "A" EXPL. PL. 36132, S.D. 2 AND 3,
BLOCK 13, D.L. 161, PLAN 1742

PLANNING DEPARTMENT
20 August, 1973

Application has been received by the Planning Department for the development of a second industrial building on the captioned property within the Big Bend Study Area.

The property is the site of Squamish Steel Fabricators Ltd., fabricators of ornamental and light structural steel products. It is presently zoned M2 (General Industrial), being only recently rezoned by Council in accordance with the adopted Big Bend Study Plan. This zoning category would permit both the present and the proposed expanded use.

The proposed building is to be a pre-engineered steel building of approximately 2400 square feet with a low pitch roof similar to a "Butler" building. The exterior will be finished in contrasting paint colours to match with the existing building. It will be located adjacent to the existing structure and will front on to Joffre Avenue. Introduction of this additional floor space will facilitate the enclosure of all outside working areas and most material storage areas, and will result in a beneficial and much needed upgrading of the site.

The development plans presented by the owner indicate an acceptable standard of design for this project, and the Department would therefore recommend that it be authorized to grant Preliminary Plan Approval.

Respectfully submitted,

ALP
KAF:ca

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING

