

ITEM 9  
MANAGER'S REPORT NO. 74  
COUNCIL MEETING Nov. 12/74

Re: Preliminary Plan Approval #2904  
D.L. 173, Lots 1,2,3,4,17,18,19 and 20, Plan 1034  
6010 Trapp Road

Following is a report from the Director of Planning regarding Preliminary Plan Approval #2904.

RECOMMENDATION:

THAT Council authorize approval of the proposed addition and site improvements.

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PLANNING DEPARTMENT  
NOVEMBER 5, 1974

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: P.P.A. #2904  
6010 TRAPP ROAD  
D.L. 173, LOTS 1,2,3,4,17,18,19,20, PLAN 1034

Application has been received by the Planning Department for the development of an office extension and site improvements at the above address. Council will note that this location is within the Big Bend Study area.

Preliminary Plan Approval Nos. 1372, 2085 and 2731 were given in the past for various structures related to steel fabrication. The existing zoning is M3A (Heavy Industrial), and the Big Bend Development Plan has designated this area for future M3A zoning and use. This type of operation is permitted in M3A districts therefore the expanded use would also be permitted, provided that the other requirements of the Bylaw are met.

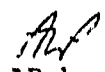
The proposed office addition totals 7,300 sq. ft. and is to be constructed to match the existing offices. The site improvements include the asphaltting of parking areas and the landscaping of a strip 470 ft. long fronting Trapp Road. The addition of the offices will help to improve the appearance of the plant, the asphaltting will reduce airborne dust and oily surface run-off, and the landscaping will screen the fabricating yards from Trapp Road. The additions, therefore, will be beneficial toward the desired upgrading of the site.

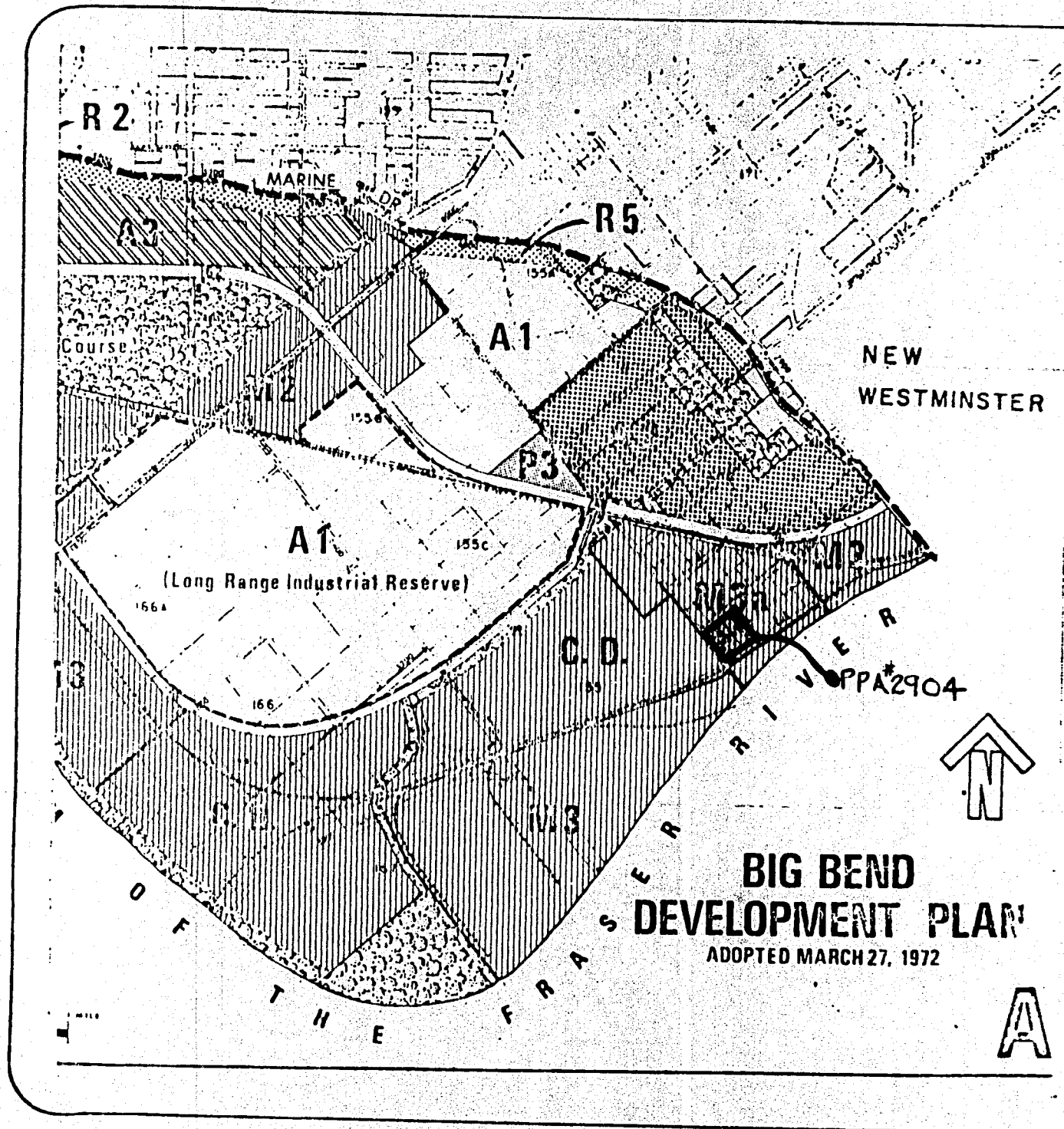
RECOMMENDATION:

It is therefore recommended by the Planning Department THAT Council authorize approval of the proposed addition and site improvements.

Respectfully submitted,

  
R. L. Parr,  
DIRECTOR OF PLANNING.

  
AR:bp  
Attachments



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