

ITEM 20
MANAGER'S REPORT NO. 1
COUNCIL MEETING Jan. 13/75

Re: Request for Approval to Issue Preliminary Plan Approval #2891
8626 Joffre Avenue (Big Bend Area)

Following is a report from the Director of Planning regarding
Preliminary Plan Approval #2891 (see attached sketch).

RECOMMENDATION:

1. THAT the Planning Department be authorized to grant Preliminary Plan Approval for the proposed development of an industrial building at 8626 Joffre Avenue.

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PLANNING DEPARTMENT
JANUARY 9, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PRELIMINARY PLAN APPROVAL #2891
8626 JOFFRE AVE.
D.L. 161 Epl. N. of rlwy., Bl.2 Lot 2 Plan 1742

Application has been received by the Planning Department for the development of an industrial building at the above address. Council will note that this location is within the Big Bend Study Area.

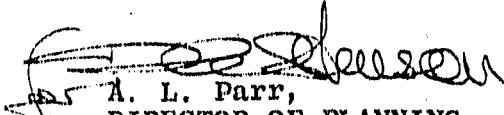
The present zoning is M5 and the Big Bend Development Plan has designated this area for future M5 zoning and use. The proposed operation is permitted in M5 districts, therefore, the proposed use would also be permitted, provided that all other requirements of the Bylaw are met.

The proposed building has an area of 3173 sq. ft. and the drawings indicate pleasing finishes and extensive landscaping. The completion of this building should assist in the desired upgrading of this area.

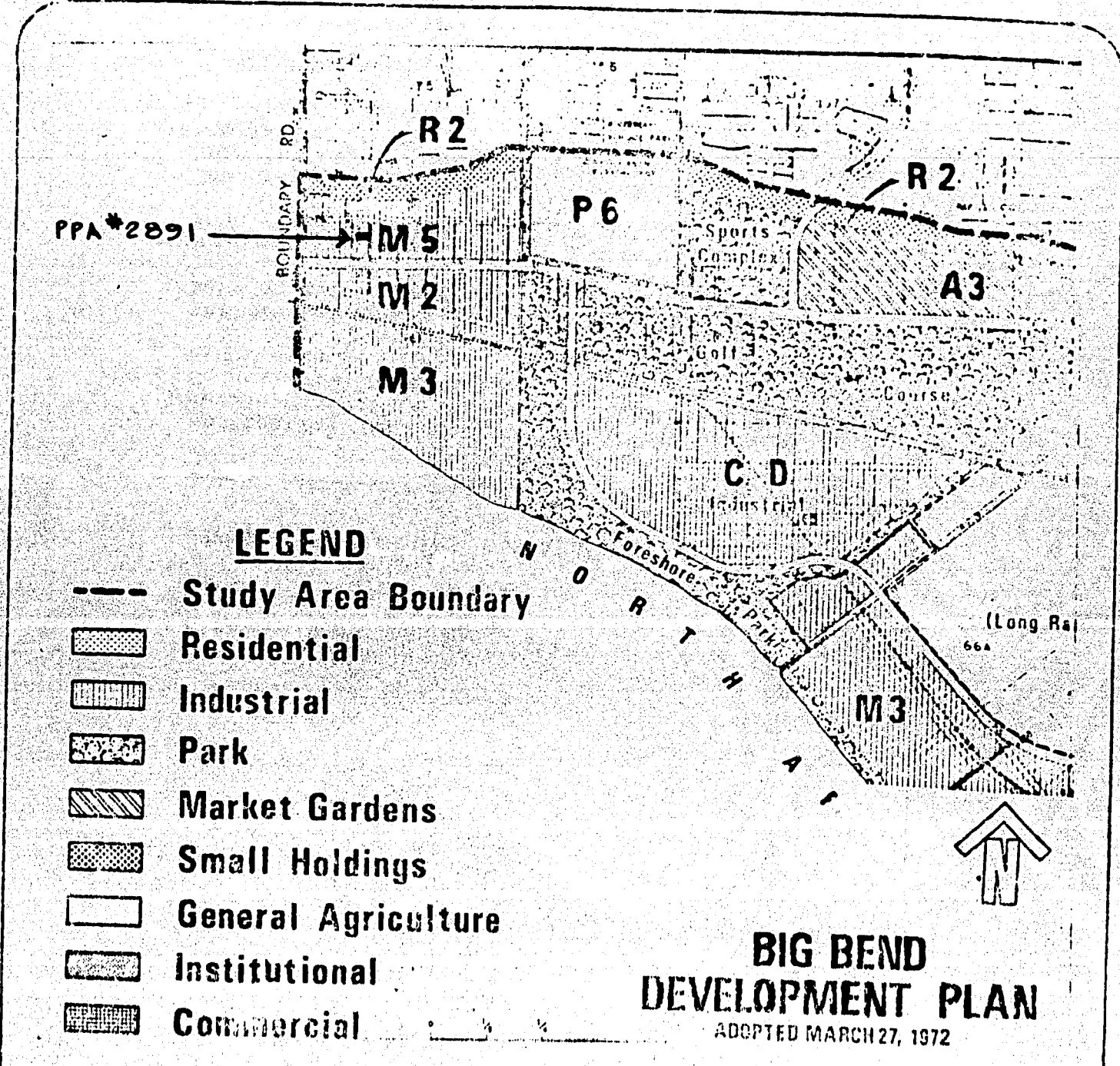
RECOMMENDATION:

It is therefore recommended by the Planning Department THAT Council authorize approval of the proposed building.

AR/lm
Attach.


A. L. Parr,
DIRECTOR OF PLANNING

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- LEGEND**
- Study Area Boundary
 - [Stippled Box] Residential
 - [Horizontal Lines Box] Industrial
 - [Dotted Box] Park
 - [Diagonal Lines Box] Market Gardens
 - [Cross-hatched Box] Small Holdings
 - [White Box] General Agriculture
 - [Vertical Lines Box] Institutional
 - [Grid Box] Commercial

**BIG BEND
 DEVELOPMENT PLAN**
 ADOPTED MARCH 27, 1972

Date	Burnaby Planning Department
JAN 8, 1975	8626 JOFFRE
Scale	DL 161 E PL N & RLWY BL 2 LOT 2 PL 1742
Drawn By ner	