

ITEM 8

MANAGER'S REPORT NO. 39

COUNCIL MEETING May 26/75

Re: Application for Extension of Existing Building
Preliminary Plan Approval #3202
Lots 173 & 174, D.L. 163 & 165, Plan 1050
4623 Byrne Road & 7266 Mountbatten (Can-Am Crawler Corporation)
Big Bend Area

Following is the Planning Director's report regarding an application from Can-Am Crawler Corporation to extend an existing building at the above noted address.

RECOMMENDATION:

1. THAT the Planning Department be authorized to approve of the proposed addition subject to completion of landscaping and erection of a fence as shown on Site Plan Drawing No. 51074-3; and
2. THAT the applicant be requested to confirm his understanding and acceptance of the conditions regarding landscaping and fence erection.

PLANNING DEPARTMENT
MAY 22, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY PLAN APPROVAL #3202
4623 BYRNE ROAD & 7266 MOUNTBATTEN
D.L. 163 & 165, LOTS 173 & 174, PLAN 1050

Application has been received by the Planning Department for the extension of an existing building at the above address. Council will note, this location is within the Big Bend Study Area as indicated on sketch numbers 1 & 2, attached.

The applicant, Can-Am Crawler Corporation, applied for and was granted P.P.A. #1692 in July of 1972 for the original building. It is currently zoned M-3a (Heavy Industrial) and the Big Bend development plan designates the area be zoned M-3. Both zonings would permit this type of operation and therefore the expanded use would also be permitted providing the other requirements of the by-law were met.

The proposed addition is approximately 1,800 sq. ft. and is to be constructed of steel frame and corrugated steel siding with profile and color to match the existing building.

Council will note that this property is immediately adjacent to the proposed Foreshore Park. Provision had been made in the original P.P.A. to provide a landscape buffer to screen the industrial use from the park and walkway. Apparently the landscaping along the unopened Mountbatten Road allowance had not been completed and it is recommended that a condition of approval be the completion of landscaping and erection of a fence as shown on the Site Plan Drawing No. 51074-3.

/2

ITEM 8

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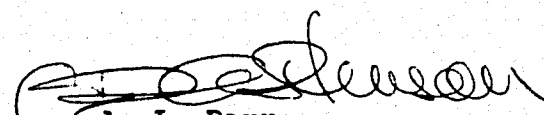
COUNCIL MEETING May 26/75

Page 2

RECOMMENDATION:

It is recommended by the Planning Department that Council authorize approval of the proposed addition providing the landscaping and screening are installed as shown on the submitted drawings.

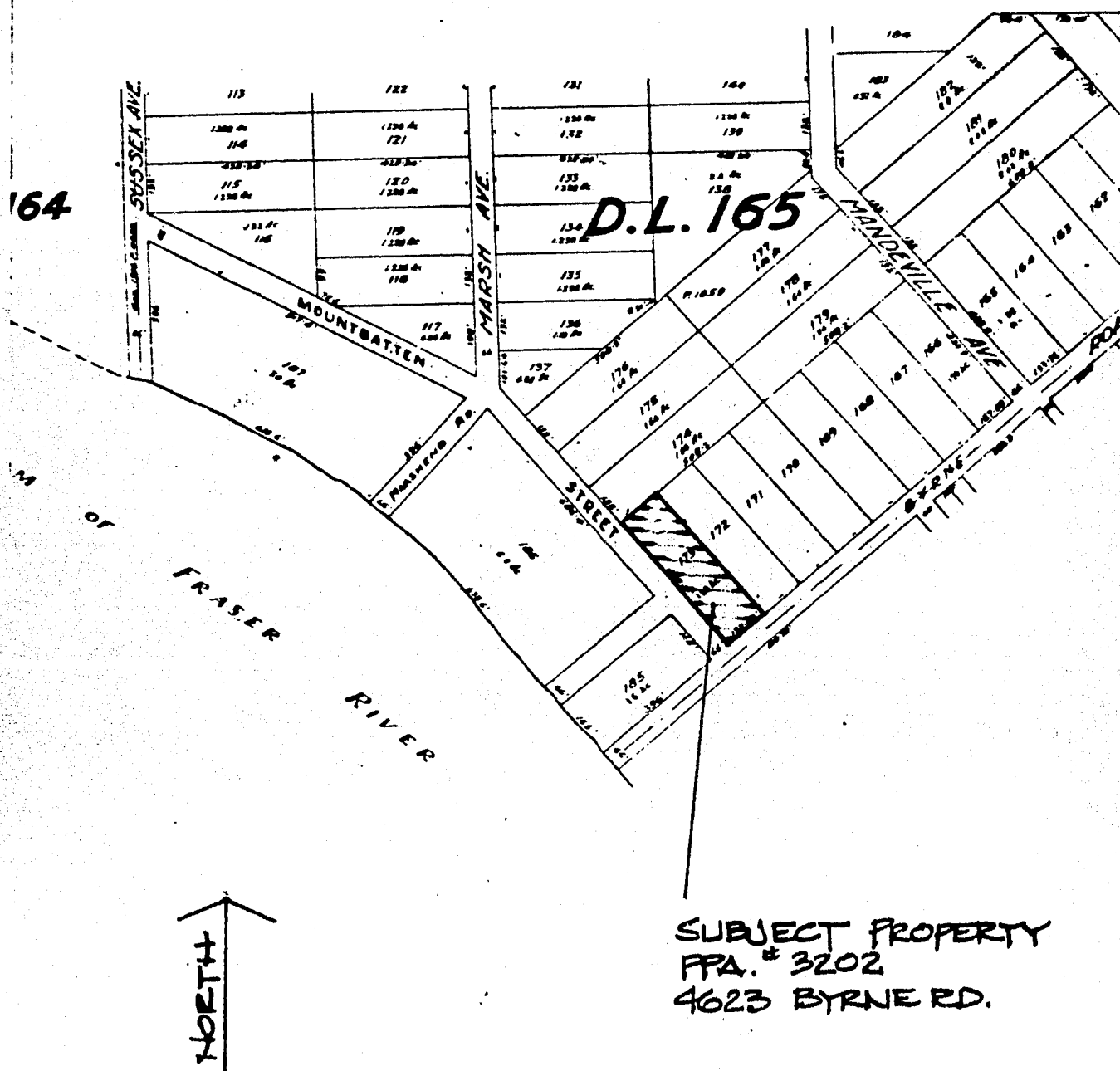
Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.KB:bp
Attach.

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SKETCH NO. 1

Date

MAY 22

Scale

1" = 400'

Drawn By

KAB.

Burnaby Planning Department



PROPOSED EXTENSION TO
CAN-AM CRAWLER CORP.
4623 BYRNE RD.

122

