

Re: Request for Approval to Issue P.P.A. #3124  
Lot 22, D.L. 155B, Plan 26369 - 5820 Byrne Road  
Big Bend Area

Following is a report from the Director of Planning regarding Preliminary Plan Approval #3124.

RECOMMENDATION:

1. THAT the Planning Department be authorized to grant Preliminary Plan Approval for the proposed structure and improvements at 5820 Byrne Road.

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APRIL 2, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY PLAN APPROVAL #3124  
5820 BYRNE ROAD  
LOT 22, D.L. 155B, PLAN 26369

Application has been received by the Planning Department for the development of a lumber shed addition and site improvements for Nikolai Millwork Industries at the above address.

The existing zoning is M3 (Heavy Industrial) and the Big Bend Development Plan has designated this area for future M2 zoning and use. This type of operation is permitted in both M3 and M2 districts, and therefore the expanded use would also be permitted, provided that the other requirements of the Bylaw are met.

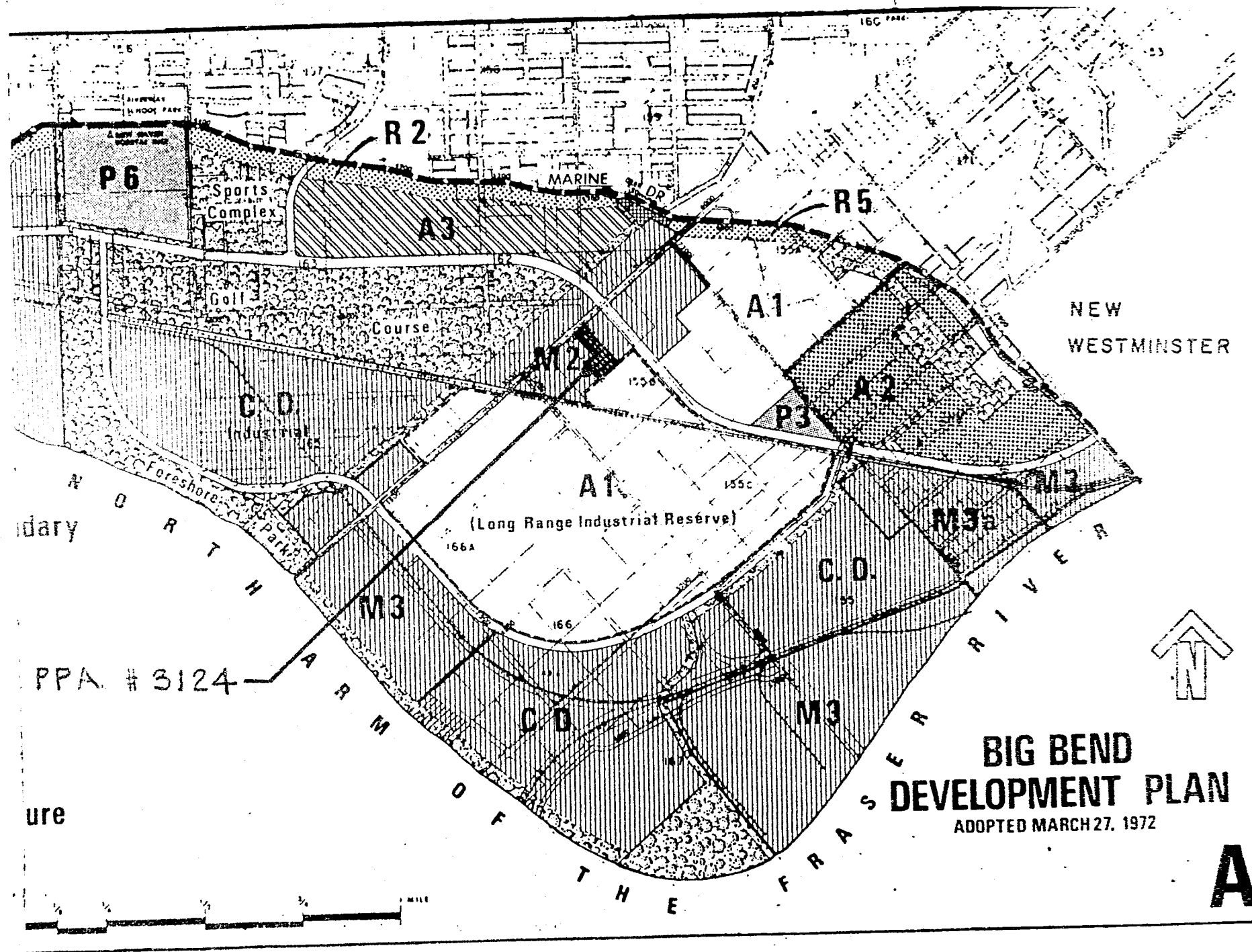
The proposed addition totals approximately 16,000 square feet and is to be constructed to match the existing building. The site improvements include two landscape screening belts totalling approximately 400 ft. in length as well as upgrading of the front yard. The addition will place much of the existing outside storage under cover, thus reducing the outside storage area. The landscaping will eventually screen the building and yards from the south slope as well as from Byrne Road. The addition and improvements, therefore, will be beneficial toward the designed upgrading of the site.

RECOMMENDATION:

It is therefore recommended by the Planning Department that Council authorize approval of the proposed structure and improvements.

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A. L. Parr,  
DIRECTOR OF PLANNING.



ITEM 6  
 MANAGER'S REPORT NO. 25  
 COUNCIL MEETING April 7/75

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