

ITEM 5
MANAGER'S REPORT NO. 56
COUNCIL MEETING Sept. 8/75

Re: REQUEST FOR APPROVAL TO ISSUE P.P.A. #3244
Lot 11, Block 7, D.L. 173, Plan 1034
6151 Thorne Avenue

The following report from the Planning Director is submitted in compliance with the policy to obtain Council's approval for all requests concerning proposed development in the Big Bend Area.

RECOMMENDATION:

1. THAT the Planning Department be authorized to grant Preliminary Plan Approval to the proposed development at 6151 Thorne Avenue.

PLANNING DEPARTMENT
SEPTEMBER 3, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY PLAN APPROVAL #3244
6151 THORNE AVENUE
LOT 11, BLOCK 7, D.L. 173, PLAN 1034

Application has been received by the Planning Department for the development of a large greenhouse at the above location (see attached).

The existing zoning is A2 (Small Holdings District), and the Big Bend Development Plan has designated this area for future A2 zoning and use. This type of operation is permitted in the A2 district and the expanded use would also be permitted, provided that the other requirements of the Bylaw are met.


The Engineering Department has determined that the finish elevation must be not less than 106.0' in relation to Burnaby datum and the applicant has been informed that it is his responsibility to bring the finish elevation up to this minimum level.

The proposed greenhouse has a total area of 9,000 sq. ft. and is constructed of glass with steel frames on a concrete foundation. This proposal will essentially complete development of the site and is considered a desirable development as it is consistent with the Big Bend Development Plan.

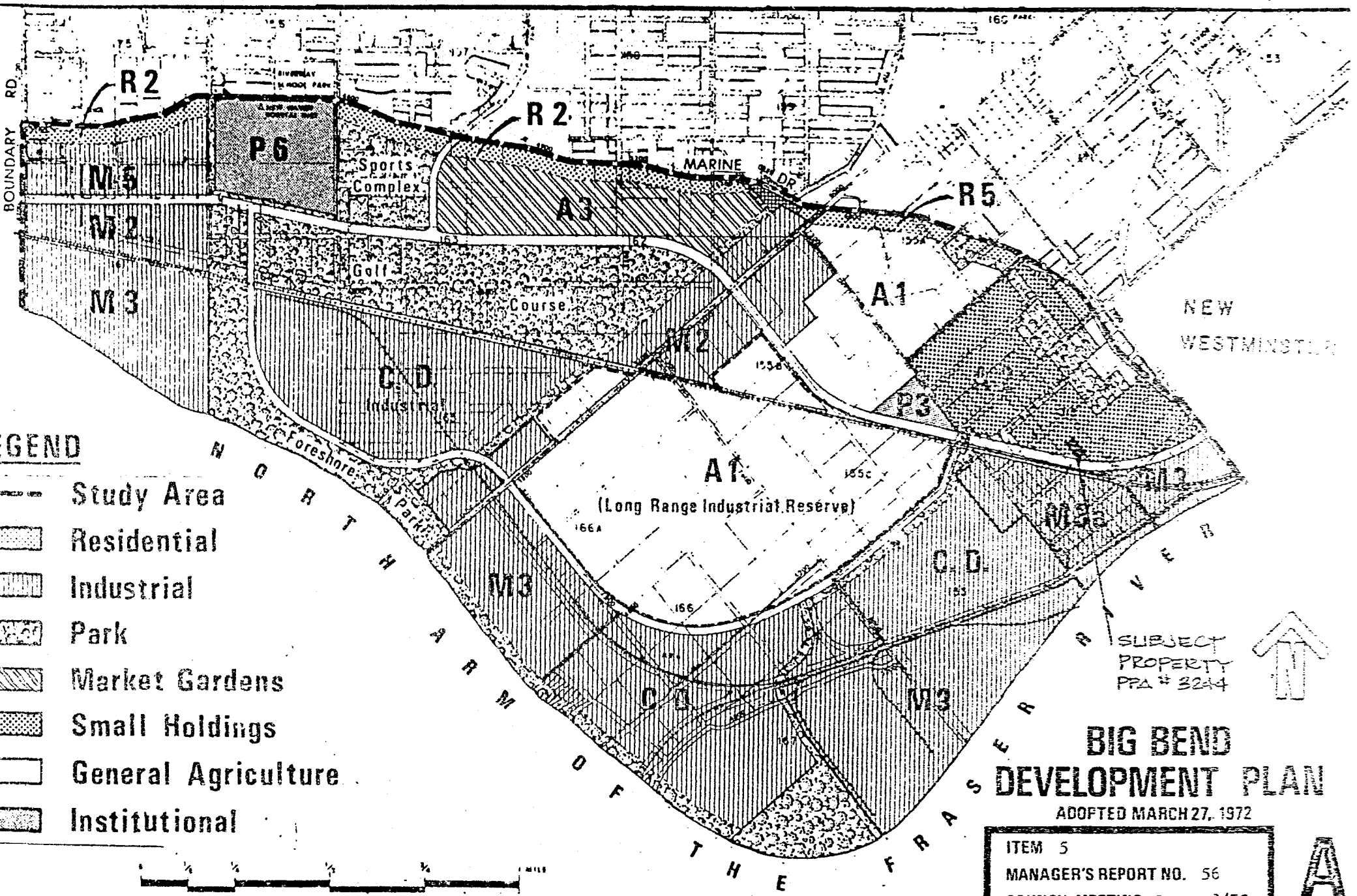
RECOMMENDATION:

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





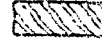

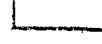

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

KB:bp
Attach.



LEGEND

-  Study Area
-  Residential
-  Industrial
-  Park
-  Market Gardens
-  Small Holdings
-  General Agriculture
-  Institutional

**BIG BEND
DEVELOPMENT PLAN**

ADOPTED MARCH 27, 1972

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SUBJECT
PROPERTY
PFA # 3244

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