

ITEM 7

MANAGER'S REPORT NO. 3

COUNCIL MEETING Jan. 19/76

Re: REQUEST FOR APPROVAL TO ISSUE P.P.A. #3490
8818 GREENALL AVENUE
BIG BEND AREA

Following is a report from the Director of Planning regarding Preliminary Plan Approval #3490.

Such matters are referred to Council in compliance with the policy to acquire Council's approval for all requests concerning development in the Big Bend area. This was established as a control to prevent new development that could be incompatible with the land use goals that have been established for this part of the Municipality.

RECOMMENDATION:

1. THAT the Planning Department be given authorization to grant Preliminary Plan Approval to the proposed development at 8818 Greenall Avenue.

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PLANNING DEPARTMENT
JANUARY 14, 1976

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY PLAN APPROVAL #3490
8818 GREENALL AVENUE

Application has been received by the Planning Department for the development of a Resaw building at the above address. This building is necessary to alleviate a serious production flow problem at Mill and Timber Products saw mill. Council will note that this location is within the Big Bend Study area.

The subject building would have a total area of 3,000 sq. ft. and would be located at the north-east corner of Blk. 16. The applicant requested and received permission from the Board of Variance to construct the building right up to the property line where normally a 14' side yard is required.

The adjacent property to the north is the abandoned Brechin road allowance which was recently acquired by the applicant. The road allowance connects the storage yard on Block 11 and the sawmill on Block 16. As a condition of P.P.A. the Planning Department has requested screening and landscaping within the 20' front yard facing Greenall Avenue and a 6' landscape strip with screening along the north property line of Block 11.

Council has requested minimum building elevations with respect to flood levels for developments situated within the Big Bend. The Engineering Department has calculated the minimum grade elevation at 104.6' (above Burnaby datum) at the north-east corner of the property. The applicant has been advised of this requirement.

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The Big Bend development plan designates this area as M3 Heavy Industrial. The existing use is permitted in the M3 zone and therefore the expanded use, that has been proposed, is also permitted. This proposal with its requisite landscaping and screening is considered beneficial toward the desired upgrading of the site.

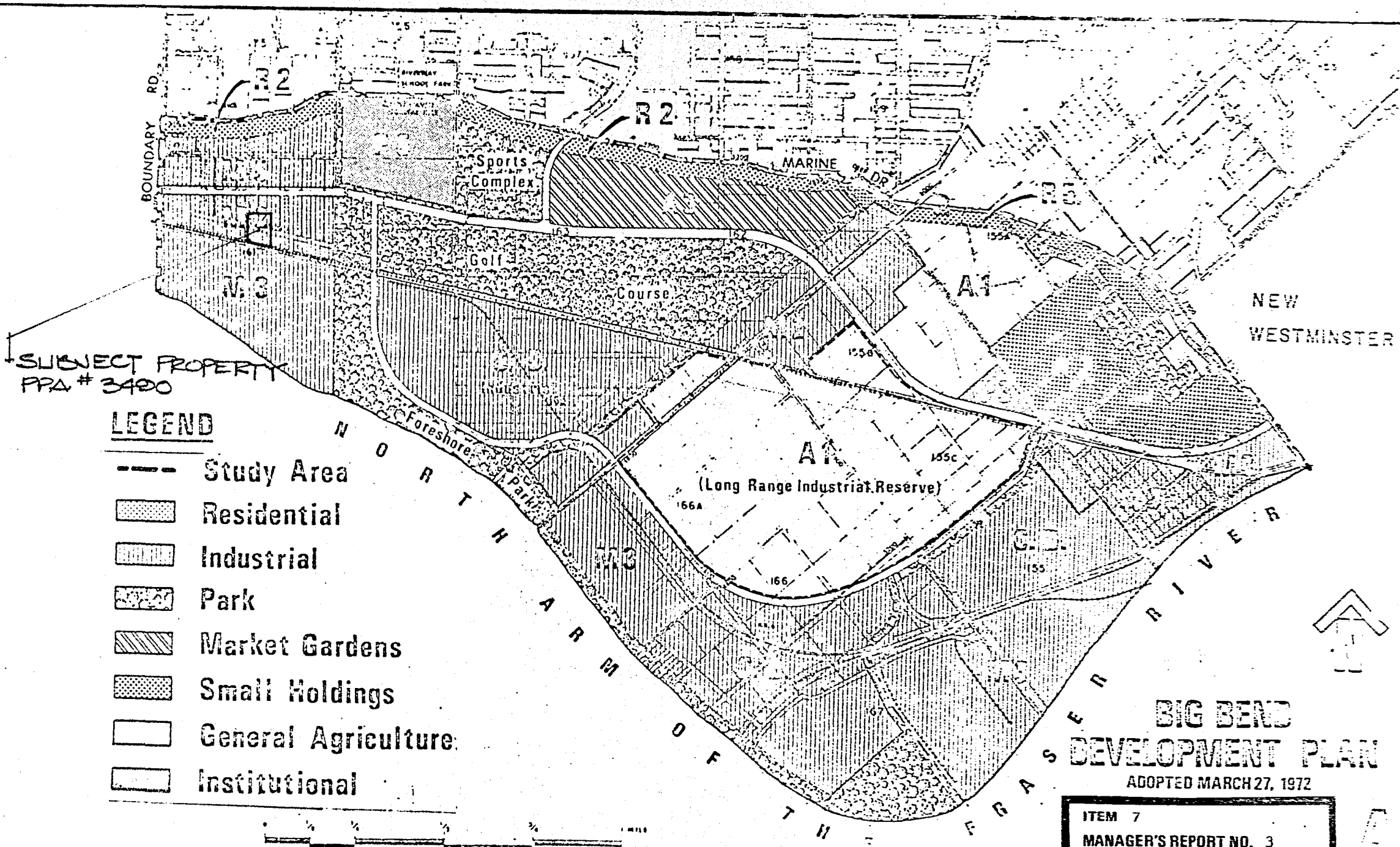
RECOMMENDATION:

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

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

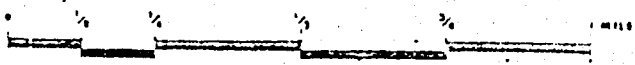
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SUBJECT PROPERTY
FPA # 3400

LEGEND

- Study Area
- [Stippled pattern] Residential
- [Diagonal lines /] Industrial
- [Dotted pattern] Park
- [Diagonal lines \] Market Gardens
- [Cross-hatched pattern] Small Holdings
- [White box] General Agriculture
- [Horizontal lines] Institutional



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

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