

Re: REQUEST FOR APPROVAL TO ISSUE P.P.A. #3511
Lot 31, D.L. 166A, Plan 46532
7425 LOWLAND DRIVE

ITEM 8
MANAGER'S REPORT NO. 3
COUNCIL MEETING Jan. 19/76

The following report from the Director of Planning 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 given authorization to grant Preliminary Plan Approval to the proposed development at 7425 Lowland Drive.

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PLANNING DEPARTMENT
JANUARY 14, 1976

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY PLAN APPROVAL #3511
7425 LOWLAND DRIVE
LOT 31, D.L. 166A, PLAN 46532

Application has been received by the Planning Department for the development of a new warehouse at the above address. Council will note that this location is within the Big Bend Study area. (see attached sketch.)


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

The proposed building totals 31,700 sq. ft. and is to be constructed of masonry materials. The building features extensive landscaping and competent architectural design and promises to be an asset to this new industrial subdivision. The building, therefore, will be beneficial toward the desired upgrading of the site. The applicant is aware of the required set level of approximately 105 (Burnaby Datum).

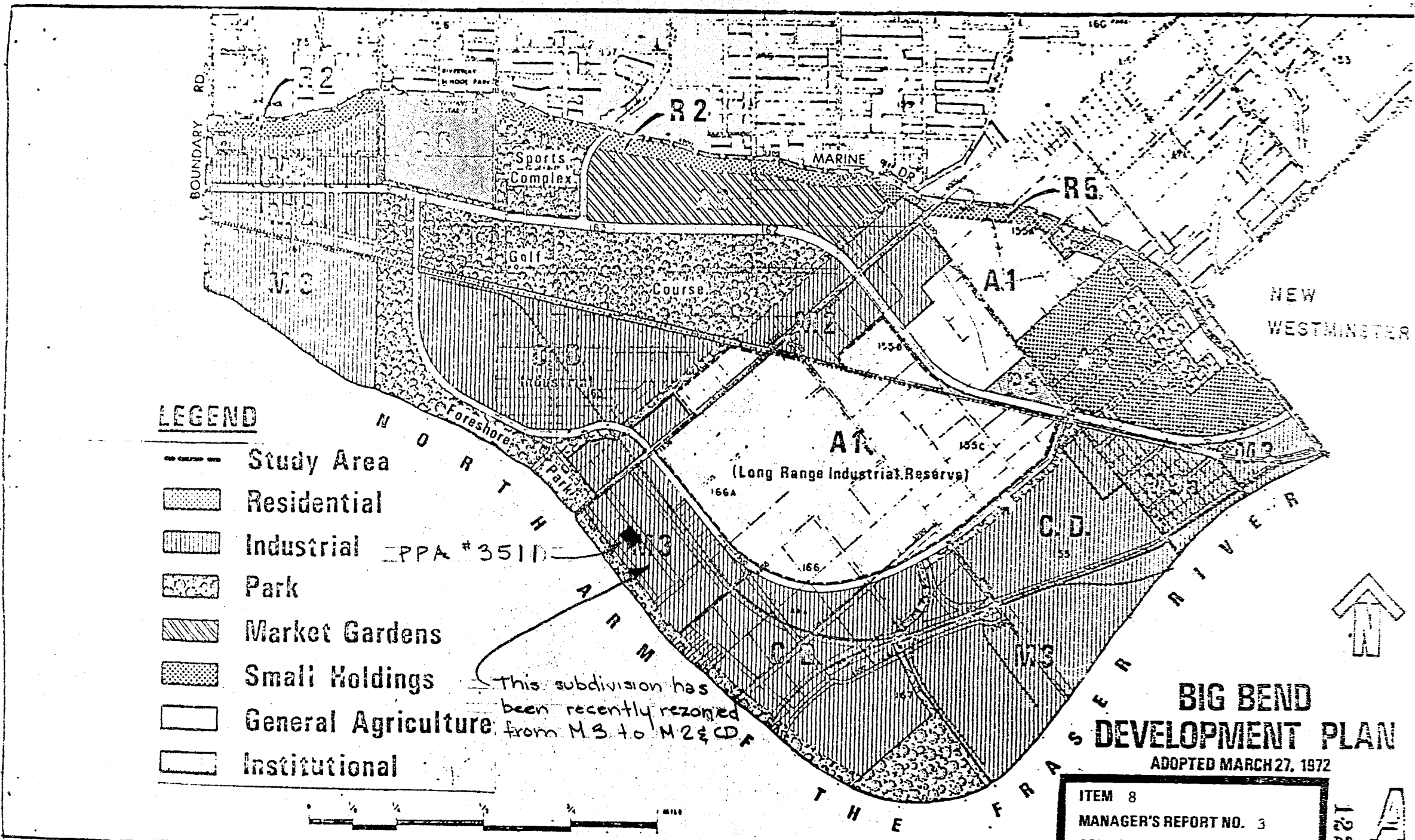
RECOMMENDATION:

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

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

AR:bp
Attach.



LEGEND

- Study Area
- Residential
- Industrial PPA #3511
- Park
- Market Gardens
- Small Holdings
- General Agriculture
- Institutional

This subdivision has been recently rezoned from M.3. to M.2 & C.D.



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

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