

ITEM	15
MANAGER'S REPORT NO.	78
COUNCIL MEETING	Dec. 6/76

Re: REQUEST FOR APPROVAL TO ISSUE P.P.A. #3875  
 4250 MARINE DRIVE  
 D.L. 164, BLK. A, EX. PT. SK. 3065, LOT SK. 941, PLAN 7878

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 4250 Marine Drive.

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PLANNING DEPARTMENT  
 December 1, 1976

**TO: MUNICIPAL MANAGER**  
**FROM: DIRECTOR OF PLANNING**  
**SUBJECT: PRELIMINARY PLAN APPROVAL #3875**  
 4250 Marine Drive  
 D.L. 164, Blk.A, Ex.Pt. Sk 3065, Lot Sk 941, Plan 7878

Application has been received by the Planning Department for the development of an additional dormitory at the New Haven Correctional Centre. Council will note that this location is within the Big Bend Study Area (see attached sketch).

The existing zoning is P6 (Regional Institutional District) and the Big Bend Development Plan has designated this area for future P6 zoning and use. Since this type of operation is permitted in P6 districts, the expanded use would also be permitted provided that the other requirements of the Bylaw are met.

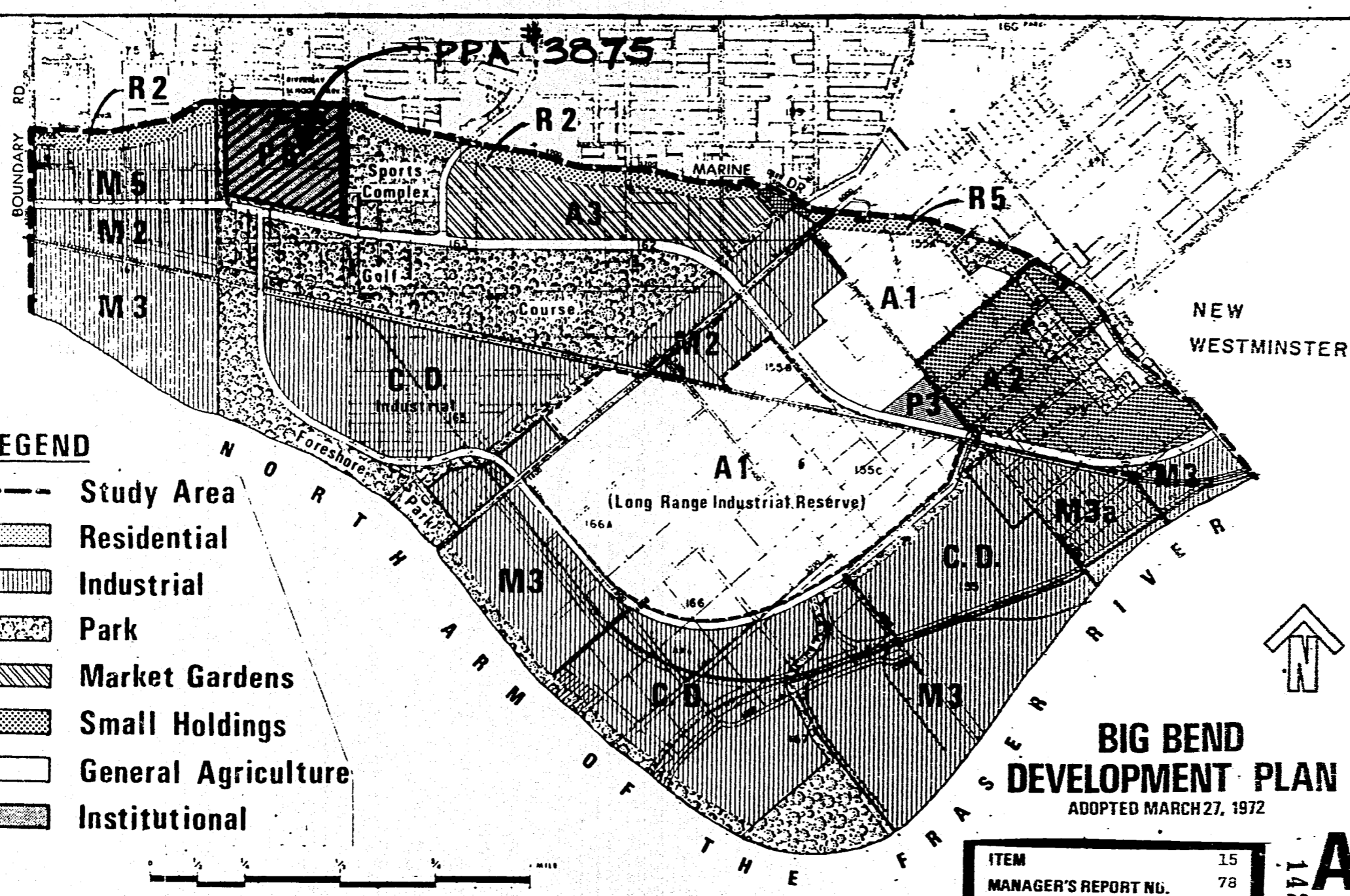
The proposed structure totals approximately 7600 square feet and contains four sleeping units (800 square feet each), a lounge and ancillary facilities. The structure is to be finished in stucco, and its location does not conflict with any proposed pedestrian walkways or other public uses which are ultimately proposed for certain portions of this site under the Big Bend Development Plan. This location is above the suggested Flood Datum.

RECOMMENDATION:

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

  
 A. L. Parr  
 DIRECTOR OF PLANNING

AR:hr  
 Attach.



PPA #3875

**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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