

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

DECEMBER 17, 1970

MR. H. W. BALFOUR  
MUNICIPAL MANAGER

Dear Sir:

RE: WASTE OIL DISPOSAL PROPOSAL:  
STRIDE AVENUE AREA

Imperial Paving Limited, in a letter of December 8, 1970, to the Municipal Clerk, has requested permission to lease an acre of land from the Municipality in the Stride pit area for a period of five years. The firm proposes to establish a used lubricant oils reprocessing operation on the site. This would include the installation of tanks for the reprocessing operation, which is essentially a cleaning process that would involve the heating and pumping of the waste oil.

The M3 (Heavy Industrial) District, which permits the manufacturing, processing and storage of petroleum products, would be the appropriate zoning category for the proposed use.

The present zoning in the vicinity of the proposed site is R5 Residential. This section of the Municipality was designated as Sub-areas "A" and "B" in the Stride Avenue Study. These particular areas, which are shown on the attached map, were recommended for future industrial development under the M2 (General Industrial) category, a type of zoning that would not allow for the proposed use. The report further proposed that future rezoning from residential to industrial use should follow the development of detailed plans, based on a staged program aimed at the reclamation of the area through controlled filling, excavation and regrading to provide suitable industrial sites. The permitting of individual uses to locate in the area on a piecemeal basis would hamper and possibly prevent the implementation of such a program and make difficult the preparation of detailed plans for the development of a high standard industrial complex in the area.

In our report of July 27, 1970, on the Stride Avenue Area, the suitability of Sub-Areas "A" and "B" for future industrial use under the M2 zoning category was reaffirmed. In addition, the section between Mission Avenue and Marine Drive was proposed for residential use with the designation of the intervening sector, including the garbage dump, for future park-buffer development. Council subsequently adopted these recommendations in principle.

This latter recommendation for residential use of the slope below Mission Avenue increases considerably the importance of ensuring a high standard of industrial development in order to maintain the compatibility of the two adjoining land use areas. The introduction of M3 Heavy Industrial Zoning would very likely prevent the realization of this objective.

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MANAGER'S REPORT

ITEM No. 10

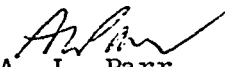
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In the planning of the Municipality, the M3 Heavy Industrial Zones, because of the variety of uses which they permit have been purposely established in peripheral locations, i.e. Burrard Inlet, the Douglas Road-Boundary sector, the the Big Bend area. The Lake City Industrial Park is also zoned for M3 use. The rezoning of other portions of the Municipality to this category is not considered necessary or desirable, since the existing zoned areas provide a considerable potential for further heavy industrial development.

In view of the foregoing considerations, this department would recommend against the locating of the proposed use in the Stride Avenue Area.

In making this recommendation, however, it is recognized that there are other aspects involved in the question of waste oil disposal, including a possible pollution problem and the desirability of viewing the apparent need for such facilities from a metropolitan or regional, rather than a municipal level.

Respectfully submitted,

  
A. L. Parr,  
PLANNING DIRECTOR

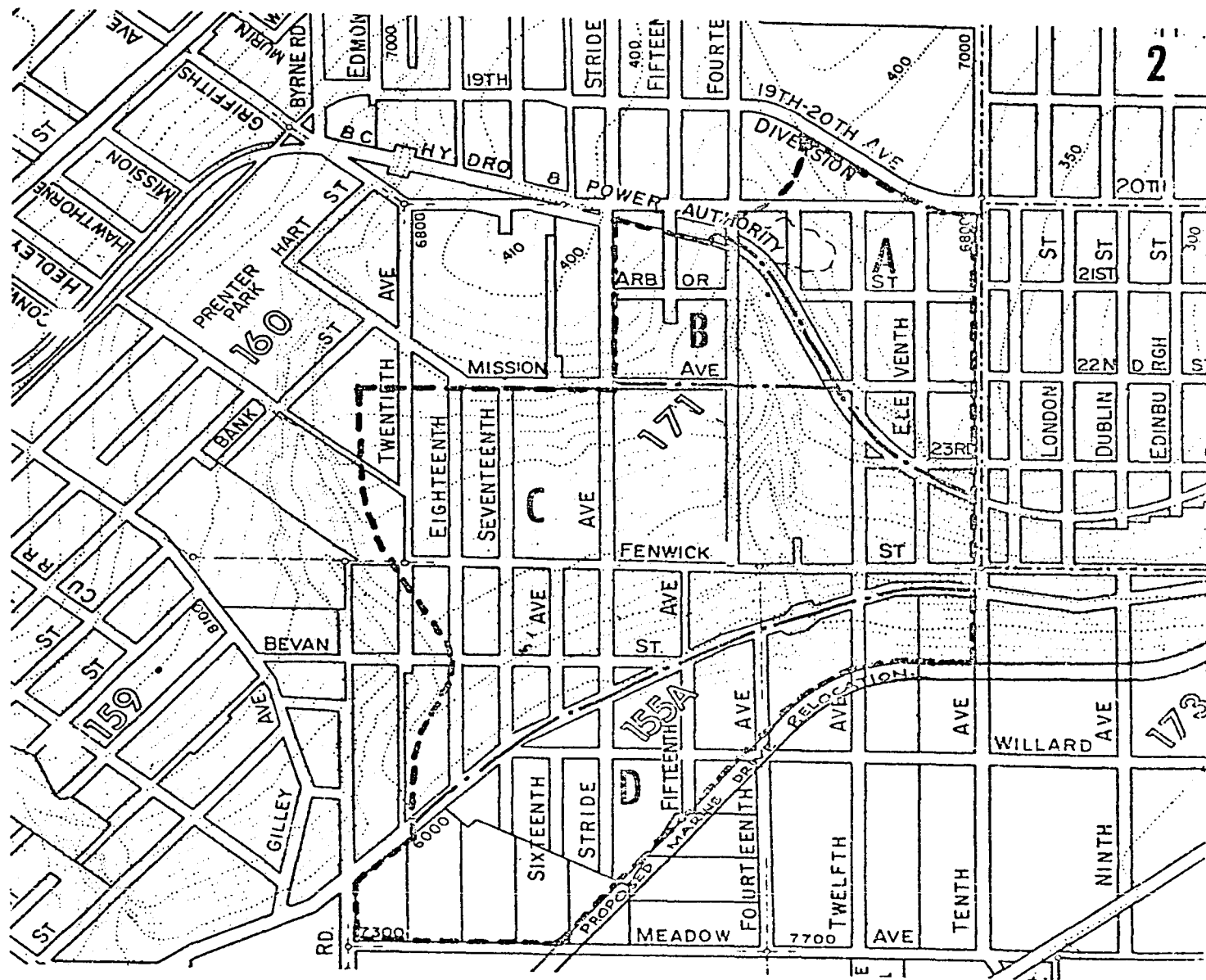
RBC/mp

c.c. Chief Public Health Inspector  
Chief Building Inspector  
Municipal Clerk  
Municipal Engineer  
Senior Planner

Attached 1 map

MANAGER'S REPORT

ITPA No. 10



STRIDE AVENUE AREA  
SUB AREAS

MANAGER'S REPORT  
 AREA No. 10