

25. Re: Rezoning Reference #54/72  
20' Strip of Pcl. "A", Sketch 3819, Blk. 2, D.L. 215, Plan 3082  
(Kask Bros. Ready Mix Concrete)  
From: Park and Public Use District (P3)  
To: Heavy Industrial District (M3)
- 

Following is a report from the Director of Planning regarding Rezoning Reference #54/72.

RECOMMENDATION:

THAT the subject application be not considered further and that it be immediately abandoned by Council.

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PLANNING DEPARTMENT  
REZONING REFERENCE #54/72  
DECEMBER 14, 1973

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

- 1.0 SUBJECT: Rezoning Reference #54/72

20' Strip of Pcl. A, Sk. 3819,  
Block 2, D.L. 215, Plan 3082  
(Kask Bros. Ready Mix Concrete)

From: Park & Public Use District (P3)  
To: Heavy Industrial District (M3)

- 2.0 BACKGROUND:

The application is to rezone the subject parcel from Park and Public Use District (P3) to Heavy Industrial District (M3) to construct a conveyor to transport aggregate from Burrard Inlet to the Kask plant at 7501 Barnet Highway. The area involved in the application is indicated on the attached sketch #1. Following is a chronology of Council's previous consideration of this matter.

- 2.1 August 14, 1972 - The preliminary report was submitted to Council recommending against the proposed rezoning but outlining recommended prerequisite conditions if Council decided to further consider the application.

- Council forwarded the application to Public Hearing and adopted the prerequisite conditions outlined by the Planning Department.

- 2.2 October 24, 1972- A Public Hearing was held at which 12 citizens spoke in opposition, 1 citizen spoke in favour and 1 citizen requested further publicity on the rezoning.

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- 2.3 October 30, 1972- 2 Readings were given.
- 2.4 Nov. 6, 1972 - A delegation, a petition with 169 names and other representations were to be dealt with but the applicant, in a letter dated November 6, 1972 advised Council that he did not intend to proceed with the rezoning at that time and no further discussion took place.
- 2.5 Jan. 22, 1973 - Because applicant, by letter dated December 15, 1972, advised that he wished to proceed with the rezoning, Council was notified of same in a Progress Report.
- 2.6 Feb. 5, 1973 - A Report was submitted to Council outlining details of the project and suggesting that it would be difficult to reconcile the project with the established prerequisite requirements that the conveyor be built without disturbance of the natural amenities in the area and that the conveyor not involve industrial development on the waterfront.
- Council referred the proposal for comment to the Parks and Recreation Commission.
- 2.7 Feb. 26, 1973 - A Report was submitted by the Parks and Recreation Commission saying that they would take no action until a comprehensive analysis of the Burrard Inlet Foreshore had been undertaken.
- Council determined not to further consider the application until such a report had been completed.
- 2.8 April 9, 1973 - Council received further letters of opposition from various citizens.

3.0 GENERAL COMMENTS:

On October 22, 1973, Council received the comprehensive report specified above under the title of "A Development Concept for the Eastern Segment of the Municipal Burrard Inlet Foreshore". A copy of the land uses proposed for the area is delineated on the attached sketch #2. Council adopted the recommendations of the report and expressed agreement in principle with the proposed Development Concept. Soon after, the Parks and Recreation Commission endorsed the findings and recommendations of the same report.

Consequently, it is now appropriate to bring the subject application forward for Council's consideration.

In reference to the subject application, the comprehensive report made the following comments:

"As indicated in the analysis section [of the report] the Kask operation in its present state and location would not be a major detraction to the marine park system. This is largely the case because of the existence of treed and undeveloped Municipal land

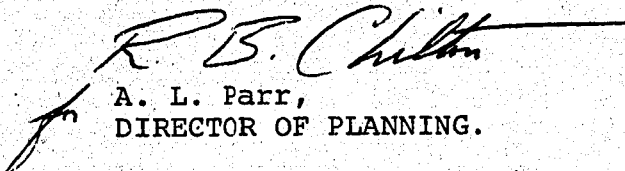
between the foreshore and the Kask facilities. IT IS THEREFORE RECOMMENDED THAT the permanent retention of this natural buffer area be considered a priority and that no industrial encroachment within its boundaries be permitted. Recognizing the relative position of the Kask Operation to the proposed foreshore park, IT IS FURTHER RECOMMENDED THAT any proposed change in the type or intensity of its land use be reviewed with reference to the objectives of the study."

Council adopted both of these recommendations (referred to as Recommendations 15 and 16 in Appendix I of the report). The proposed rezoning is distinctly in conflict with these recommendations. Therefore, in order to implement the recommendations it is necessary that the application to rezone the portion of parkland for the construction of a conveyor to transport aggregate across the parklands not be favourably considered and that the proposed rezoning be abandoned by Council.

4.0 RECOMMENDATION:

It is recommended that the subject application be not considered further and that it be immediately abandoned by Council.

Respectfully submitted,

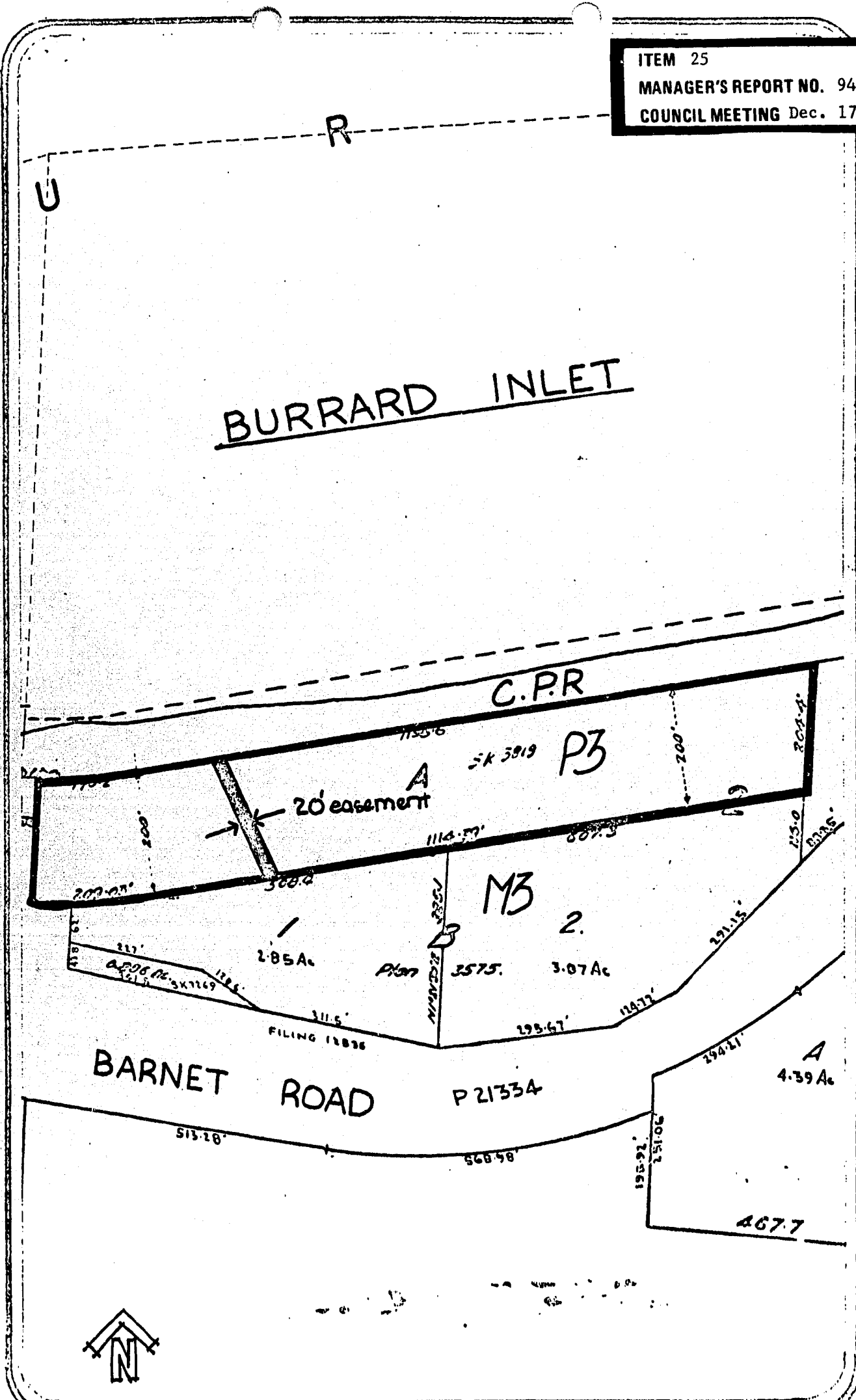
  
A. L. Parr,  
DIRECTOR OF PLANNING.

LBB:bp  
Attachments

ITEM 25

MANAGER'S REPORT NO. 94

COUNCIL MEETING Dec. 17/73

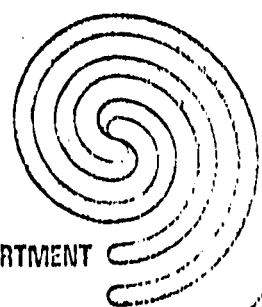


SCALE	1:200
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DATE	AUG/72







### PROPOSED M3 ZONING

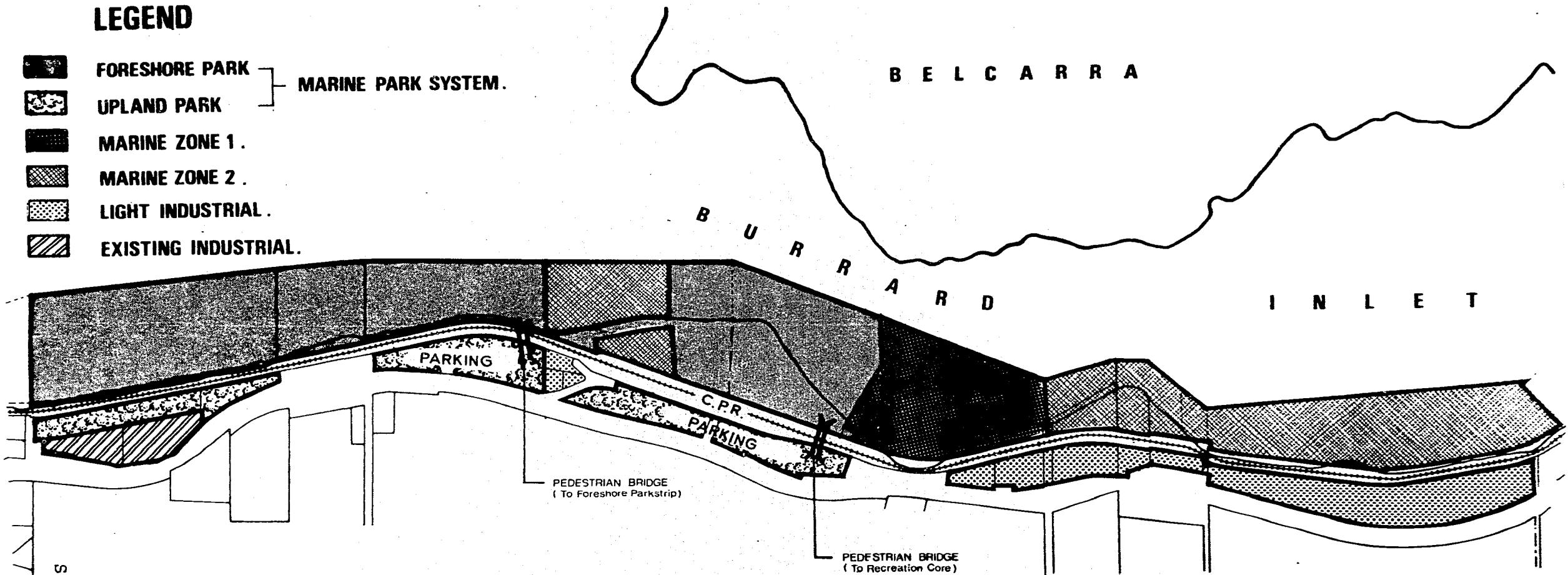
SKETCH #1

BURNABY PLANNING DEPARTMENT

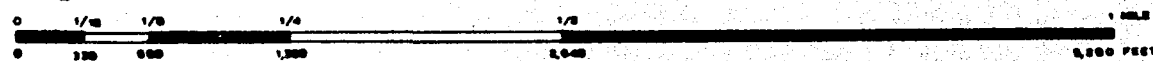


**LEGEND**

-  FORESHORE PARK
  -  UPLAND PARK
  -  MARINE ZONE 1.
  -  MARINE ZONE 2.
  -  LIGHT INDUSTRIAL.
  -  EXISTING INDUSTRIAL.
- } MARINE PARK SYSTEM.



SKETCH # 2



ITEM 25  
 MANAGER'S REPORT NO. 94  
 COUNCIL MEETING Dec. 17/73

**DEVELOPMENT PLAN CONCEPT**