

ITEM 24
MANAGER'S REPORT NO. 9
COUNCIL MEETING Feb. 5/73

24. Re: Rezoning Reference #54/72
20' Strip of Pcl. "A", Sk. 3819,
Blk. 2, D.L. 215, Plan 3082
Kask Bros. Ready Mix Concrete

Following is a report dated February 2, 1973, from the Director of Planning regarding the above.

RECOMMENDATION:

THAT the report be referred to the Parks and Recreation Commission for study and comment.

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PLANNING DEPARTMENT
FEBRUARY 2, 1973.

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

RE: REZONING REFERENCE #54/72
20' STRIP OF PCL. "A", SK.
3819, BLK. 2, D.L. 215, Plan 3082
KASK BROS. READY MIX CONCRETE

Council on January 22nd received a progress report from the Planning Department regarding this rezoning and proposed lease of park land to accommodate a conveyor for Kask Bros. As indicated in that report, a meeting was to be held on January 24th to discuss the revival of the rezoning application. The purpose of this report is to acquaint Council with the details of the proposal.

A meeting was held on January 24th at which time the general aspects of the proposal were discussed. It was agreed in that meeting that in order to be in a position to arrive at any conclusion on the pre-requisites, a plan would have to be submitted showing the detailed nature of the proposal. This plan was delivered to the Department on January 26th and has been photo reduced and included with this report to ensure that Council is aware of the nature of the proposal.

As shown on the plan, the proposal is to construct an overhead conveyor some 570' in length. Approximately 200' of the conveyor is over park land, 100' over the C.P.R. right-of-way and the remaining 270' over the foreshore. The conveyor and related facilities are supported on 10 towers or columns, 5 of which are in the park, 1 on the C.P.R. right-of-way and 4 on the foreshore. The maximum height according to the preliminary drawings is 40 feet. Through the park, the towers would be constructed in a creek bed which they propose to line with concrete. At the upper end of the conveyor, the concrete aggregate would be distributed into large open stock piles by a moveable boom. The plan indicates that to accommodate the upper end of the conveyor system and the stock piles, a fill encroachment will exist into the park.

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The lower 300' of the conveyor system is within the area covered at high tide. The conveyor terminates in a substantial mechanical system used to unload the barge and this in turn is the termination of a 260' long wharf system supported on piles which is to be used as a berth for the barges.

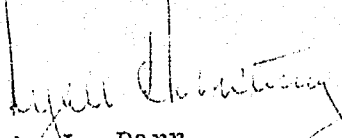
The proposal is described at some length and the plan has been included with the report as it bears out our original concern which was expressed to Council before plans were available. Clearly, this is a substantial industrial activity extending for some distance over the foreshore, through the park and makes possible a more intensive industrial use south of the park.

The proposal is therefore put forward for the information of Council before further work takes place on the prerequisites which were established and are set out below. At this time, it is difficult to see how this proposal can be reconciled with prerequisites 4 and 5.

1. The establishment of a value of the lease.
2. The establishment of maximum length of the least at five years.
3. The submission of a suitable plan of development for the conveyor.
4. The deposit of sufficient monies to guarantee that the conveyor is built according to plan and without disturbance to the natural amenities of the property.
5. The submission of an undertaking that the conveyor will not involve industrial development on the waterfront.
6. The costs of all surveys and documents being borne by the applicant.
7. The deposit of sufficient monies to guarantee the removal of the conveyor at the end of the lease date.

Submitted for the information of Council.

Yours truly,


A. L. Parr,
DIRECTOR OF PLANNING.

LEA:bp
Attach.