

ITEM 7

MANAGER'S REPORT NO. 69

COUNCIL MEETING Oct. 21/74

Re: Preliminary Plan Approval #2932
Kask Bros. Ready Mix Ltd.
7501 Barnet Highway

Following is a report from the Director of Planning regarding a proposed expanded use of the subject property (see attached sketches).

RECOMMENDATION:

THAT Council authorize the Planning Department to approve the application for two additional hoppers and related equipment, subject to the upgrading to municipal standard of the vehicular crossing, a portion of the driveway, and those areas of the crossing/driveway environs visually significant to Barnet Highway.

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PLANNING DEPARTMENT
OCTOBER 17, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
SUBJECT: PRELIMINARY PLAN APPROVAL #2932
KASK BROS. READY MIX LTD.
7501 BARNET HIGHWAY

On October 22, 1973 Council approved the Eastern Burrard Inlet Development Concept. Section F.5 recommended that "any proposed change in the type or intensity of its (Kask) land use be reviewed with reference to the objectives of the study".

We have received an application for the installation of two additional hoppers, thereby intensifying the present land use as a concrete batching plant. In the report, a continued use of the site as a ready-mix concrete plant was not felt to adversely affect the marine park system. As the natural landscape screening will remain unchanged, as the use of this site for public purposes is not required, as the natural topography tends to separate this site from the public areas, and as the industrial activity will not interfere with any contemplated access routes to the Marine Park, we have no objections to the expanded use.

Council should note, however, that the existing crossing used by vehicles serving the site is visually and operationally inferior to the goals of the study area as well as municipal standards. The existing access is an untidy broad expanse of packed fill and gravel where normally a curbed dust-free surface would be required. There is little or no landscape treatment surrounding this access which is incongruous with the existing natural heavily treed appearance of the area as well as the anticipated visual appearance of the study area. Normally a 20' wide landscaped strip would be required. Operationally, there are indications that westbound trucks leaving the crossing swing wide into the eastbound lane on Barnet Highway which means that the present alignment of the driveway and crossing is unsatisfactory.

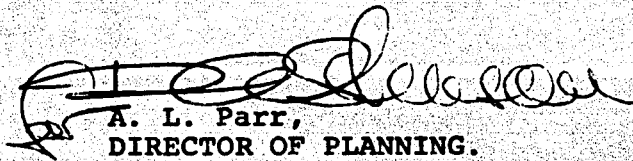
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Based on reasons stated above, the Planning Department has no objections to the expanded use on the site, however we feel that the existing vehicular access from Barnet is very unsatisfactory and should be upgraded to comply with the goals for the study area by requiring the minimum municipal standard.

Recommendation:







That Council authorize the Planning Department to approve the application for two additional hoppers and related equipment, subject to the upgrading to municipal standard of the vehicular crossing, a portion of the driveway, and those areas of the crossing/driveway environs visually significant to Barnet Highway.

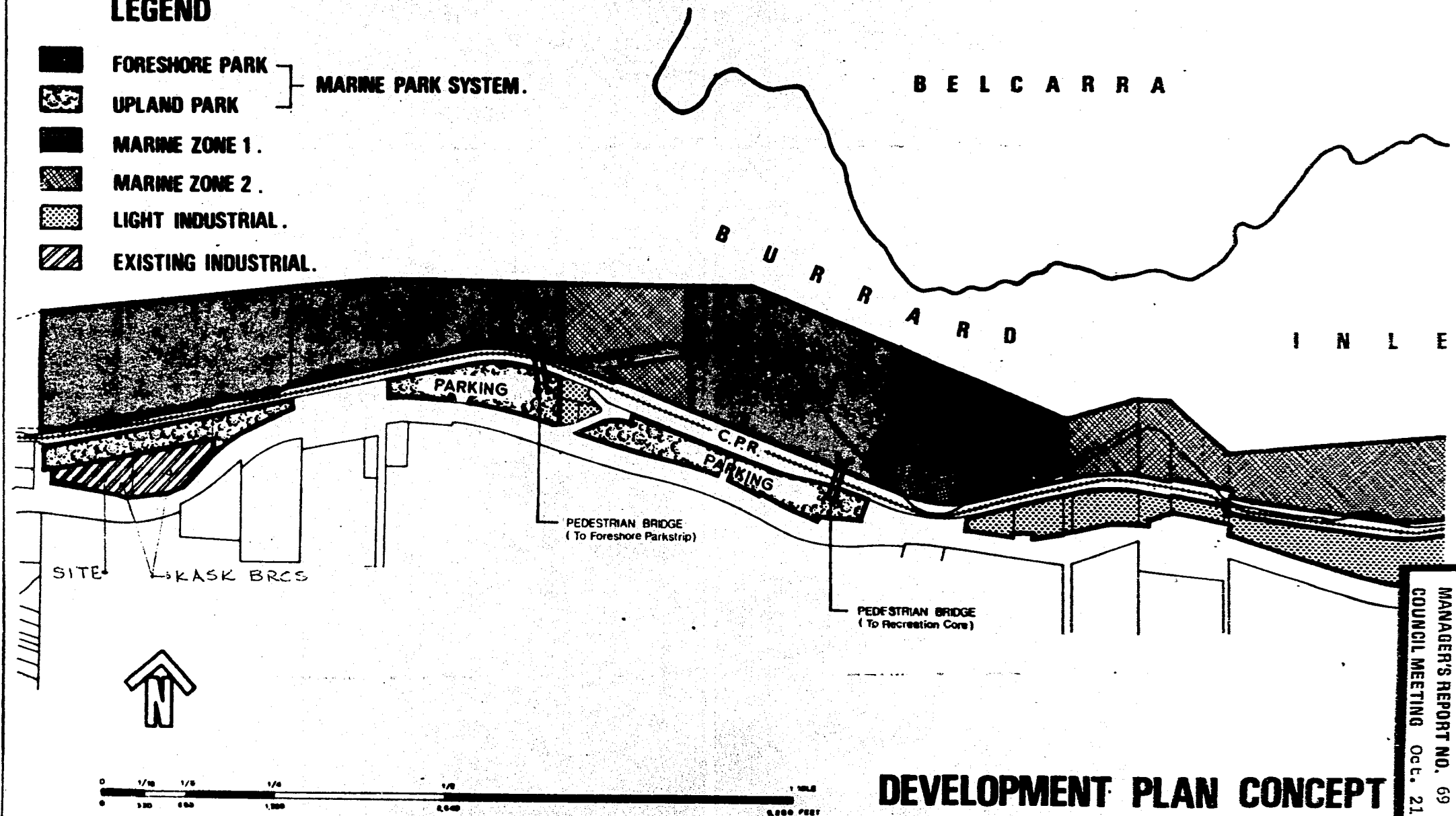

A. L. Parr,
DIRECTOR OF PLANNING.

AR:cm

Attached - sketch.

LEGEND

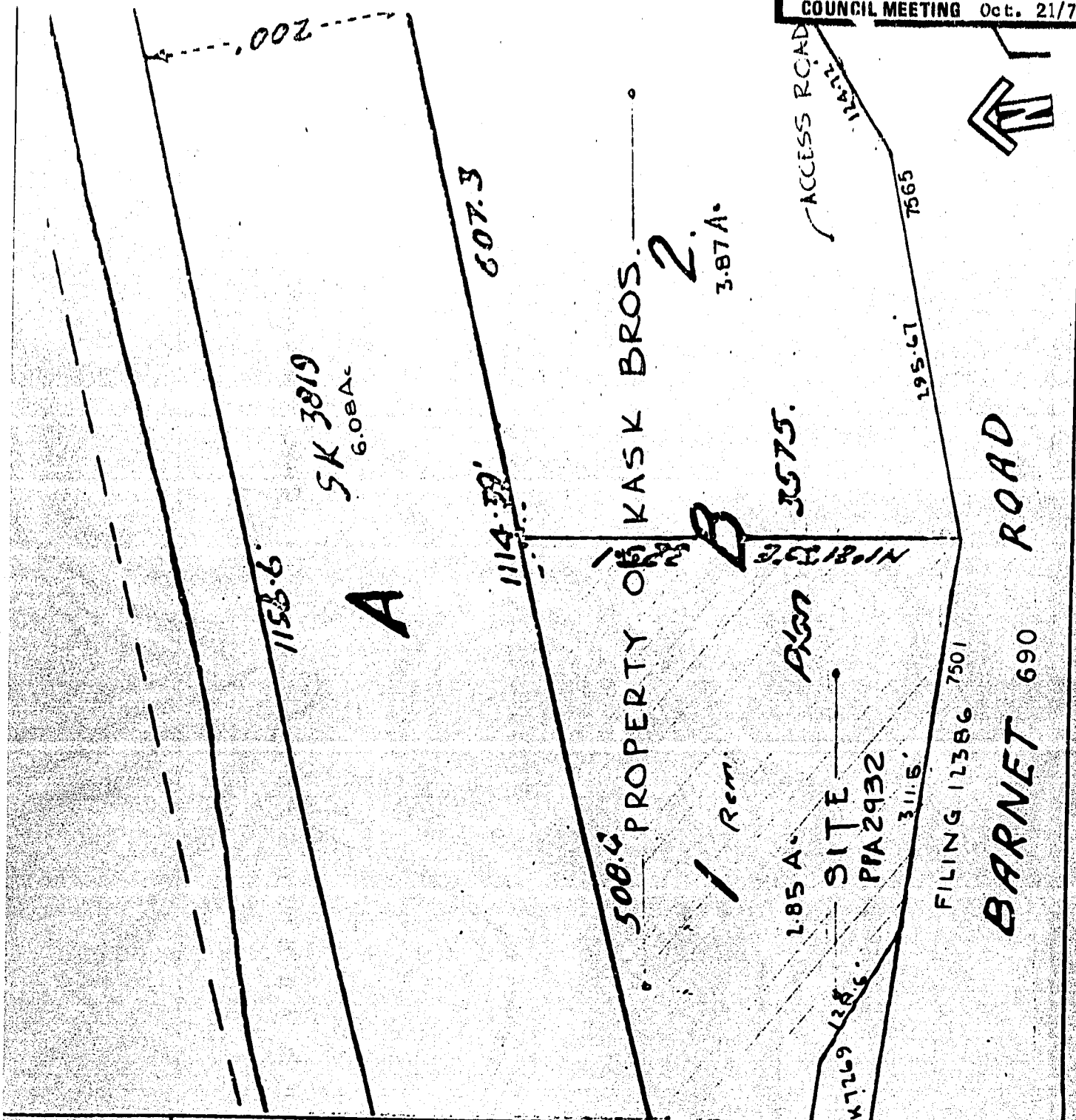
-  FORESHORE PARK
 -  UPLAND PARK
 -  MARINE ZONE 1.
 -  MARINE ZONE 2.
 -  LIGHT INDUSTRIAL.
 -  EXISTING INDUSTRIAL.
- } MARINE PARK SYSTEM.



DEVELOPMENT PLAN CONCEPT

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Date
Oct. 17/74

Scale
1" = 200'

Drawn By
A.R.

Burnaby Planning Department



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7501 Barnet Highway