

Re: Preliminary Plan Approval #2932
Kask Bros. Ready Mix Limited
7501 Barnet Highway
(Item 7, Report No. 69, October 21, 1974)

ITEM 26
MANAGER'S REPORT NO. 70
COUNCIL MEETING Oct. 28/74

When Item 7, Report No. 69, was considered by Council on October 21, 1974, the subject was tabled for clarification or correction of the first paragraph of the Planning Director's report to the Municipal Manager.

Council was concerned that the first paragraph of the report was in conflict with the recommendations of the Advisory Planning Commission in this respect. The following is the report of the Director of Planning, dated October 24, 1974 in this regard.

RECOMMENDATIONS:

THAT prior to the issue of a Preliminary Plan Approval for two additional hoppers and related equipment, clarification should be sought from Kask Bros. Ready Mix Limited on the following items:

- a) The proposed expansion programme, if any, for the Kask site at 7501 Barnet Highway.
- b) The position of Kask with respect to the public objectives for the recreational use of the subject water lot; and

THAT following these discussions the Planning Department will submit a further report to Council for its consideration.

* * * * *

October 24, 1974
Our File #15.142

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

Council, at its meeting of October 21, 1974, during discussion of Manager's Report No. 69, Item 7, sought clarification on the recommendations of the Advisory Planning Commission with respect to changes in the type or intensity of the Kask operations at 7501 Barnet Highway.

The Advisory Planning Commission on January 25, 1974, endorsed the report A Development Concept for the Eastern Segment of the Municipal Burrard Inlet Foreshore with one exception, namely the deletion of part of Section 5, page 19, which reads as follows:

"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."

The Commission was, however, of the opinion that "If Council feels that a review of the Kask property is required, then this review should take place at the time that a formal request is received from the Kask operation for a change in the type or intensity of its land use, as it relates to the Zoning By-law in effect at that time."

Council adopted these recommendations of the Advisory Planning Commission on January 28, 1974.

Re: Preliminary Plan Approval #2932
Kask Bros. Ready Mix Ltd.
7501 Barnet Highway. page 2.

ITEM 26
MANAGER'S REPORT NO. 70
COUNCIL MEETING Oct. 28/74

As outlined in the Manager's Report No. 69, Item 7, the present proposal by Kask to install two additional hoppers on its site does involve some intensification of the current operations but it is not considered to be of a scale that poses a threat to the Marine Park System. However, this department does have the concern that continued intensification of the use of the site could result in a future desire to utilize water transportation to the site to justify an increased scale of operation.

It was recognized in the Development Concept that such an occurrence would be totally inconsistent with the objectives of the Marine Park system. As a result, it was recommended and adopted that permanent retention of a Municipal buffer area between the Kask site and the foreshore be considered a priority and further that no industrial encroachment within its boundaries be permitted.

The above position is closely allied with the Municipal intent to obtain from the National Harbours Board long term leases for those water lots designated for recreational purposes within the Eastern Burrard Inlet Development Concept. One such water lot is presently leased to Kask Bros. Ready Mix Ltd. (see attached sketch).

In light of the Municipal objectives for the water lot together with the fact that Council has previously indicated that no physical connection will be made between the Kask site and the foreshore through Municipal property, it is felt that clarification should be sought from Kask Bros. Ready Mix Ltd. prior to the issuing of the subject Preliminary Plan Approval on the following items:


- 1) The proposed expansion programme, if any, for the Kask site at 7501 Barnet Highway.
- 2) The position of Kask with respect to the public objectives for the use of the subject water lot.

This department has had discussions with the National Harbours Board who have expressed willingness to include the Kask water lot within the area currently being considered for a long term recreational lease should it be relinquished.

RECOMMENDATION:

IT IS RECOMMENDED

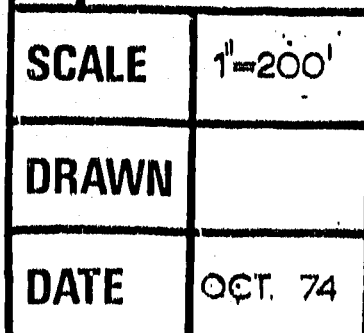
1. THAT prior to the issuing of a Preliminary Plan Approval for two additional hoppers and related equipment, clarification should be sought from Kask Bros. Ready Mix Ltd. on the following items:
 - a) The proposed expansion programme, if any, for the Kask site at 7501 Barnet Highway.
 - b) The position of Kask with respect to the public objectives for the recreational use of the subject water lot.
2. THAT following these discussions the Planning Department will submit a further report to Council for its consideration.


A. L. Parr,
DIRECTOR OF PLANNING.

BL:JSB:ew
att.

MANAGER'S REPORT NO. 70

COUNCIL MEETING Oct. 28/74



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SUBJECT WATER LOT (KASK)
(Position approximate)

