

THE CORPORATION OF THE DISTRICT OF BURNABY

Planning Department

January 22, 1968

Mr. H.W. Balfour
Municipal Manager

Dear Sir:

RE: Union Oil Rezoning #145/66
Kingsway and Silver
Lot 60, D.L. 153, Plan 26311

During the early part of 1967, Council considered an application to rezone the above described property located directly in front of the old Ford Plant, to permit a Service Station. As the site fell within the proposed Town Centre for this area, the Department recommended against rezoning.

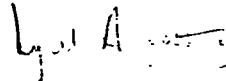
As the same time Council was considering a proposed bylaw amendment to preclude Service Stations in C3 and other commercial zones unless they were part of a commercial centre and met certain other criteria. This amendment was never put to a final vote.

Recognizing the Department's opposition to the service station, the applicants submitted a sketch plan and colourful brochure illustrating an integrated service centre involving a four bay service station and four shops with an area of 3,200 square feet. The use of the shops was not explained.

The site was rezoned and development plans have now been submitted but they show only a service station with a vacant site to the east. As it is our recollection that Council ultimately decided to rezone the property on the basis of the proposal being an integrated centre we are seeking Council direction on this plan for the service station only. The plan meets the bylaw but does not include at this time those uses which removed it from the realm of just another service station development. The official from Union Oil has indicated that they are looking at possible uses for the vacant portion of the site to the east of the service station but it is our feeling that Council may wish to tie this down more specifically in line with the original submission made to Council.

A copy of the present proposal will be available for viewing at the Council Meeting if required.

Respectfully submitted,



L.E. Armstrong,
Administrative Planner

for: A.L. Parr,
PLANNING DIRECTOR

LEA:lgb

cc - Municipal Clerk