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| ITEM | 11 |
| MANAGER'S REPORT NO. | 67 |
| COUNCIL MEETING | Oct. 25/76 |

Re: LETTER FROM IMPERIAL OIL LIMITED
 475 WEST GEORGIA STREET, VANCOUVER, B.C.
 PROPOSED COMBINED SERVICE STATION AND GROCERY STORE
 KINGSWAY AND SALISBURY

Appearing on the agenda for the October 25, 1976 meeting of Council is a letter from Mr. S.A. Ruocco of Imperial Oil Limited regarding the proposed use of space at an existing service station site off Kingsway.

RECOMMENDATIONS:

1. THAT no changes be made to the existing Zoning By-law that would result in a reduction of service station development standards; and
2. THAT a copy of this report be sent to Mr. S.A. Ruocco.

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Planning Department
 October 21, 1976

TO: MUNICIPAL MANAGER
 FROM: DIRECTOR OF PLANNING
 RE: PROPOSED COMBINED SERVICE STATION AND GROCERY STORE -
 KINGSWAY AND SALISBURY.

A. BACKGROUND

Appearing on the agenda for the Council meeting of October 25, 1976, is a letter from Mr. S. A. Ruocco requesting approval for the development of a grocery store in conjunction with the existing service station on a site at Kingsway and Salisbury.

This particular proposal contravenes the provisions of the Burnaby Zoning By-law and therefore cannot be approved without amending the Burnaby Zoning By-law. Mr. S. A. Ruocco was advised of this fact in a letter dated May 3, 1976.

B. THE COMBINED SERVICE STATION - GROCERY STORE PROPOSAL

The existing Econo service station occupies a site of 13,660 square feet. The building in which the proposed grocery store would be located was formerly used for the sale of automobile parts and accessories. However, the service station owners now wish to phase out this activity and replace it by a grocery store (i. e. a second principal use on the service station site).

The proposed grocery store would be leased out and operated as a completely separate business to that of the service station. This particular use would occupy approximately 1300 square feet of floor area.

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C. A REVIEW OF EXISTING ZONING BY-LAW REGULATIONS

The subject service station site is located within a C4(Service Commercial) zoned area. This is an auto-oriented type of zoning category which provides for a variety of uses including automobile, boat and trailer sales and rental lots, cafes and restaurants, car washes, drive-in businesses, commercial nurseries and greenhouses, delivery and express facilities, frozen food lockers, motels and auto courts, retail building supply establishments, retail sale of new automobile parts and accessories, taxi offices, truck and truck trailer sales and rental lots, as well as grocery stores (not exceeding 3,000 square feet in gross floor area).

This floor area limitation is intended to promote the location of larger retail outlets in the higher density standard commercial districts such as C3 (General Commercial) and C2 (Community Commercial) and thus encourage the development of commercial centres in the municipality, as opposed to the strip development associated with the C4 designation.

Gasoline service stations are also permitted in the C4 District. It should be noted, however, that this particular use is subject to the provisions of the C6 (Gasoline Service Station) District. These regulations specify a minimum site area of 12,000 square feet, as well as setting out physical standards designed to control such factors as coverage, setbacks, screening, landscaping etc. The minimum required site area for most of the other permitted principal uses in the district, including grocery stores, is 6,000 square feet.

Under the current definition of Gasoline Service Station merchandising, at the principal use level, is confined to "the retail sale of motor fuels and lubricants and may include the servicing and minor repairing of motor vehicles and the sale of automobile accessories". This is not to suggest, however, that such items as carbonated beverages, cigarettes, etc., could not be sold at the station. These are clearly accessory to the principal service station functions. The selling of such items could, for example, be conducted on a C6 zoned site, where a gasoline service station is the only principal use permitted.

In C4 Districts, on the other hand, other permitted principal uses in the zone could locate on the same site as a service station, providing they met the additional area requirement which, for most uses, is 6,000 square feet. This would be in addition to the minimum service station site area standard of 12,000 square feet.

D. CONCLUSIONS

It is concluded from the foregoing that the proposed conversion of the building from the sale of automobile parts and accessories to a grocery store operation on the service station site at Kingsway and Salisbury would result in the addition of a second principal use. Since the site area of 13,660 square feet does not meet the minimum requirement for such a dual principal use development (i.e. 18,000 square feet), the proposal would be in contravention of the regulations of the Burnaby Zoning By-law and could only be permitted through a by-law amendment.

It is also considered that the existing Zoning By-law regulations provide sufficient latitude for the development of service stations which wish to include other activities on the same site. To relax these regulations would open the door to the multi-purpose development of minimum sized service station sites and create traffic congestion and conflicts, as well as

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Kingsway and Salisbury

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possible problems of incompatibility between different uses. Such a policy could also have a detrimental effect on the standard retail outlets for the particular products involved and undermine the existing high standards which are considered necessary for good service station development.

E. RECOMMENDATIONS

It is recommended:

- (1) THAT no changes be made to the existing Zoning By-law that would result in a reduction of service station development standards.
- (2) THAT a copy of this report be sent to Mr. S. A. Ruocco.

A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew

c. c. Chief Licence Inspector
Municipal Solicitor
Assistant Director - Long Range Planning & Research