

ITEM	18
MANAGER'S REPORT NO.	38
COUNCIL MEETING	1978 05 15

Re: REZONED SELF-SERVE GASOLINE SERVICE STATIONS
PROPOSED AMENDMENT TO SIGN BYLAW

Following is a report from the Director of Planning regarding a proposed amendment to the Sign Bylaw.

RECOMMENDATION:

1. THAT Council authorize the Municipal Solicitor to prepare a bylaw amendment to the Burnaby Sign Bylaw 1972 to permit signage permitted in schedule No. V on those C6a sites which were zoned either C3 General Commercial District or C4 Service Commercial District on 1977 January 01.

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PLANNING DEPARTMENT
1978 MAY 10

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONED SELF-SERVE GASOLINE SERVICE STATIONS
PROPOSED AMENDMENT TO SIGN BYLAW

BACKGROUND

On 1977 January 31 Council gave Final Adoption to amendments to the Burnaby Zoning Bylaw which differentiated between conventional and self-serve gasoline service stations and created a new zoning sub-district category (C6a) for self-serve gasoline service stations.

In a report to Council on 1976 November 15, the Planning Department presented a number of comments received in response to the Public Hearing for these amendments and provided remarks on actions that should be considered in the case of certain comments made in these representations. Among the items dealt with at that time is the following:

- 2) "The signs permitted in the proposed C6a category would be subject to the C6 District regulations in the Sign By-law, which are more restrictive than those in most other zones in which gasoline service stations are presently permitted (i.e. C3 and C4 Districts). This would create a non-conforming situation insofar as signs are concerned."

This matter should be rectified either through an amendment to the Sign By-law and/or by altering certain of the proposed Zoning By-law changes in the case of service stations in C3 or C4 Districts. The sign standards in the C2 Zone, on the other hand, are the same as those in the C6 category.

In response to this item and others which dealt with the prospect of non-conformity being created with respect to then-existing self-serves in the Municipality, Council amended the wording of the text amendment by establishing a reference date (1977 January 01) so as

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to respect and specifically accept in the C1, C2, C3 and C4 districts those self-serve stations which were constructed or converted to that use on or before the reference date, thereby avoiding the creation of non-conformity.

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This action had the effect of responding to the concern expressed above concerning C6 district regulations in the Sign Bylaw insofar as previously constructed or converted self-serves are concerned.

THE PRESENT SITUATION

It has recently been brought to our attention that a situation is incurred where rezoning is approved for the conversion of conventional gasoline service stations in C3 or C4 Districts to self-serve facilities under C6a zoning, whereby the sign provisions under the Bylaw are greatly reduced as a result of the application of the C6a category.

That is to say, where a conventional gasoline service station has existed for a number of years in a C3 or C4 area, it has been permitted to have signage as provided under Schedule No. V of the Sign Bylaw. Upon request for conversion to self-serve operation, and adoption of rezoning to C6a by the Council, the sign potential is regulated by Schedule No. IV, which reduces the sign potential to a considerable extent.

Members of Council will recall that a similar situation was addressed in late 1972 following adoption of the Burnaby Sign Bylaw, when staff recommended to Council that consideration be given to the rezoning of C6 sites located within existing commercial areas to the C4 category, in order to avoid the consequence of imposing a restriction on gasoline service stations located in areas where more intensive signage is permitted on surrounding sites. On 1973 January 02 Final Adoption was given by Council to the rezoning of 13 such service stations to the C4 category in order to remedy the situation.

GENERAL DISCUSSION

As it is considered that Council's action in passing Zoning Bylaw amendments to create the C6a category was intended to regulate the service provided by gasoline service station outlets, and not primarily to affect the sign potential of such sites, it would appear that a similar approach might be taken at this time to preserve a reasonable sign potential for self-serve facilities which are approved through the rezoning process in areas of commercial development where larger sign areas would not be incompatible with surrounding development. It should be noted that the C6 zone has been primarily intended for service station sites located in proximity to residential districts. Where a service station site is located in an area that historically has been part of a commercial centre with corresponding commercial sign potential (for example, the Eaton's service station outlet at Brentwood Shopping Mall), it is felt that a procedure to allow maintenance of signage at the level of surrounding development is warranted.

From our examination of alternative ways of achieving this, it would appear that the most practical solution would be to amend the Sign Bylaw to recognize C6a sites which are within a predominantly C3 or C4 area, and thereby permit such sites to obtain signage under Schedule No. V. This may be accomplished by amending the text of Schedule No. IV as follows:

* SCHEDULE NO. IV C2, C5, C6, M1, M2, M3, M6 AND M7 DISTRICTS:

1. Permitted Signs:

(1) ...

(2) ...

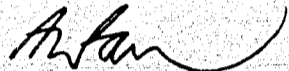
(3) Where a property bearing a C6a designation was zoned either C3 General Commercial District or C4 Service

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Commercial District on 1977 January 01, signs permitted shall be those permitted under Schedule No. V of this Bylaw.

RECOMMENDATION

In view of the foregoing, it is recommended THAT Council authorize the Municipal Solicitor to prepare a Bylaw Amendment to the Burnaby Sign Bylaw 1972 to permit signage permitted in Schedule No. V on those C6a sites which were zoned either C3 General Commercial District or C4 Service Commercial District on 1977 January 01.


A. L. Parr,
DIRECTOR OF PLANNING.

DGS:cm

c.c. Municipal Solicitor