

ITEM	11
MANAGER'S REPORT NO.	1
COUNCIL MEETING	1982 01 04

RE: PRELIMINARY PLAN APPROVAL APPLICATION #6102
PROPOSED 7-ELEVEN CONVENIENCE STORE
5175 KINGSWAY (NORTHWEST CORNER OF KINGSWAY AND ROYAL OAK)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the report of the Director Planning & Building Inspection be received for information purposes.

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TO: MUNICIPAL MANAGER 1981 DECEMBER 18

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PRELIMINARY PLAN APPROVAL APPLICATION #6102
PROPOSED 7-ELEVEN CONVENIENCE STORE
5175 KINGSWAY

NORTH-WEST CORNER OF KINGSWAY AND ROYAL OAK.

METROTOWN SUB-AREA 2.
ATTACHED SKETCH.

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

Council has requested as a standard requirement that it be informed of any Preliminary Plan Approval application for sites within the designated boundaries of Metrotown. The Planning Department advises that Preliminary Plan Approval Application #6102 has been made for a proposed 7-Eleven Convenience Store on the north-west corner of Kingsway and Royal Oak Avenue.

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PRELIMINARY PLAN APPROVAL APPLICATION #6102
 1981 DECEMBER 18.....PAGE TWO.

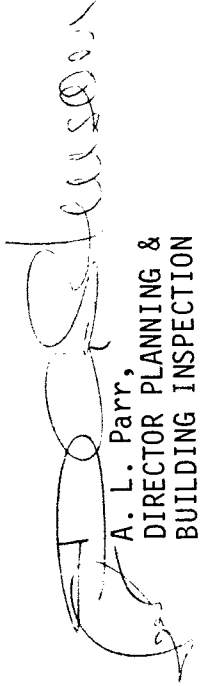
The applicant, the Southland Corporation, wishes to develop a 1-storey 223 m² (2400 sq. ft.) Convenience Store on an approximately 30.5 m (100 ft.) by 31 m (102 ft.) property. The proposed building is to be primarily clad in brick with cedar siding fascias so as to be compatible with the brick and cedar materials on the existing Bank of British Columbia and Safeway buildings on the east side of Royal Oak Ave. An existing 1 storey structure immediately to the west of this property was recently enclosed for commercial use under the authority of the Board of Variance and its facade upgraded with cedar siding and tinted glass. A 3-storey apartment is located directly to the north across a lane and to the south across Kingsway, is the residential/commercial Burlington Square development now under construction. Until recently, the site has accommodated a used car premises including a now vacant building in poor condition.

The general development approach for this area is that large site consolidations accommodating high-density mixed-use pedestrian-oriented proposals with underground parking are being promoted. However, due to the small size and restricted dimensions of this development site and bearing in mind the recent major renovation of a commercial building immediately to the west, it has been considered that an interim redevelopment of the site in accordance with the existing C4 zoning would constitute an acceptable current alternative. It would still be expected that in due course, this property would be consolidated with properties to the west to accommodate a higher density development.

The Planning Department has worked with the applicant towards the development of a small 7-Eleven Convenience Store which would emphasize a good quality building design compatible with surrounding development, emphasize a landscaped pedestrian orientation along the Kingsway and Royal Oak Avenue frontages and provide the required parking and vehicular access in an unobtrusive screened manner - such that this development would reflect the quality standards inherent in the overall Metrotown concept.

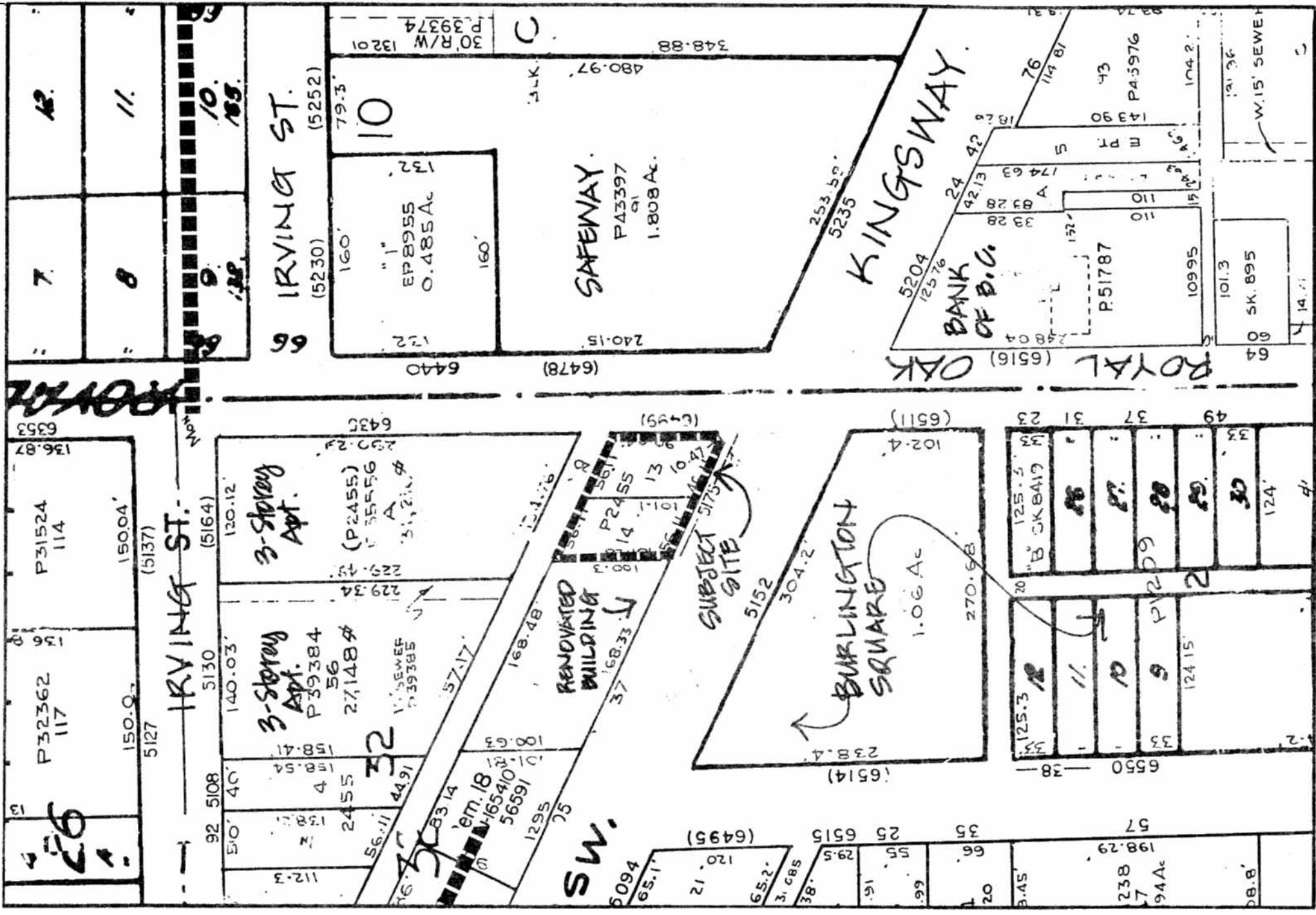
Unless otherwise directed by Council, a Preliminary Plan Approval will be released in accordance with the existing zoning regulations.

This is for the information of Council.


 A. L. Parr,
 DIRECTOR PLANNING &
 BUILDING INSPECTION

APL
 KI/mdw


Attachment.



Date
Dec/01

Scale
1" = 100'

Drawn By

 Burnaby Planning Department

Preliminary Plan Approval # 6102
5175 Kingsway

Metrotown - Sub-area 2

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