

ITEM 6  
MANAGER'S REPORT NO. 34  
COUNCIL MEETING 1983 05 09

RE: PROPOSED 7-ELEVEN FOOD STORE  
LOTS 1, 2, & 3 EXCEPT NORTH 20 FT. SUBDIVISION 1,  
BLOCK 2, D.L. 205, PLAN 10125  
5720 HASTINGS STREET

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1983 April 29

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PROPOSED 7-ELEVEN FOOD STORE  
LOTS 1, 2, & 3 EXCEPT NORTH 20 FT. SUBDIVISION 1  
BLK. 2, D.L. 205, PLAN 10125  
5720 EAST HASTINGS STREET

RECOMMENDATIONS:

1. THAT Council not give favourable consideration to the subject development proposal as submitted.
2. THAT Council indicate to the applicant that it would be willing to authorize the Planning & Building Inspection Department to issue Preliminary Plan Approval for development of a retail store at 5720 and 5730 East Hastings Street on a consolidated site basis in full observance of the prevailing C2 zoning regulations, with the understanding that a further report will be submitted to Council.
3. THAT a copy of this report be sent to Mr. J. Waldron of 7-Eleven Food Stores Ltd., 4285 Canada Way, Burnaby, B.C., V5G 1H2.

REPORT

1.0 INTRODUCTION:

The Planning & Building Inspection Department is in receipt of a proposal to establish a 7-Eleven Food Store on the subject property (refer to attached sketches 1 & 2). The site is located within the area designated for low density multiple family housing in Area "B" of the Apartment Study.

2.0 GENERAL DISCUSSION:

- 2.1 The subject property is presently zoned C2 Community Commercial District and occupied by an older gas station facility. The existing gas station building is presently non-conforming with respect to the C2 zoning regulations since the required 3.0 meter rear yard setback has not been observed. A modest non-conforming autobody shop situated on a 33 ft. lot is located to the east of the subject property fronting East Hastings St. beyond which lies a large three storey apartment development. A lane and several modest single family homes zoned R4 fronting Holdom Ave. are located to the south. A gas station is located to the west of the site across Holdom Ave. and the Capital Hill School is located to the north across East Hastings St.

- 2.2 The subject property together with the adjacent 33 ft. lot to the east, 5730 East Hastings St. (occupied by the autobody shop) and the 5 existing single family residences located to the south fronting Holdom Ave. have been designated for low density apartment development as outlined in Area "B" of the Apartment Study (refer to attached sketch #3). Pursuant to the Apartment Study objectives, apartment development is intended to extend along the north and south sides of East Hastings St. between Delta Ave. and Howard Ave., along the south side of East Hastings St. between Holdom Ave. and Stratford Ave. and north of East Hastings St. bounded by Howard Ave., Capitol Drive, Holdom Ave., and a boundary located 122 ft. north and parallel to East Hastings St. Community level commercial facilities to serve this immediate residential community are intended to be developed adjacent to the north and south sides of East Hastings St. between Howard Ave. and Holdom Ave. At this time, a majority of the designated land uses have been developed consistent with the Apartment Study objectives.

- 2.3 In view of the existing development patterns in this immediate area, the Planning & Building Inspection Department is of the view that retention of the C2 zoning on the subject property and the 33 ft. lot (5730 East Hastings St.) located to the immediate east would not unduly impede the implementation of the adopted development objectives of the Apartment Study. In this regard, excluding these properties from apartment development will not prohibit a viable apartment site to be developed on the 5 existing R4 lots located to the south fronting Holdom Ave. as a consolidated parcel (refer to attached Sketch #4). Furthermore, commercial development of the subject site and 5730 East Hastings Street for C2 commercial purposes rather than residential development could be regarded as an acceptable form of development in this location and given the environmental effects of East Hastings St. would provide a form of buffer for the apartment development designated for the properties located to the south.

- 2.4 The subject development proposal as submitted specifically involves the redevelopment of the existing non-conforming gas station structure for the 7-Eleven retail store. With respect to the non-conformity of the existing gas station structure, Section 302.8 of the C2 zoning regulations specifies that:

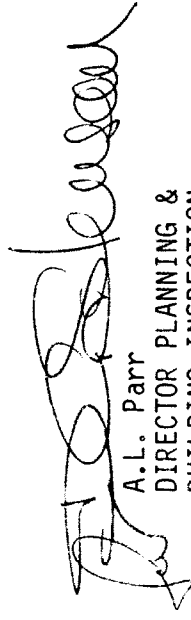
"A rear yard shall be provided of not less than 3.0 m (9.84 feet) in depth, except where a lot abuts a lot in an A, R nr RM district, such rear yard shall be not less than 6.0 m (19.69 feet) in depth."

The existing structure is presently located immediately adjacent to the rear property line with no setback. The applicant advises that development of the site for his purposes would not be practical unless a variance to the rear yard setback is permitted.

- 2.5 The subject proposal does not include 5730 East Hastings Street which has limited redevelopment potential by itself since its lot dimensions are only 33 feet by 92 feet with an area of 3,036 sq. ft. The prevailing regulations of the C2 District requires a minimum lot area of 6,028 sq. ft. and lot width of 49.21 ft. As a result, it is likely that the existing non-conforming autobody shop may remain for some time or perhaps the site could remain unutilized for a period of time should the shop vacate the premises.
- 2.6 In view of the foregoing information, the Planning & Building Inspection Department considers that commercial development relative to the subject development proposal adjacent to East Hastings St. can be supported as a variance to the designated Apartment Study objectives only on the basis of consolidating the subject property with 5730 East Hastings St. located to the immediate east. In this regard, this Department advises that such consolidation and redevelopment pursuant to the C2 regulations will ensure that an appropriate interface with the future apartment development designated on the properties to the south is provided through the observance of the required rear yard setback. Furthermore, consolidation of the subject site with 5730 East Hastings St. will result in the removal of the existing non-conforming autobody shop, eliminate the possibility of creating a locked in lot type of situation on 5730 East Hastings Street as outlined above and, most importantly, provide sufficient site area and flexibility to develop an appropriate retail facility that satisfies the applicant's requirements as well as the regulations of the C2 Zoning District.
- 2.7 It is therefore recommended that Council not give favourable consideration to the subject development proposal as submitted. However, it would be appropriate for Council to indicate its willingness to authorize the Planning & Building Inspection Department to issue Preliminary Plan Approval for development of a retail store at 5720 and 5730 East Hastings Street on a consolidated site basis in full observance of the prevailing C2 zoning regulations with the understanding that a further report will be submitted to Council.

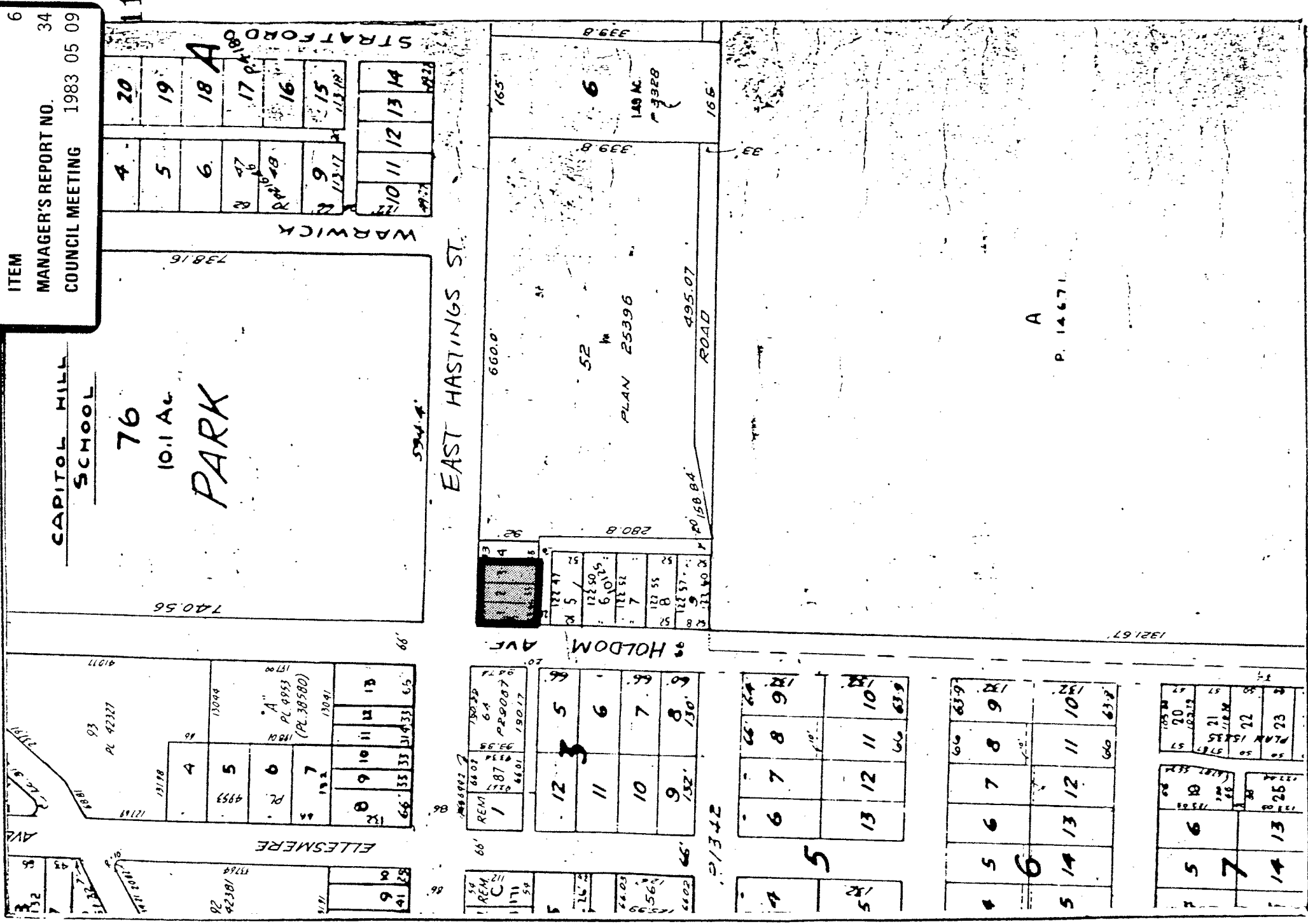
PDS/js

Attachments



A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

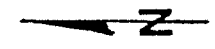
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Date 1983 MAY  
 Burnaby Planning Department

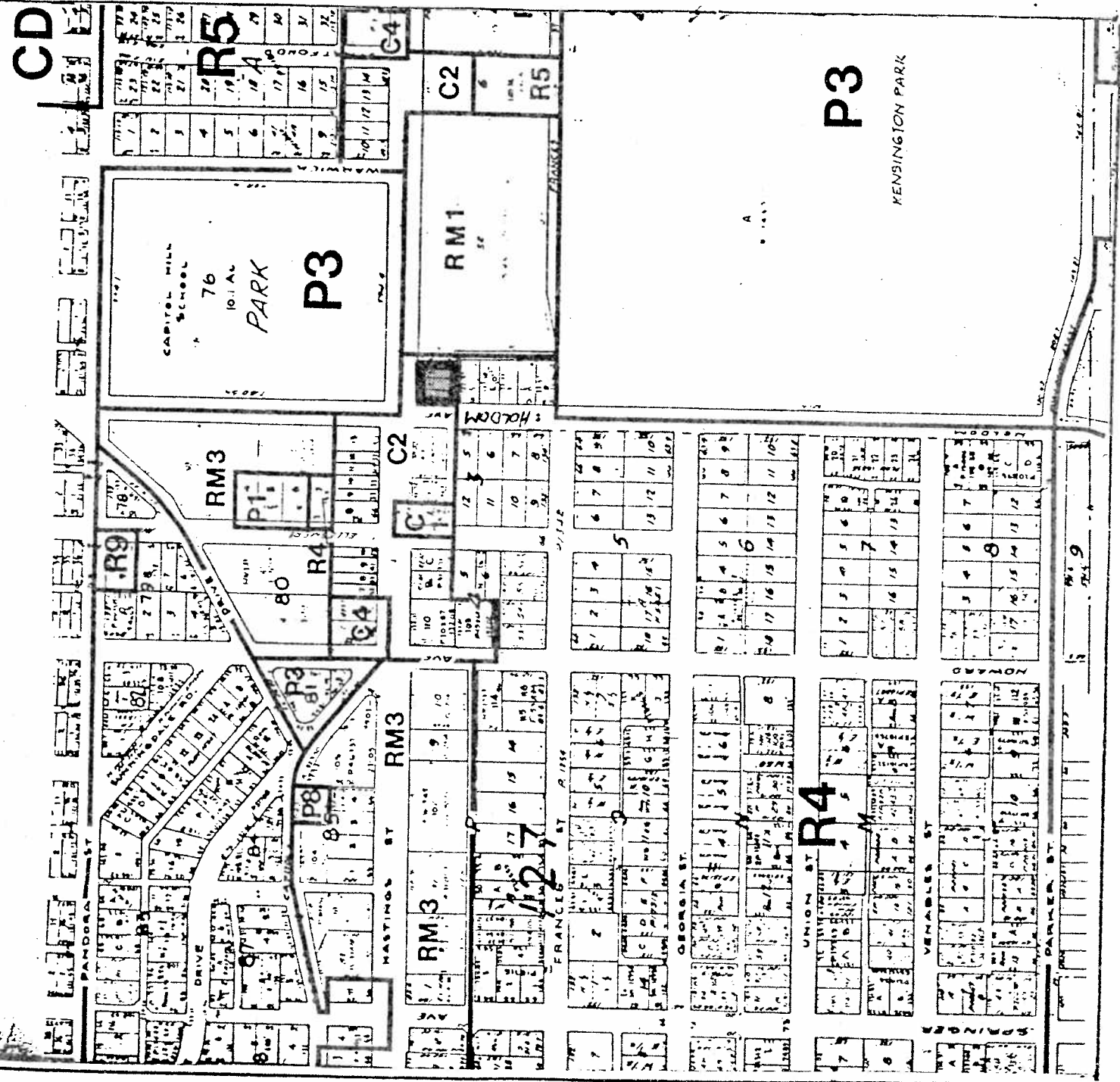
# SKETCH # 1

Scale 1:2400  
 Drawn By



 subject site

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Date

1983 MAY

Scale

1:4800

Drawn By



Burnaby Planning Department

# SKETCH # 2

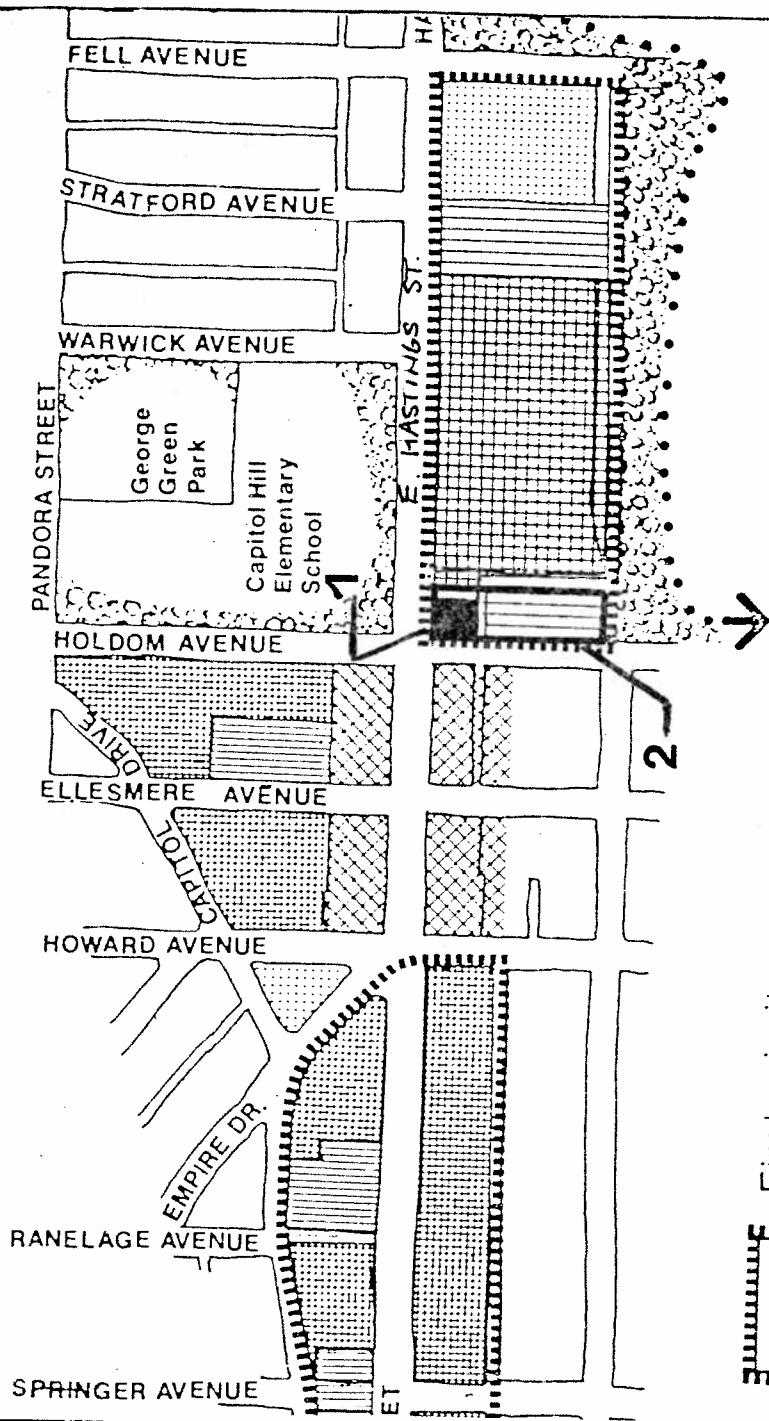


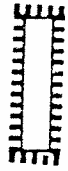

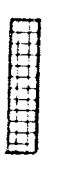
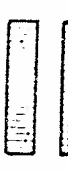
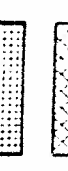
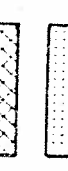
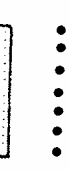

subject site



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-  First priority apartment area
-  Proposed low density apartment area
-  Existing low density apartment area
-  Proposed medium density apartment area
-  Existing medium density apartment area
-  Commercial centre
-  Institutional area
-  Trail system

DY AREA B Drawing Number 2

Date  
 1983 MAY

Scale  
 1:4800

Drawn By



Burnaby Planning Department

# SKETCH # 3



1; subject site  
 2; designated RM1 site



SCHOOL

76

10.1 Ac.

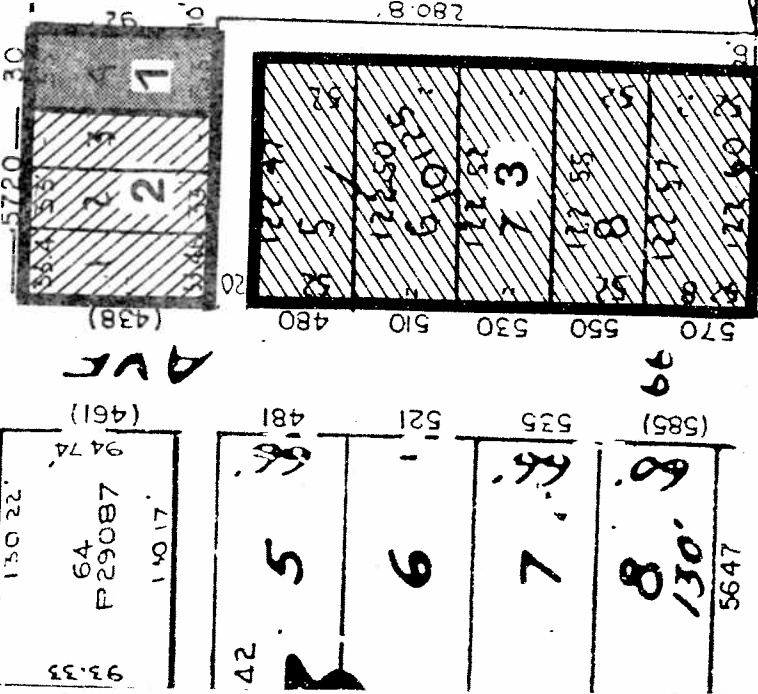
PARK

CAPITOL HILL  
ELEMENTARY  
SCHOOL

594.4'

(5797)

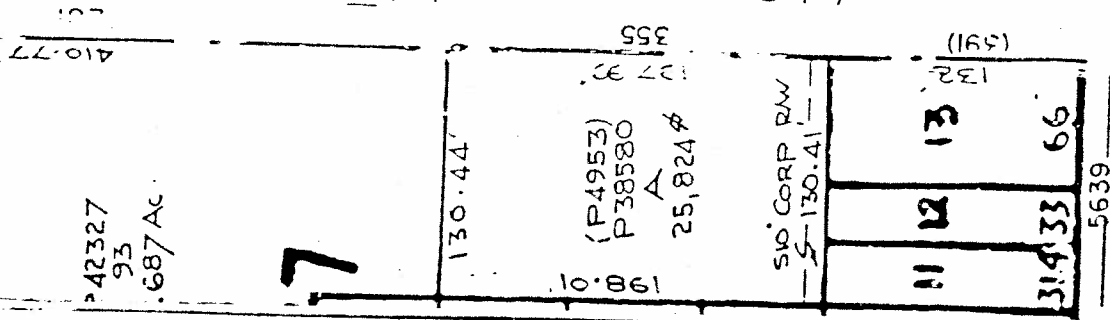
HASTINGS ST



P25396  
52  
5.15 Ac.

(5840)

1216.00



740.4'

350

HOLDOM AVE

355

(591)

5639

5698

130.22'

92.33  
64  
P29087  
140.17'

(461)

AVENUE

(438)

5720

30

5740

660'

481

521

535

(585)

66

130.8  
5647

280.8

158.84'

Date

1983 MAY

Scale

1:1200

Drawn By



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# SKETCH # 4

- 1; 5730 HASTINGS ST
- 2; subject site
- 3; potential RM1 site

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