

RE: PROPOSED GAS STATION AND COMMERCIAL BUILDING AT THE NORTHEAST
 CORNER OF CANADA WAY AND SMITH AVENUE
 COMMUNITY PLAN EIGHT

MUNICIPAL MANAGER'S RECOMMENDATION:

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

TO: MUNICIPAL MANAGER * * * * * 1987 JUNE 24
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION R.Z. REF. #45/85

SUBJECT: PROPOSED GAS STATION AND COMMERCIAL BUILDING AT THE NORTHEAST
 CORNER OF CANADA WAY AND SMITH AVENUE
 COMMUNITY PLAN EIGHT

RECOMMENDATION:

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

REPORT


An application for Preliminary Plan Approval to permit a new "Domo" full service gasoline station and approximately 427 m² (4600 sq. ft.) of service commercial space has been received for a site at the northeast corner of Canada Way and Smith Avenue. The application covers the western portion of the old vacant lumber store site (refer to attached Sketches 1 and 2).

The subject application is consistent with the existing C4 Service Commercial District zoning of the site but conflicts with the adopted Community Plan Eight for this area.

The subject property forms part of a larger through-block lot assembly called for in the Community Plan which designates the site for RM3 (three storey apartments) with a mix of C2 Community Commercial use. The purpose of this designation is to develop residential uses which are compatible with the existing residential uses in the area and provide commercial services to the developing apartment area.

This site was part of a larger one included in Rezoning Reference #45/85 for CD/C2 zoning which was abandoned by Council on 1986 02 17. Staff last reported on this site on 1986 01 20.

In the opinion of the Planning staff this new development will significantly affect the future lot assembly potential of the lands to the north for apartment use. The development of service commercial C4 zone uses which are oriented to vehicular businesses will not complement the residential development proposed for the area. It is, however, acknowledged that the application does conform to the existing zoning. Unless otherwise directed by Council staff propose to issue Preliminary Plan Approval for the proposed development.


 A.L. Parr,
 DIRECTOR PLANNING &
 BUILDING INSPECTION

BR/js

Attachments

ITEM 14
 MANAGER'S REPORT NO. 44
 COUNCIL MEETING 87/06/29

128

TRANS CANADA HWY 150

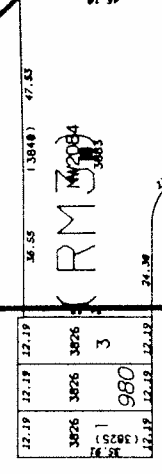
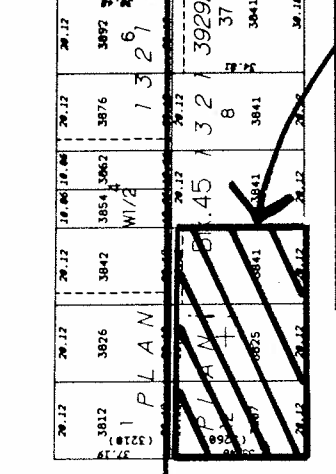
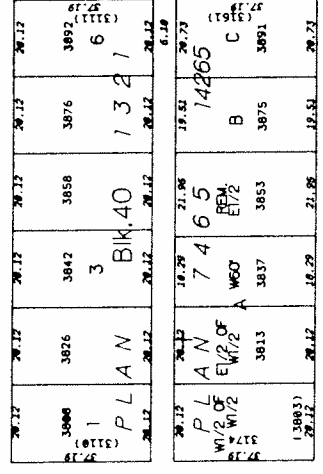
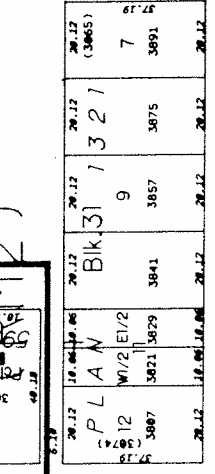
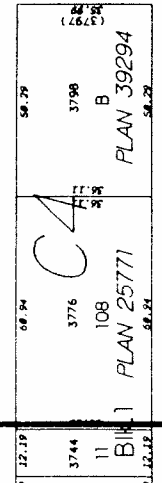
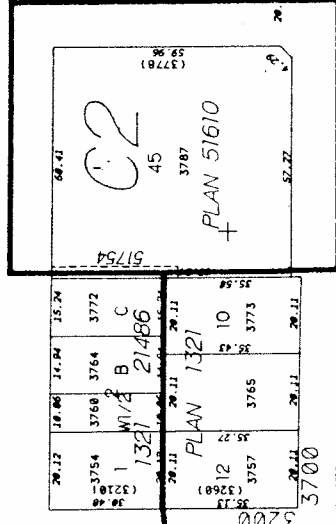
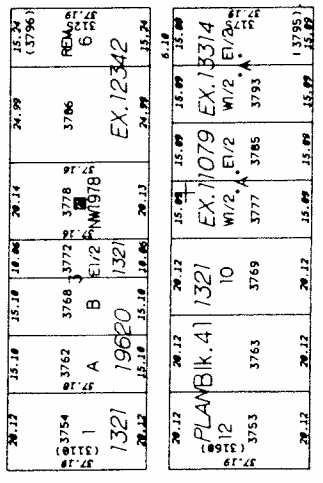
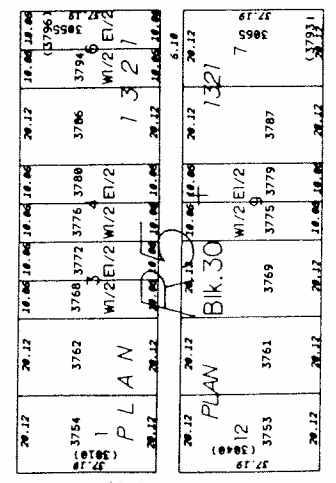
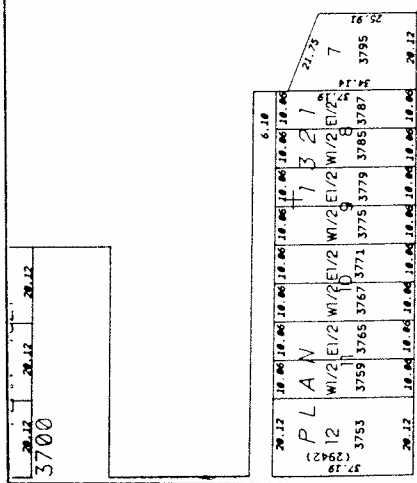
L.69

MANOR ST. 16

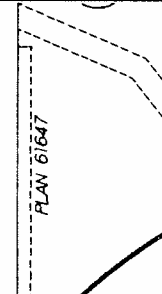
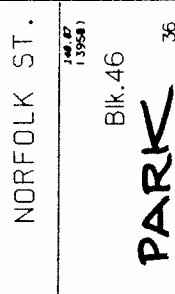
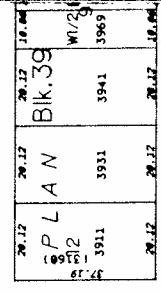
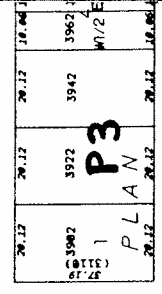
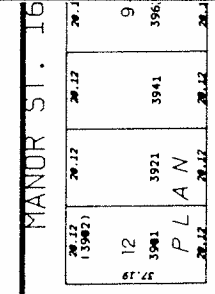
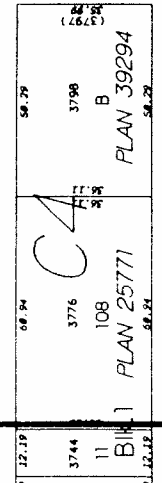
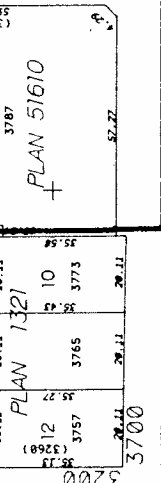
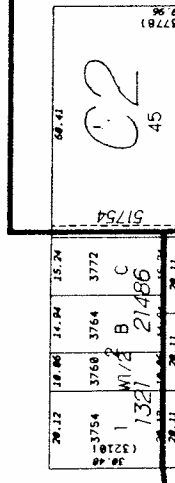
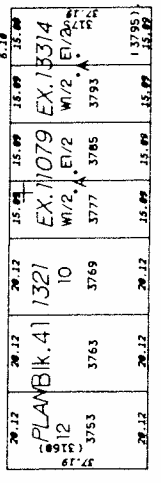
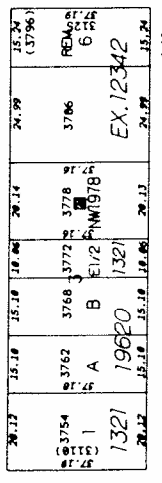
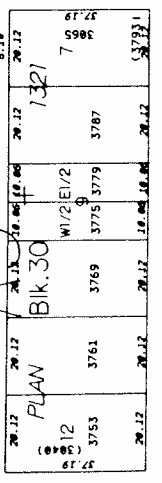
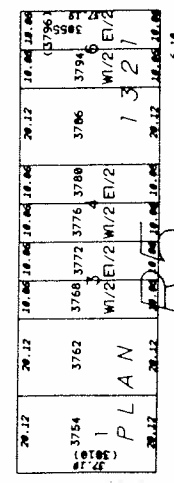
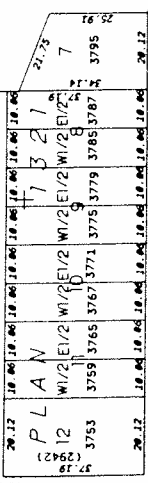
DOMINION ST.

NORFOLK ST.

CANADA WAY



3700



SEE FACET A-17

OVERLAY - PLANNING AND BUILDING INSPECTION DEPARTMENT

THE CORPORATION OF THE DISTRICT OF BURNABY



Date: 1987 JUNE
 Scale: 1:2000
 Drawn By:

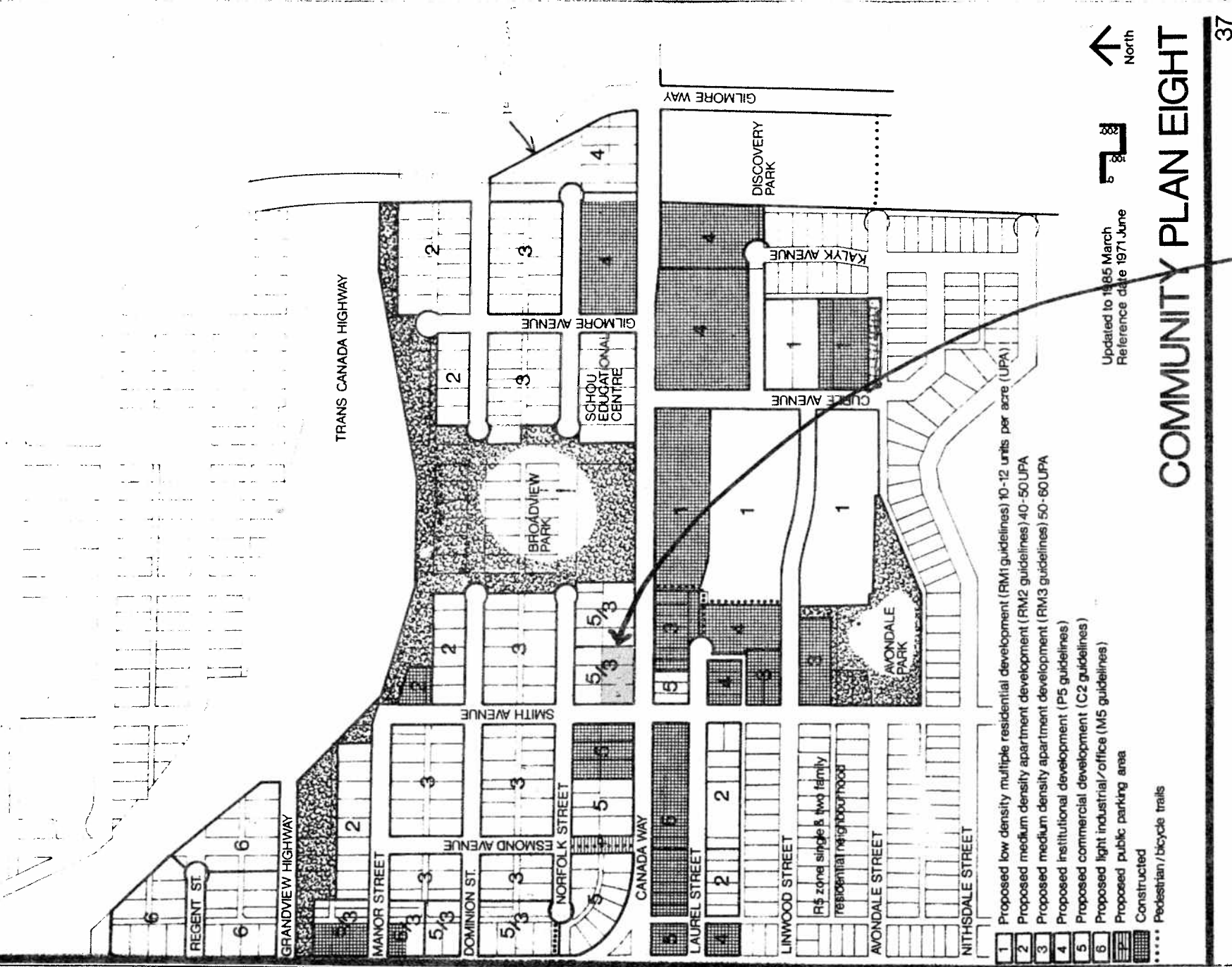
PROPOSED C4 DEVELOPMENT SITE

3007/25/41 CANADA WAY

SKETCH 1

DISCLAIMER: THE CORPORATION OF BURNABY DOES NOT GUARANTEE THE CORRECTNESS OF LOT AREAS OR DIMENSIONS SHOWN ON THIS MAP. PLAN OR DRAWING INFORMATION IS FOR INFORMATION ONLY AND SHOULD OBTAIN SAME FROM THE LAND SURVEYOR OR THE DISTRICT OF BURNABY, B.C.

ITEM 14
 MANAGER'S REPORT NO. 44
 COUNCIL MEETING 87/06/29



- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (P5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)
- Proposed public parking area
- Constructed
- Pedestrian/bicycle trails

Updated to 1985 March
 Reference date 1971 June

COMMUNITY PLAN EIGHT



Date: **1987 JUNE**

Scale: 129

Drawn By:

PROPOSED C4 DEVELOPMENT SITE

