

ITEM	18
MANAGER'S REPORT NO.	22
COUNCIL MEETING	92/03/30

TO: MUNICIPAL MANAGER 1992 March 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #35/91
5171-5179 RUMBLE STREET AND 7537 ROYAL OAK AVENUE

Lot 29, D.L. 98, Plan 573, Pcl. B (EP 12490);
Lot 80, D.L. 98, Plan 32624

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1992 April 28.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 April 06 and to a Public Hearing on 1992 April 28 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
 - e) The subdivision of the net site into legal parcels to accommodate the development plan.
 - f) The granting of any necessary easements.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The undergrounding of existing overhead wiring abutting the site.
 - i) The provision of a public pedestrian walkway easement from Irmin Street to Royal Oak Avenue and the construction of a concrete walk and lighting to the approval of the Director Engineering.

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- j) The retention of as much existing mature vegetation as possible on the site, and the submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.

SUMMARY:

The applicant has now submitted a development plan for the subject site which is suitable for submission to a Public Hearing.

R E P O R T

1.0 APPLICANT:

Chevron Canada Limited
1500 - 1050 West Pender Street
Vancouver, B. C.
V6E 3T4

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit development of a self-service gas station and retail space.

3.0 BACKGROUND:

- 3.1 The subject property is located within the Royal Oak Development Plan adopted by Council 1990 January 08 and is designated South Slope Commercial Centre. The site is currently occupied by a service station. An office/retail building on the site at 5171 Rumble Street was recently demolished.
- 3.2 The site is adjacent to existing dwellings in an R5 Residential area to the north and west. The site has a short frontage on, but no access from the Irmin Street residential cul-de-sac. Commercial development, and beyond this the Burnaby 2000 School and park site, are located across Royal Oak Avenue to the east. Commercial development is also located to the south across Rumble Street.
- 3.3 The applicant proposes to reconfigure the subject site into two new legal parcels. The south site on the corner of Royal Oak Avenue and Rumble Street is to be developed as a self-serve gasoline station with a convenience store. The north site fronting on Royal Oak Avenue extending through to Irmin Street is to be developed for retail commercial use. The proposed developments are considered appropriate in the context of the adopted plan provided that a suitable plan of development incorporating appropriate landscaped buffers to the adjacent residential properties are provided and appropriate landscaped and pedestrian-friendly frontages are provided along Rumble Street and Royal Oak Avenue. Reflecting these objectives, the proposed zoning is Comprehensive Development District based on C2 Community Commercial District guidelines with a defined C6a area to accommodate the actual self-service pump islands.

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3.4 Council on 1991 September 23 received the report of the Planning and Building Department concerning the rezoning of the subject site, and adopted a recommendation authorizing staff to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned

From: R5 Residential District, C2 Community Commercial District and P8 Parking District

To: CD Comprehensive Development District (based on C2 Community Commercial District guidelines and in accordance with the development plan entitled "Chevron Canada - Royal Oak Avenue and Rumble Street") and C6a Gasoline Service Station District

4.2 A 3.8 m (12.5 ft.) road widening dedication is required along Royal Oak Avenue. A 1.2 m (3.9 ft.) road widening dedication is required along Rumble Street. A 3 m x 3 m (10 ft. x 10 ft.) corner truncation is also required.

4.3 The site will be subdivided into two reconfigured lots. The south lot on the corner of Royal Oak Avenue and Rumble Street will be developed as a self-serve gasoline station with a convenience store. The north lot fronting on Royal Oak Avenue extending through to Irmin Street will be developed for retail commercial use.

4.4 Easements in favour of the northerly retail site are required over the gas station site to provide for loading access and a retail building canopy.

4.5 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site, including but not necessarily limited to the following:

- provision of a parking/right-turn lane, street lighting, boulevard grassing, street trees and separated sidewalk on Royal Oak Avenue.
- provision of a separated sidewalk, street lighting, boulevard grassing and street trees on Rumble Street.
- provision of a 1.5 m (5 ft.) concrete walkway and lighting on a 6 m (20 ft.) wide easement on the north edge of the site from the Irmin Street cul-de-sac to Royal Oak Avenue.

4.6 Vehicular access to the site will be provided from Royal Oak Avenue and Rumble Street only. There will be no vehicular access from Irmin Street.

4.7 The applicant will be expected to relocate underground the existing overhead wiring adjacent the site on Royal Oak Avenue.

4.8 Existing cedar hedges on site are being preserved.

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5.0 DEVELOPMENT PROPOSAL:

5.1 Service Station Site:

Net Site Area
(subject to survey) 2,224 m² (23,940 sq.ft.)

Floor Area:
Convenience Store 104.4 m² (1,224 sq.ft.) 178

Floor Area Ratio 0.051

Site Coverage (building) 5 percent

Parking: 4 spaces required
4 spaces provided

Loading: 1 space provided

Building Height one storey

Exterior Materials Stucco; standing seam metal canopy;
wood lattice garbage enclosure

5.2 Retail Site

Net Site Area
(subject to survey) 1,278 m² (13,757 sq.ft.)

Floor Area
Retail 310 m² (3,340 sq.ft.)

Floor Area Ratio 0.24

Site Coverage 24 percent

Parking: 7 spaces required
9 spaces provided

Loading 1 space provided

Building Height One storey

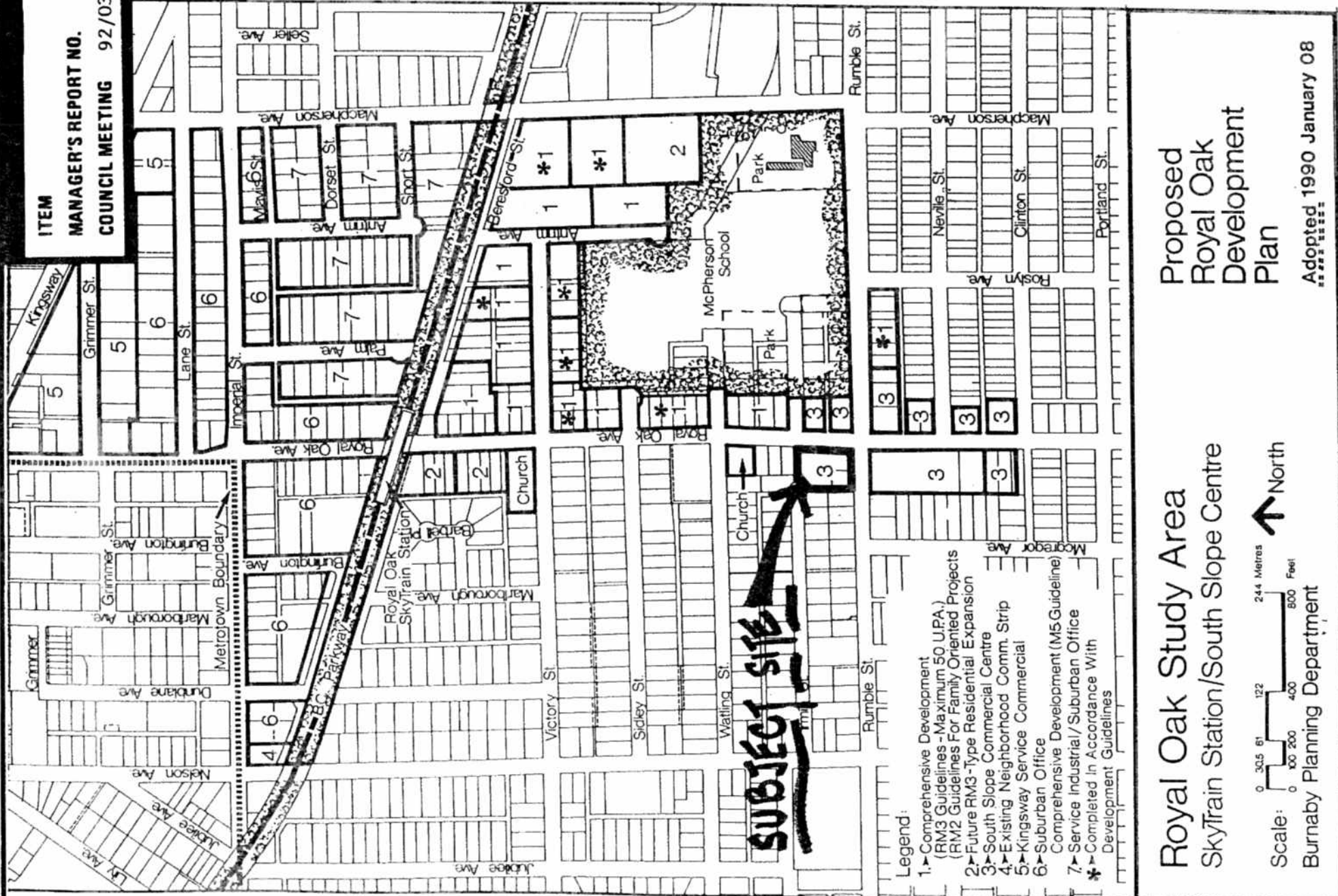
Exterior Materials Stucco; standing seam metal canopy;
wood lattice garbage enclosure

RR
RR:hr

cc: Director Engineering
Municipal Clerk

A. L. Parr
A. L. Parr, Director
Planning and Building

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- Legend:
- 1. Comprehensive Development (RM3 Guidelines - Maximum 50 U.P.A.)
 - 2. RM2 Guidelines For Family Oriented Projects
 - 3. Future RM3-Type Residential Expansion
 - 4. South Slope Commercial Centre
 - 5. Existing Neighborhood Comm. Strip
 - 6. Kingsway Service Commercial Suburban Office
 - 7. Service Industrial/ Suburban Office
 - * Completed in Accordance With Development Guidelines

Royal Oak Study Area
 SkyTrain Station/South Slope Centre

Scale: 0 30.5 61 122 244 Metres
 0 100 200 400 800 Feet
 North
 Burnaby Planning Department

Proposed
 Royal Oak
 Development
 Plan
 Adopted 1990 January 08

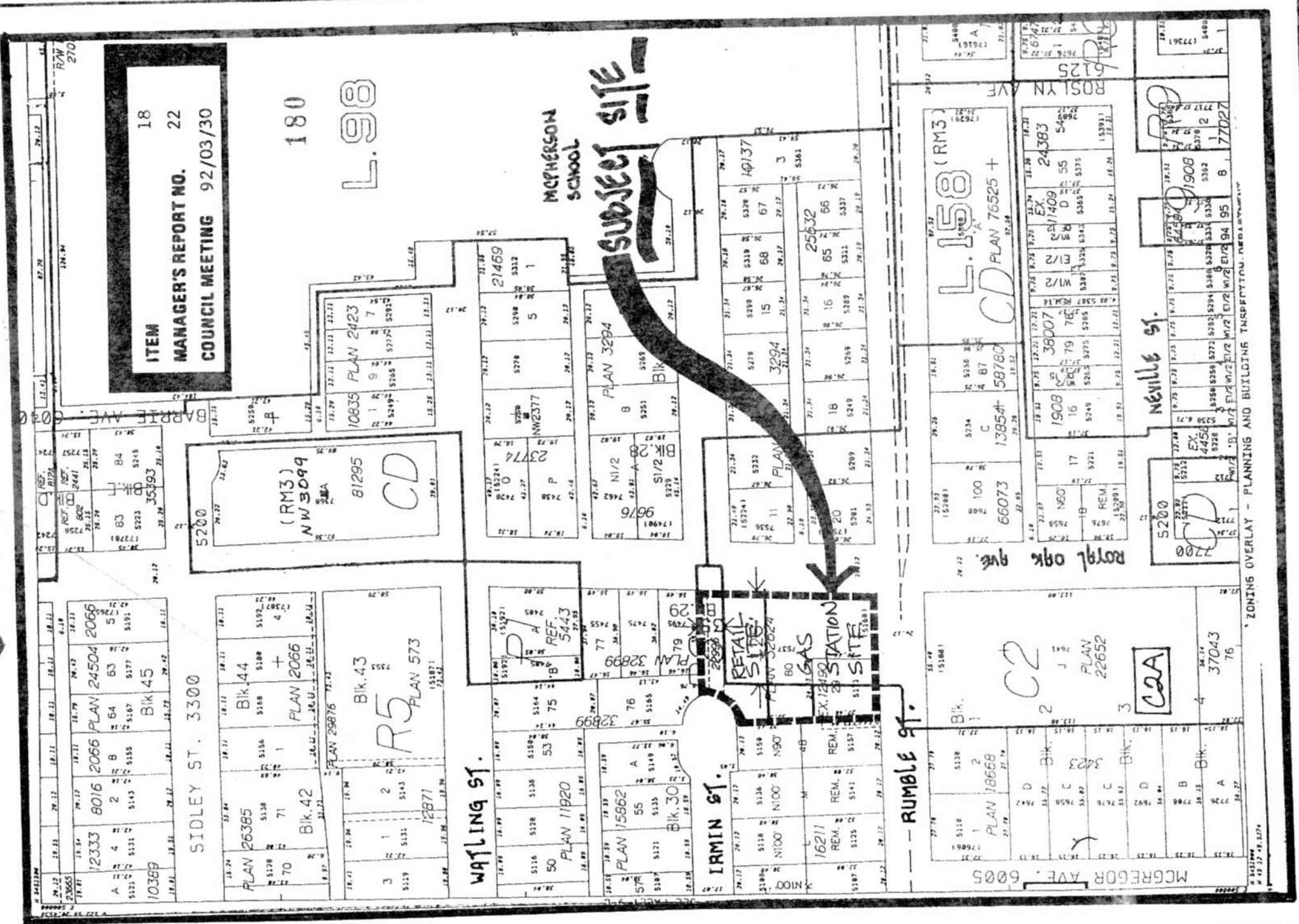
Date: **September 1991**

Scale: **N.F.S.**

Drawn By: **J.P.C.**



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180
 L.98

MCPHERSON SCHOOL

SUBJECT SITE



Planning & Building Inspection Department

Date: **SEPTEMBER 1991**

Scale:

1:2000

Drawn By:

J.P.C.

REZONING REFERENCE # 35/91



North

sheet # 2

ZONING OVERLAY - PLANNING AND BUILDING INSPECTION DEPARTMENT