

TO: CITY MANAGER 2001 MAY 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 00-19
Split-serve gasoline service station with retail store

ADDRESS: 5059 Canada Way

Legal: Lot 129 Except: Part Dedicated Road on Plan LMP 35146, DL 85, Group 1, NWD Plan 33880

From: C2 Community Commercial District

To: CD Comprehensive Development District (based on C6b Gasoline Service Station District and in accordance with the development plans entitled "Proposed New Retail Store, Canopy and Site Upgrading; 5059 Canada Way" by Beesley Engineering Ltd.)

Applicant: Imperial Oil Ltd.
3232 Underhill Avenue
Burnaby, B.C. V5A 3C7
(Attn: Lawrence Ng)

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2001 June 26.



RECOMMENDATIONS:

1. That a Rezoning Bylaw be prepared and advanced to First Reading on 2001 June 11 and to a Public Hearing on 2001 June 26 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 City 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 Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e. The dedication of any rights-of-way deemed requisite.
- f. The deposit of the applicable GVS & DD sewerage charge.
- g. The submission of a Site Profile and resolution of any arising requirements.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new split-serve gasoline service station with a retail store to replace an existing self-serve service station with a retail store.

2.0 BACKGROUND INFORMATION:

On 2000 July 31 Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department 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.

3.0 GENERAL DISCUSSION

- 3.1 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the construction of separated sidewalks on Canada Way and Sperling Avenue.
- 3.2 Road widening dedications of 1.5 meters along Sperling Avenue and 2.4 meters along Canada Way are required to accommodate the above improvements.
- 3.3 The GVS & DD Sewerage Charge of \$0.811 per square foot is applicable for this development.
- 3.4 As the site is a highly visible component of the entrance into Deer Lake Park, the applicant has been required to provide architectural treatments that are consistent with the area's natural setting and its role as a cultural precinct.
- 3.5 The applicant will be providing two full serve refueling positions, rather than one dual sided full serve pump as the amended definition of Gasoline Service Station, Self Serve requires. This is to avoid signage and onsite circulation problems that may arise given the relatively small site after dedications. The proposed number of full serve refueling positions (two) remains equivalent to that required by the bylaw, with the only variance being their location.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Gross Site: - 1,634.7m² (17,596 sq. ft.)
Dedications: - 147.3m² (1,586 sq. ft.)
Net Site: - 1,487.4m² (16,011 sq. ft.)
Lot Coverage Permitted: - 30%
Lot Coverage Shown: - 27.1%
- 4.2 Gross Floor Area: - 141.25m² (1,520 sq. ft.)
Building Height Permitted: - 6.0m (19.69ft.)
Building Height Shown: - 4.0m (13.12ft)

- 4.3 Parking Required
and Shown: - 5 spaces
- 4.4 Loading Required
and Shown: - 1 space



J.S. Belhouse
Director Planning and Building



EK:gk

- cc: City Clerk
Director Engineering
City Solicitor
Director Parks, Recreation & Cultural Services