

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-31 2019 SEPTEMBER 11

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Pacific Land Group
212 – 12992 76 Avenue
Vancouver, BC V3W 2V6
Attn: Laura Jones
- 1.2 Subject:** Application for the rezoning of:
The East 149 Feet of Lot 2, District Lot 70, Group 1, NWDP 3824,
Except Plans 64206, 33546, and EPP6300
- From:** C6 Gasoline Service Station District
- To:** CD Comprehensive Development District (based on C6b Gasoline
Service Station District and C2 Community Commercial District)
- 1.3 Address:** 4487 Canada Way
- 1.4 Location:** The subject site is located on the northwest corner of Willingdon
Avenue and Canada Way (Sketch #1 *attached*).
- 1.5 Size:** The site is roughly rectangular in shape with a total area of 2,133.48
m² (22,964 sq. ft.) and frontages of approximately 52.26 m (171 ft.)
on Willingdon Avenue and 24.89 m (82 ft.) on Canada Way.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
the construction of a new restaurant and a larger convenience store
for the existing gasoline service station.

2.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property, located on the northwest corner of Willingdon Avenue and Canada Way, is improved with a gasoline service station with eight gasoline pumps, two diesel pumps, and a 216 m² (2,325 sq. ft.) building that includes a convenience store and four vacant service bays for a vacant automobile service use. Vehicular access is available from Norfolk Street, Willingdon Avenue and Canada Way.

To the north, across the Norfolk Street cul-de-sac, is an office building; to the east, across Willingdon Avenue, is a gasoline service station, with the Willingdon Green office park beyond; to the west, immediately adjacent, are light manufacturing buildings; and to the south, across Canada Way, is the Willingdon Lands, with BCIT to the southeast across Canada Way and Willingdon Avenue.

4.0 BACKGROUND INFORMATION

The subject site was developed in 1981 and is designated in the Burnaby Official Community Plan for Business Centre use. However, it is considered unlikely that this site will redevelop in the near term, as a larger site assembly would be required.

It should be noted that the subject site is located on a prominent intersection in Burnaby and as such, in the interim, pending future redevelopment in line with the Official Community Plan, the site would benefit from being able to offer additional convenience store and restaurant options to motorists, employees, and BCIT staff and students in the area.

5.0 GENERAL INFORMATION

- 5.1 The subject rezoning application involves rezoning the site to the CD Comprehensive Development District (based on C6b District guidelines and C2 Community Commercial District guidelines) in order to permit the redevelopment of the existing convenience store into a larger convenience store and in order to permit a restaurant use that is quick service in nature and has less than 50 seats. The applicant is proposing to demolish the existing convenience store and service bays and construct a new building, containing the restaurant and convenience store, with a floor area of approximately 297 m² (3,197 sq. ft.). The automobile service use would not be re-established.
- 5.2 Retail convenience stores are a generally accepted related use to gasoline service stations, but are subject to Council consideration of rezoning to the C6b District and a maximum retail floor area of 186 m² (2,002 sq. ft.). As this is an existing gasoline service station with a retail grocery store use, the proposed increase in size of the retail convenience store area from 15 m² (161 sq. ft.) to 186 m² (2,002 sq. ft.) should not have a significant

impact on traffic flows along Canada Way or Willingdon Avenue. Further, there are limited retail and food service options available in the area to serve the population that frequents this busy intersection. Therefore, the proposal to rezone the site to the CD District (based on C6b District guidelines) is considered to have merit.

- 5.3 The applicant is also proposing to construct a 111 m² (1,195 sq. ft.) quick service restaurant on the subject property in order to adaptively re-use the site. Quick service restaurants are becoming commonplace on gasoline service station sites as they offer convenience opportunities for the community, similar to the retail convenience stores also found onsite. The subject property would benefit from such a use given the limited number of quick service restaurants available in the area, especially for the Business Centre use employees and BCIT campus staff and students. Therefore, the proposal to add the C2 District to the site is also considered supportable. It is noted that a drive-thru component to the restaurant use would not be permitted.
- 5.4 The gasoline and diesel pumps are to remain onsite with no changes. However, new underground tanks are proposed to replace existing aging infrastructure.
- 5.5 Parking and loading will be required to meet the proposed use requirements.
- 5.6 Vehicular access will continue to be from Willingdon Avenue, Canada Way and Norfolk Street.
- 5.7 The provision of any necessary road dedications and statutory rights-of-way will be required.
- 5.8 Applicable development cost charges would include:
- GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Cost Charge.
- 5.9 Submission of a Site Profile and resolution of any arising requirements.
- 5.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION

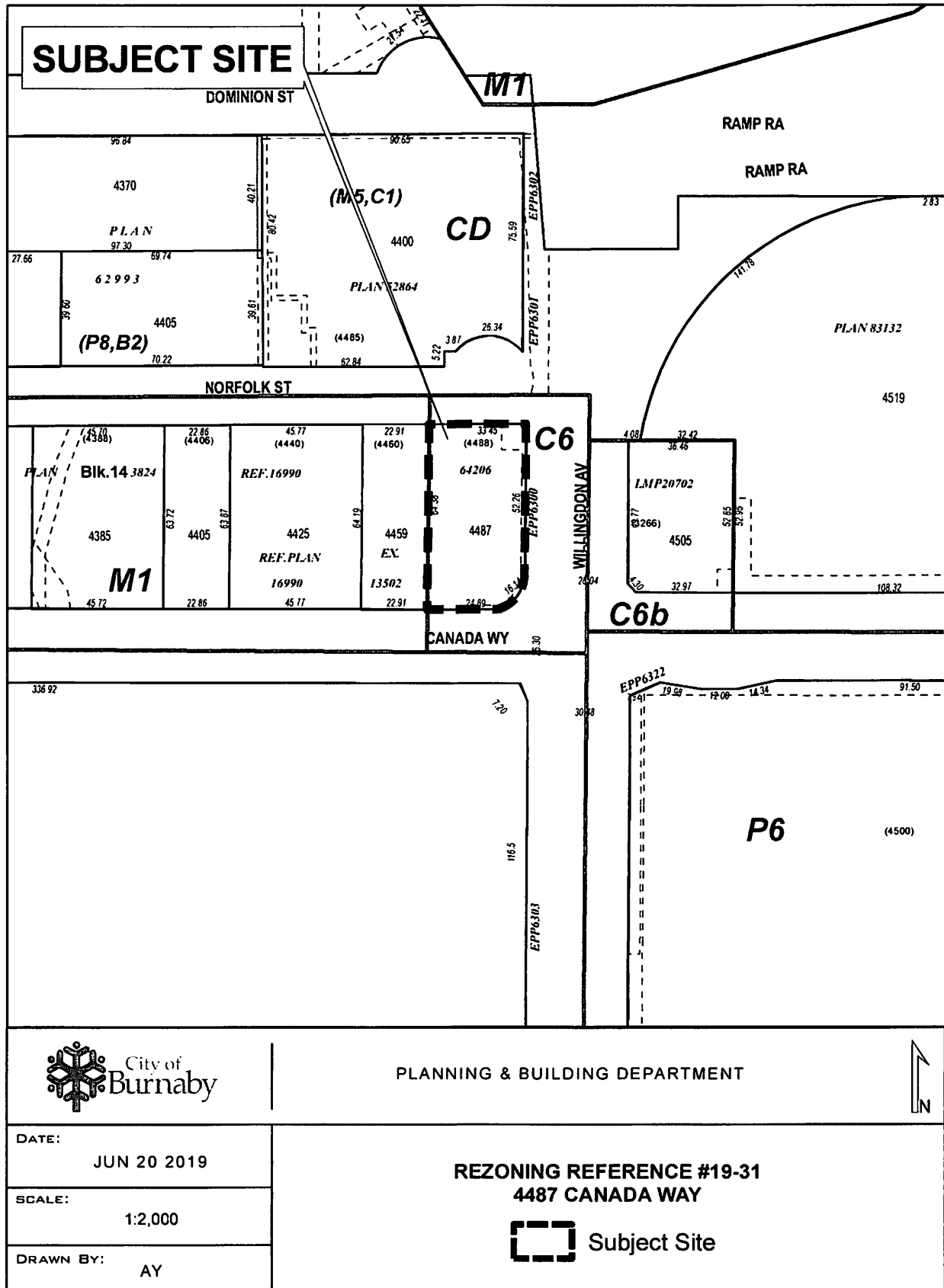
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



KL:rh

Attachment

cc: City Solicitor
City Clerk



Sketch #1

June 5, 2019

PLG File: 19-1832

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RE: Letter of Intent – Rezoning to facilitate additional commercial use and redevelopment of existing gas station at 4487 Canada Way, Burnaby

Pacific Land Resource Group Inc. ("PLG") has prepared the following planning rationale to support a rezoning application at 4487 Canada Way, Burnaby ("Subject Property"). The purpose of this application is to rezone the Subject Property from the *Gasoline Service Station District (C6)* Zone to a Comprehensive Development Zone in order to redevelop the existing service station with a larger retail component and a new restaurant use.

Site Context

The Subject Property is a 0.53-acre parcel located at the corner of Canada Way and Willingdon Avenue. An existing Chevron gas station operates on the property. Current operations include eight gasoline pumps, two diesel pumps, and a 15 m² convenience store. A vacant automobile service use with four service bays is also attached to the small convenience store. The Subject Property is currently zoned *Gasoline Service Station District (C6)* and the current use of the property complies with the requirements of this zone.

The Subject Property is designated "Mixed Employment" in Metro Vancouver's Regional Growth Strategy and The City of Burnaby's Official Community Plan ("OCP"). The Subject Property is not currently included within a sub-area plan and is surrounded with light industrial and office uses to the northwest, a gas station to the east, and institutional uses to the south.

Development Proposal

The purpose of this application is to:

- Rezone the Subject Property from "Gasoline Service Station District" (C6) to a site-specific commercial zone (CD) to allow for a new convenience store and restaurant while retaining the existing gas station; and
- Fulfill the Form & Character requirements required as part of the rezoning.

City of Burnaby OCP

The Subject Property is currently designated as "Mixed-Employment" in the OCP and it is further identified as being within a "Business Centre" designation in Section 6 of the OCP. While Business Centres are oriented to businesses with differing combinations of research, sales/service, light

manufacturing and management, the mix of uses is noted to be variable to an undefined extent based on existing land use, surrounding land use policy, and transportation options.

Proposed Zoning

The Subject Property is proposed to be rezoned from C6 to CD to accommodate the redevelopment of the service station building into a 297 m² building with a 186m² retail convenience store and a 111 m² restaurant. The existing 127 m² gas bar canopy would be retained as is, resulting in a total lot coverage of 424 m² or approximately 19.9%.

The following changes are proposed for the renovation / redevelopment of the site:

- The existing building will be demolished and replaced with a convenience store and a restaurant;
- The Auto Service use will not be re-established; and
- New underground tanks will replace the existing aging infrastructure. The new tanks are double-walled fiberglass with an interstitial space. The tanks, sumps, and fuel lines are continuously monitored with automatic shutoffs. If there is a spill at the pumps or refueling tank area, all contaminated run off is design to discharge into an oil interceptor.

Chevron staff have strict safety protocols to ensure site staff and fuel truck operators are familiar with the location of emergency shut-off valves, as well all required procedures to contain the contaminated run off onsite.

Table 1 below identifies the proposed changes to the redeveloped Gas Station.

Road Dedications

Due to previous expropriation for road rights-of-way, no further road dedications are anticipated as part of this rezoning application.

Table 1 – proposed changes to the Subject Property

	Property size	Auto Service Bays	C-Store	Restaurant
Existing gas station	2,133 m ² (0.53 acres)	4	15 m ²	N/A
New gas station	2,133 m ² (0.53 acres)	0	186 m ²	111 m ²

The proposed rezoning would facilitate the redevelopment of the Subject Property into a gasoline service station with a convenience store and restaurant use. Similar developments have occurred in the City of Burnaby, most notably at 7089 Lougheed Highway where the previous gasoline service station building was removed and a new building with a convenience store and restaurant use was developed. Another similar development was completed at 5059 Canada Way in the early 2000s. Both of these properties hold CD Zones.

Parking

The proposed site plan complies with the Off-Street Parking and Loading requirements (Schedule No. VIII & No. IX) of the Zoning Bylaw. These requirements establish that 1 parking stall is required for each 46 m² of gross floor area for both the restaurant and convenience store use and that one loading space is also required for retail buildings less than 460 m². As such, seven (7) parking stalls have been provided along with a loading space.

Truck Turning

The proposed site plan does not contain any modifications to the existing truck route that services this site. As illustrated on the enclosed site plan, the fuel truck enters the site southbound on Willingdon Avenue and exits westbound along Canada Way.

Landscaping

A conceptual landscape plan is included in this submission package. This plan illustrates general landscape areas as detailed plantings will be developed and included in a later submission. The guiding principles for design and plant selection includes maintaining clear site delineation between private and public space, and pedestrian and vehicle space. Additionally, the landscaping principles will also consider sufficient buffers for adjacent land uses and ensure site lines are maintained for the ingress and egress of vehicles and fuel trucks.

Form & Character

The Subject Property sits at the intersection of two arterial roads, one of which provides immediate access from the Trans Canada Highway making this an ideal site for an auto-oriented use. The lack of residential uses in the immediate vicinity also makes this a favourable site for such development given that the redevelopment is not expected to generate any land-use conflicts with neighbouring residents.

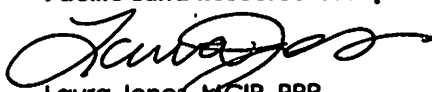
The redevelopment of the current building into a clean modern design with updated landscaping will not only serve to enhance the built form and attractiveness of the site, it will also help revitalize an important intersection into the City of Burnaby. A comprehensive site design and landscaping plan will be detailed as part of a later stage of this application.

Summary

In summary, the proposed rezoning demonstrates consistency with the intent of the OCP. The proposed development will modernize the operations and introduce increased value to the property which will benefit both the business operator and the City of Burnaby.

We trust this letter clarifies the intent of the development proposal. Should you have questions or require further clarification, please do not hesitate to contact Laura Jones at 604-501-1624.

Sincere Regards,
Pacific Land Resource Group Inc.


Laura Jones, MCIP, RPP
Senior Planner