

THE CORPORATION OF THE DISTRICT OF BURHABY

INTER-OFFICE COMMUNICATION

TO: Municipal Manager      DEPARTMENT: Manager's      DATE: June 3, 1971  
FROM: Director of      DEPARTMENT: Planning      OUR FILE # RZ 10/71  
SUBJECT: Rezoning Ref. #10/71      YOUR FILE #  
Lot 244, D.L. 91, Plan 34482 - 6745 and 6785 Canada Way

---

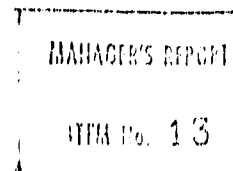
Council approved the above rezoning for further consideration at its March 22, 1971 meeting. The Planning Department would repeat its earlier recommendation contained in the attached report. However, should Council wish to proceed further with the rezoning we would recommend that the following be set as prerequisites:

1. The submission of a suitable plan of development. Council has already directed that a suitable plan should ensure that:
  - (a) The "stacking" arrangement for vehicles waiting to be washed is such that there will be no conflict with moving traffic on Canada Way.
  - (b) Employees of the car wash be required to park their vehicles on the site, and not on the side streets in the area.
  - (c) The equipment which is used for the car wash does not create a noise that is apt to be offensive to those residing in the area.
2. The submission of an undertaking to remove all existing improvements from the site within 6 months of the rezoning being effected.

In our March 12, 1970 report on this application the Planning Department emphasized its concern about the functioning of the proposed car wash and its effects on the amenities of the adjacent residential area. Therefore, should the Council decide to proceed with the subject rezoning the Planning Department would emphasize the necessity of providing adequate separation, screening and landscaping between the proposed use and the adjacent residential area.

In our report on the prerequisites to the previous rezoning of this property (RZ Ref. #64/68) the Department asked for the dedication of sufficient land to complete the north-south lane behind the site in order to allow secondary access as well as to provide a physical separation between

...2



June 3, 1971

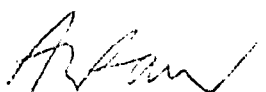
Re: Rezoning Ref. #10/71  
Lot 241, D.L. 91, Plan 34482  
6745 and 6785 Canada Way

the proposed use and the adjacent residential areas. However, Council chose not to accept this prerequisite and instead requested and received from the applicant an undertaking to provide landscaping and screening in lieu of lane dedication. The Planning Department has reviewed the necessity for a continuous lane in connection with this application and feels that in terms of the proposed use of the property for a car wash the lane is no longer necessary provided adequate screening and landscaping is maintained.

Furthermore in light of the fact that the continuous lane is no longer necessary the Department feels that the existing lane allowance behind the southerly portion of the site could be considered redundant provided that once again adequate screening and separation are maintained between the proposed use and adjacent residential area. The Department feels that the applicant would be interested in the purchase of this allowance as he has expressed his desire to do so in the past because the additional area could improve maneuvering and stacking on the site. The Department would, therefore, recommend the following additional prerequisites.

3. The provision of adequate landscaping and screening in the west corner of the site between the proposed use and the residential areas beyond including the retention of good existing growth.
4. The applicant's submission of an agreement to purchase the redundant allowance at such time as a Road Closing Bylaw is passed and title is obtained from the Lieutenant Governor in Council. The applicant would be responsible for maintaining the existing growth on the allowance and for providing whatever additional landscaping that may be necessary to bring it up to an acceptable standard.

Could you please forward this recommendation to Council for their consideration.

  
A. L. Parr,  
DIRECTOR OF PLANNING

GP/mp

Attachment  
c.c. Municipal Clerk

MANAGER'S REPORT

ITEM No. 13

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

March 12, 1971

Rezoning Reference #10/71

Item # 10

**SUBJECT:** Application for the rezoning of:  
D.L. 91, Lot 244, Plan 34482  
From Gasoline Service Station District (C6)  
to Service Commercial District (C4).

**ADDRESSES:** 6745 and 6795 Canada Way.

**LOCATION:** The subject property is located at the south-east corner of Canada Way and Formby Street.

**SIZE:** The subject property has a frontage on Canada Way of 118.69 feet and flanking depth on Formby of 131.6'. The area is approximately 22,700 square feet.

**SERVICES:** Municipal water, storm sewer and sanitary sewers are available and adequate for the proposed use.

**APPLICANT'S INTENTIONS:** The applicant wishes the subject property rezoned in order that he may establish a car wash business and gasoline outlet.

**SITE OBSERVATIONS:** The service station which formerly occupied a portion of the subject property has been recently removed. An older two storey residence still occupies the most northerly portion of the subject property. The surrounding development to the north, south, east and west consists of single family homes of generally good quality.

The subject property was rezoned from R5 Residential to C6 Gasoline Service Station District, its present category in 1968. The applicant at that time (under Rezoning Reference #64/68) requested rezoning in order that a legal but non-conforming service station on the property could be renovated and modernized. In its report on the previous application, the Planning Department had recommended that favourable consideration not be given. The department's recommendation was based on the following factors which we feel are relevant to the current application.

1. The subject property is located within a developing residential area of generally high quality subdivision and home design. In particular the subject property is in close proximity to the future 12th Street subdivision. In view of the fact that the former service station was built in 1968 and

MANAGER'S REPORT

ITEM No. 13

2. The Planning Department felt and still feels that the introduction of commercial zoning on Canada Way at this location would not be desirable due to the possible detrimental effects it could have on the functioning of this arterial and the possible detrimental effect it might have on the surrounding residential neighbourhood.

Furthermore, in the case of the service station it was felt that the motoring public was already adequately served by facilities at Sperling and Canada Way and at Canada Way and Edmonds. The service station has been removed since the first application. The applicant's current proposal for a service station and car wash is an expansion of the previous proposal for this property and would in our opinion be a more serious infringement on the amenities of the surrounding residential area.

While service stations can often, through good design, operate without any major detrimental effect on surrounding residential amenities, a car wash by the nature of its operation is a true service commercial use which would be difficult to integrate into such a well developed residential area as exists around the subject property.

Finally it should be emphasized that car washes by the nature of their operation can create traffic problems in peak hours of operation as stacked automobiles waiting for service protrude onto traffic arteries. This point is particularly relevant in the case of Canada Way, which due to its narrow width often has restricted vision. The Department feels that every effort should be made to maintain the free flowing functioning of this major artery.

RECOMMENDATION:

The Department would recommend that this application not be approved for the reasons noted above.

GP/bw  
Attchs.

