

TO: MUNICIPAL MANAGER 1992 AUGUST 05  
FROM: DIRECTOR PLANNING AND BUILDING  
SUBJECT: PROPOSED CAR WASH ESTABLISHMENT AT 6876,  
6892 AND 6916 ROYAL OAK AVENUE  
ROYAL OAK AREA PLAN  
PRELIMINARY PLAN APPROVAL #10503

PURPOSE: To respond to Council's concerns about a Preliminary Plan Approval application for a car wash facility which is at variance with the Royal Oak Area Plan.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND:

On 1992 June 29, Council received an information report concerning a Preliminary Plan Approval application for a car wash facility at 6876, 6892 and 6916 Royal Oak Avenue (see attached Sketch #1). This is at variance with the Royal Oak Area Plan which designates the site for Suburban Office use based on Comprehensive Development (M5 guidelines) zoning. The site to the south has such a two storey building while the site to the north is occupied with a gas station. Council referred the report back to staff for a discussion of alternative land uses and of traffic access problems.

2.0 APPLICATION UPDATE:

Subsequent to the 1992 June 29 Council meeting, the applicant has submitted a letter explaining the site selection and a revised set of plans.

The letter, received on 1992 July 17, indicates that other sites for the proposed car wash facility had been considered, but that this location seems most suitable. In addition, the applicant considers that the current local abundance of office space precludes developing this site with a suburban office type use in accordance with the Area Plan.

The revised plans show nineteen car washing stalls plus the required loading bay and a staff parking stall. The facility does not include provisions for recycling water. The anticipated average flow of cars to the site is 10 - 12 cars per hour during operations between dawn and dusk. Three large existing trees along Royal Oak Avenue and two along the lane are to be retained. Access is only from two driveways along Royal Oak Avenue and not from the lane. A six foot high fence on the sides and rear of the property is proposed to control potential problems of nuisance and trespass.

3.0 DISCUSSION:

The major concern with this proposal is that the redevelopment of such a wide (60.36m; 198.03 ft.), mid-block, visually prominent site, so close to the

Royal Oak Skytrain Station, in accordance with existing zoning rather than the designation in the Area Plan, is not in accordance with the redevelopment direction of this area to higher quality industrial/office developments, minimizing obvious vehicular orientation. The proposed self-serve car washing facility, as illustrated by submitted photographs of a similar existing facility, could be described as a spare, utilitarian structure with repetitive washing bays and expanses of asphalt with minimal landscaping.

However, it is acknowledged that this is a low intensity use that could be replaced at a future date with more intensive development in accordance with the objectives of the Area Plan.

In the interim, the impact of this vehicular oriented use can be mitigated somewhat through a careful use of materials, colour, paving materials and additional landscape screening. Traffic Division staff indicate that despite the need for left turns on and off this site, the low volume of anticipated traffic precludes this site becoming a nuisance. Limiting access to the two driveways on Royal Oak Avenue, while increasing the convenience and visibility of the site, also prevents short-cutting to the lane and minimizes adverse noise, light and pollution impacts on the properties to the rear. The loss of the site's current significant existing vegetation along Royal Oak Avenue, much of which contributes considerably to the greenery of the streetscape, is somewhat mitigated by the preservation of three large trees and the further addition of low landscaping.

Thus, although the proposal conflicts with the area's Development Plan, it is recognized that it does conform to the existing zoning, and unless otherwise directed by Council, staff proposes to process and issue a Preliminary Plan Approval for the proposed development in compliance with all normal Municipal requirements.

FA:yg

Attach.



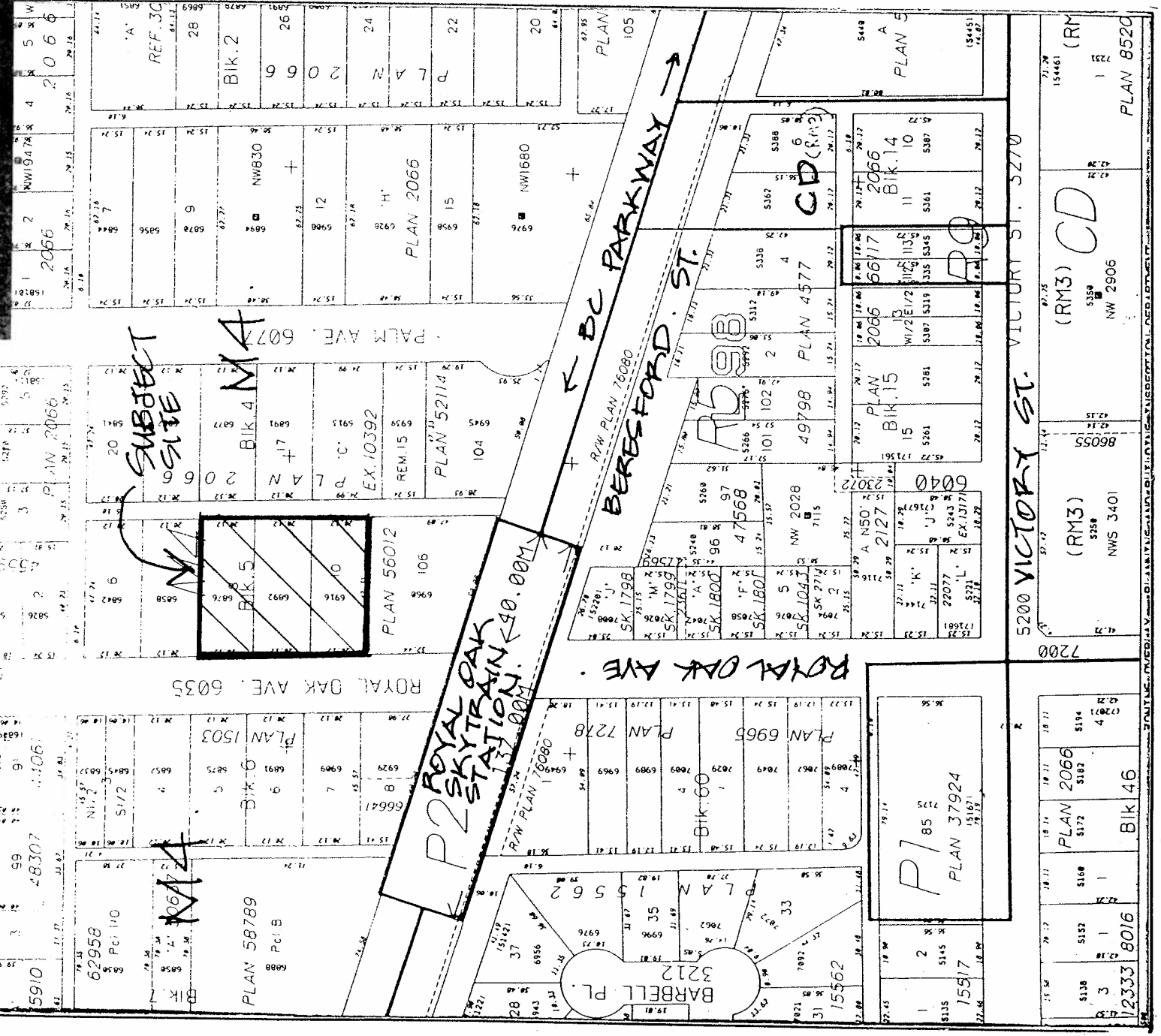
D.G. Stenson, Acting Director  
Planning and Building

ITEM 6  
 MANAGER'S REPORT NO. 209  
 COUNCIL MEETING 92/06/29  
 METRO TOWN PRELIMINARY  
 PLAN 2  
 PLAN 1503  
 PLAN 58789  
 PLAN 37924  
 PLAN 1503  
 PLAN 58789  
 PLAN 37924

ITEM 3  
 MANAGER'S REPORT NO. 46  
 COUNCIL MEETING 92/06/29

ITEM 26  
 MANAGER'S REPORT NO. 52  
 COUNCIL MEETING 92/08/10

IMPERIAL ST.



Date: 1992 JUNE 23  
 Scale: NTS  
 Drawn By:



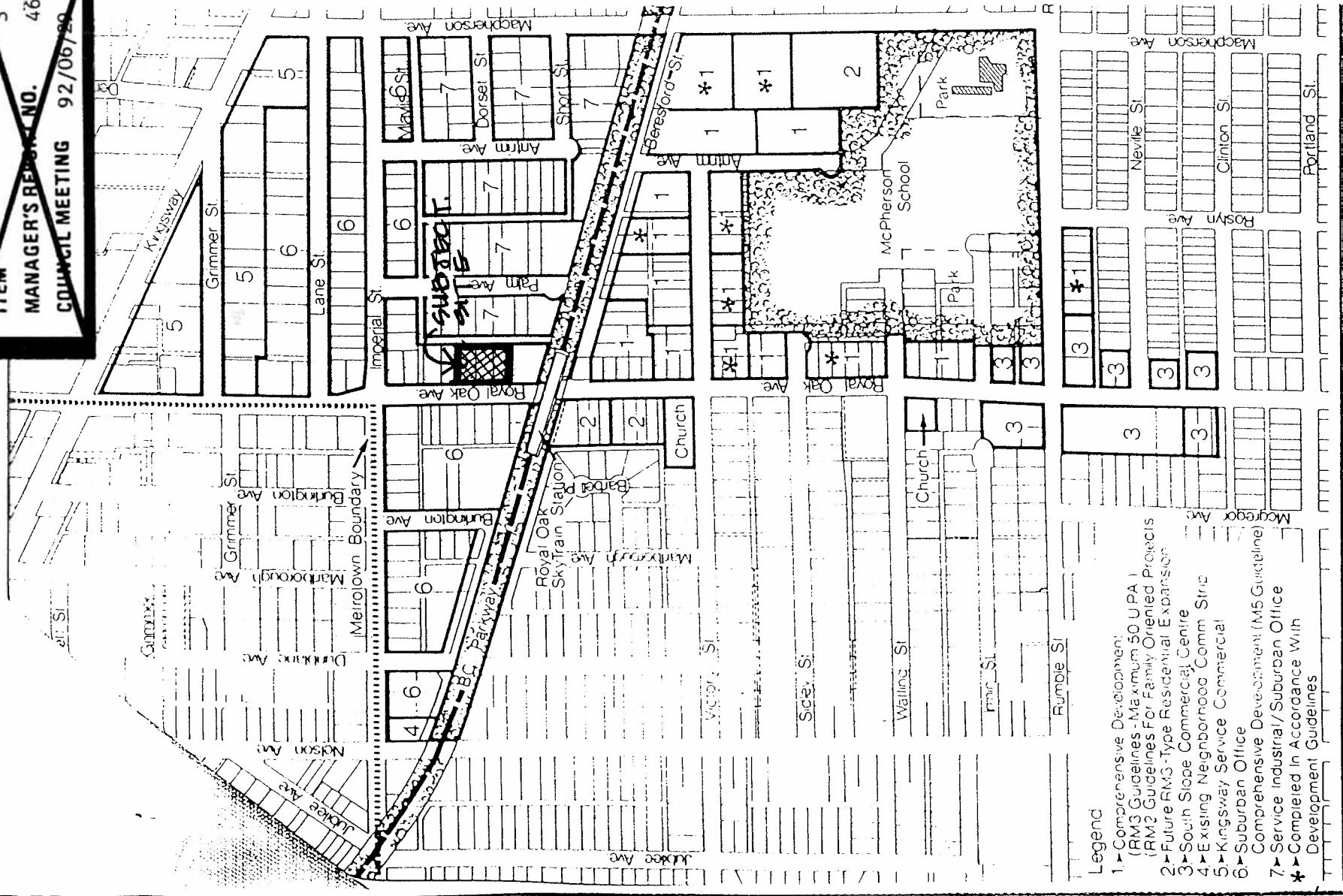
PROPOSED CONSOLIDATION 183  
 6876, 6892, & 6916 ROYAL OAK  
 PPA # 10503.

SKETCH #1

ITEM  
 MANAGER'S REPORT NO. 46  
 COUNCIL MEETING 92/06/29

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ITEM  
 MANAGER'S REPORT NO. 52  
 COUNCIL MEETING 92/08/10



- Legend
- 1 -> Comprehensive Development (RM3 Guidelines - Maximum 50 UPA)
  - 2 -> Future RM3-Type Residential Expansion
  - 3 -> South Slope Commercial Centre
  - 4 -> Existing Neighborhood Comm Stric
  - 5 -> Kingsway Service Commercial
  - 6 -> Suburban Office
  - 7 -> Service Industrial/Suburban Office
  - \* -> Completed In Accordance With Development Guidelines

Date: 1992 JUNE 29



Scale: NTS

ROYAL OAK STUDY AREA

Drawn By:

SKETCH #2

