

**TO: MUNICIPAL MANAGER**

1992 June 23

**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 inform Council of a Preliminary Plan Approval application for a car wash which is at variance with the Royal Oak Area Plan.

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**RECOMMENDATION:**

1. THAT this report be received for information purposes.

**R E P O R T**

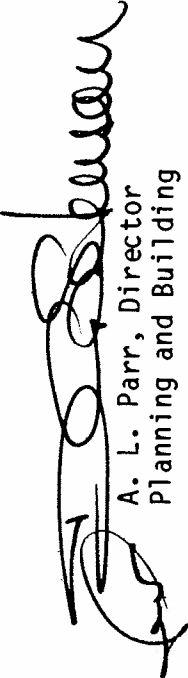
This department has received an application for Preliminary Plan Approval to permit construction of a car wash facility at 6876, 6892 and 6916 Royal Oak Avenue (refer to attached Sketch #1). The proposed principal building is 6690 sq. ft. in size, providing a self-serve, coin operated, car wash of 19 bays. The proposal will require the three properties to be consolidated into one lot. The subject sites currently have older single-family residential buildings on them.

The proposed development is generally consistent with the existing M4 Special Industrial District zoning of the site but conflicts with the adopted Royal Oak Area Plan.

The subject properties are in the Royal Oak Area Plan which designates these sites for Suburban Office Comprehensive Development M5 guidelines (refer to Sketch #2). The purpose of this designation is to provide the necessary incentive for redevelopment of sites that are vacant or underutilized along Royal Oak and to provide for the accommodation of business office uses with a high standard of development in this rapidly growing area. The success of this aspect of the Royal Oak Area Plan's development goals has been limited to date.

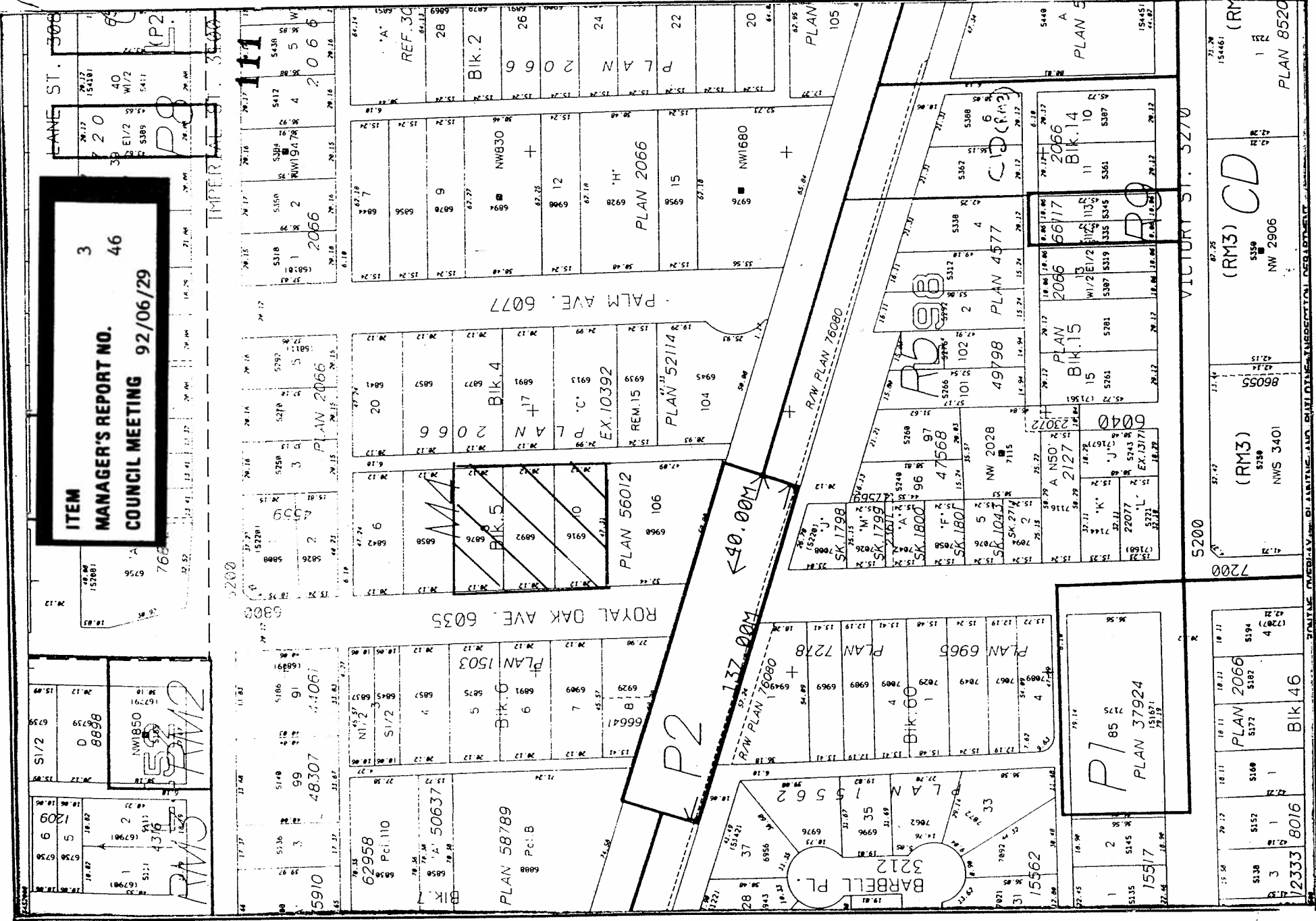
The Planning and Building Department does not consider that this proposed development would significantly alter future redevelopment of other designated sites in the immediate area. Moreover this site would have a low intensity development which could be redeveloped in the future. It is acknowledged that the proposal 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.

  
KER/ds

  
A. L. Parr, Director  
Planning and Building

Attach.

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



Date: 1992 JUNE 13



Planning & Building Inspection Department

Scale: NTS

PROPOSED CONSOLIDATION

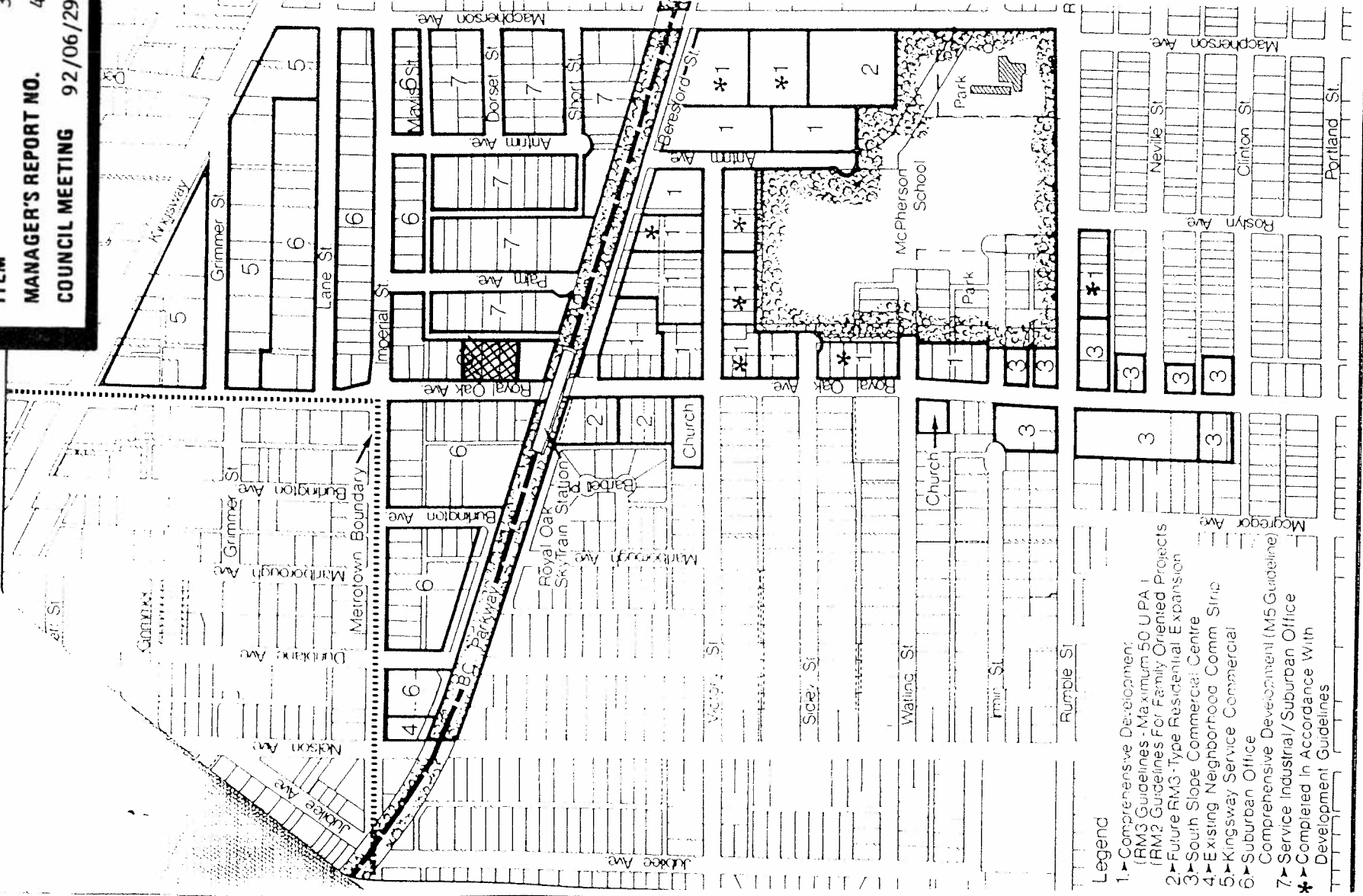


6876, 6892, & 6916 ROYAL OAK

Drawn By:

SKETCH #1

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



- Legend
- 1 -> Comprehensive Development (RM3 Guidelines - Maximum 50 UPA) / RM2 Guidelines For Family Oriented Projects
  - 2 -> Future RM3 - Type Residential Expansion
  - 3 -> South Slope Commercial Centre
  - 4 -> Existing Neighborhood Comm Strip
  - 5 -> Kingsway Service Commercial
  - 6 -> Suburban Office
  - 7 -> Comprehensive Development (M5 Guideline) / Service Industrial/Suburban Office
  - \* -> Completed in Accordance With Development Guidelines

Date: 1992 JUNE 29



City of BURNABY  
 Planning &  
 Building Inspection  
 Department

112

Scale: NTS

ROYAL OAK STUDY AREA



Drawn By:

SKETCH # 2

