

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE # 03-02
Car Wash Facility

2003 August 20

ADDRESS: 6123 Hastings Street (see attached Sketch #1)
LEGAL: Lot 1, D.L. 205, Group 1, NWD, Plan LMP42060
FROM: C4 Service Commercial District and P8 Parking District
TO: CD Comprehensive Development District (based on C4 Service Commercial District and in accordance with the development plan entitled "Car Wash Facility" prepared by Phoenix Structural Designs Ltd., J.T. Engineering and Management Ltd. and DMG Landscape Architects)

APPLICANT: J.K.B. Holdings Ltd.
7205 Ridgeview Drive
Burnaby, B.C. V5B 3W3
(Attention: Terry Barabash)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2003 September 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 September 8 and to a Public Hearing on 2003 September 30 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 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.
 - c. The submission of an undertaking to remove the temporary trailer and containers from the site within three months of the rezoning being effected. 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.

- d. The submission of a suitable landscape plan, which includes buffer planting on Burnaby's Scenic Park Trail property to the approval of the Parks and Recreation Department and the deposit of sufficient monies to guarantee the planting and retention of the approved planting.
- e. The deposit of the applicable GVS & DD Sewerage Charge.
- f. The submission of a satisfactory noise study to verify that noise from the proposed car wash shall comply with the Burnaby Noise or Sound Abatement Bylaw and constitutes an improvement from the existing car wash.

REPORT

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of the car wash facility into the P8 zoned rear portion of the property.

2.0 **BACKGROUND**

- 2.1 On 1999 May 17 Council gave Final Adoption to Rezoning Reference #98-22, which rezoned the subject site from C7 Drive-In Restaurant District to C4 Service Commercial District and P8 Parking District. The C4 District zoning was to accommodate a commercial car wash on the front portion of the property, while the P8 zoning for the rear of the site was included as it was considered more compatible with the single family residential neighbourhood to the west.

The car wash business has been in operation for nearly 4 years and the owner has added a small Avis Rent-a-Car business, which is currently operating out of a temporary trailer. The rear portion of the site has been cleared and is currently being utilized to park cars for an auto dealership. The applicant is requesting rezoning in order to be permitted to expand the car wash facility into the rear portion of the property, which is zoned P8 Parking District. The proposal is to construct a car wash building in the rear of the property in order to better service those patrons wishing to utilize an automatic car wash.

- 2.2 Council, on 2003 March 17, received the report from 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 for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 All servicing and road dedications were provided through Rezoning Reference # 98-22.
- 3.2 The GVS & DD Sewerage Charge of \$0.811 is applicable to this development.
- 3.3 The principal concern regarding this proposal is noise and disturbances affecting the residential properties to the west. Currently, the automatic car wash, which appears to be the loudest aspect of this operation, is located on the western side of the property and creates some noise in the direction of the residences. No complaints have been received, however, regarding noise emanating from this car wash. The applicant claims that with the north/south orientation of the relocated car wash facility, directed towards Hastings Street and the trail to the north, that the noise affecting the residents should be reduced. The existing automatic car wash will be phased out after the development of the new car wash proposed in this rezoning. The improvement in noise levels and their acceptable levels relative to the residential area will be required to be proven by a noise consultant.
- 3.4 In connection with the suitable plan of development for the original car wash development, landscaping was proposed by the applicant around the periphery of the site and approved as part of the rezoning and Preliminary Plan Approval process. Very little of this landscaping has been either installed or maintained. As part of the landscaping of this development, in addition to the landscaping required on the site, the applicant will be required to provide buffer landscaping adjacent to the site on Burnaby's Trans Canada/Scenic Park Trail property to the approval of the Parks and Recreation Department. A six foot high fence will also be provided along the west side of the site facing the adjacent residential properties. Monies will be required to be deposited to ensure the planting, fencing and maintenance of the landscaping on both the subject site and City property.

The plan of development will also ensure that lights from the car wash operation are directed away from the residence.

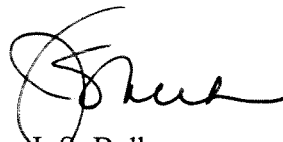
- 3.5 Bylaw Enforcement Services advises that there is a trailer and large container structures located on the site without the necessary approvals. In order to ensure that this matter is dealt

with, it is recommended that the applicant be required to remove the trailer within six months of Final Adoption of the rezoning.

4.0 DEVELOPMENT PROPOSAL:

The proposed new building has 1,645 sq.ft. office space on the second storey above the car wash, with a residential character to the building.

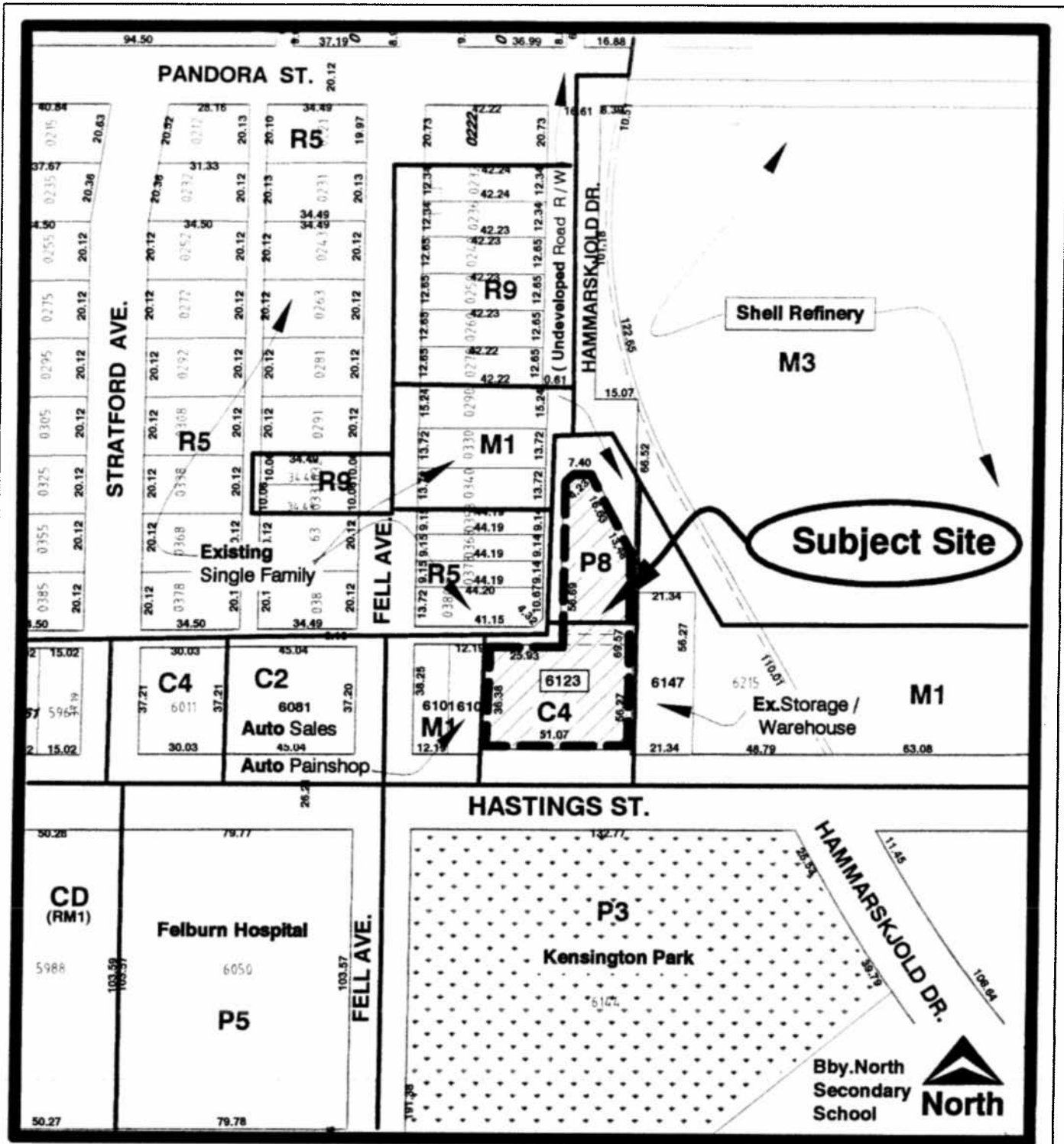
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|-----|--------------------------------|---|--|
| 4.1 | Site Area: | - | 3,146.8m ² (33,874 sq. ft.) |
| | Site Coverage Permitted: | - | 50% |
| | Site Coverage Shown: | - | 19% |
| 4.2 | Floor Area | | |
| | Existing Building: | - | 288.3m ² (3,104 sq. ft.) |
| | New Building: | - | 470.8m ² (5,068 sq. ft.) |
| | Total Gross Floor Area: | - | 759m ² (8,171 sq. ft.) |
| | Existing Building Height: | - | 4.5m (15 ft.) |
| | New Building Height: | - | 2 storeys - 9.5m (31.33 ft.) |
| 4.3 | Parking Required and Provided: | - | 6 spaces, plus 2 display spaces |



J.S. Belhouse
Director Planning and Building

BW:gk
Attach

cc: Director Parks, Recreation and Cultural Services
City Clerk
Chief Building Inspector, Bylaw Enforcement Division



Planning and Building Department

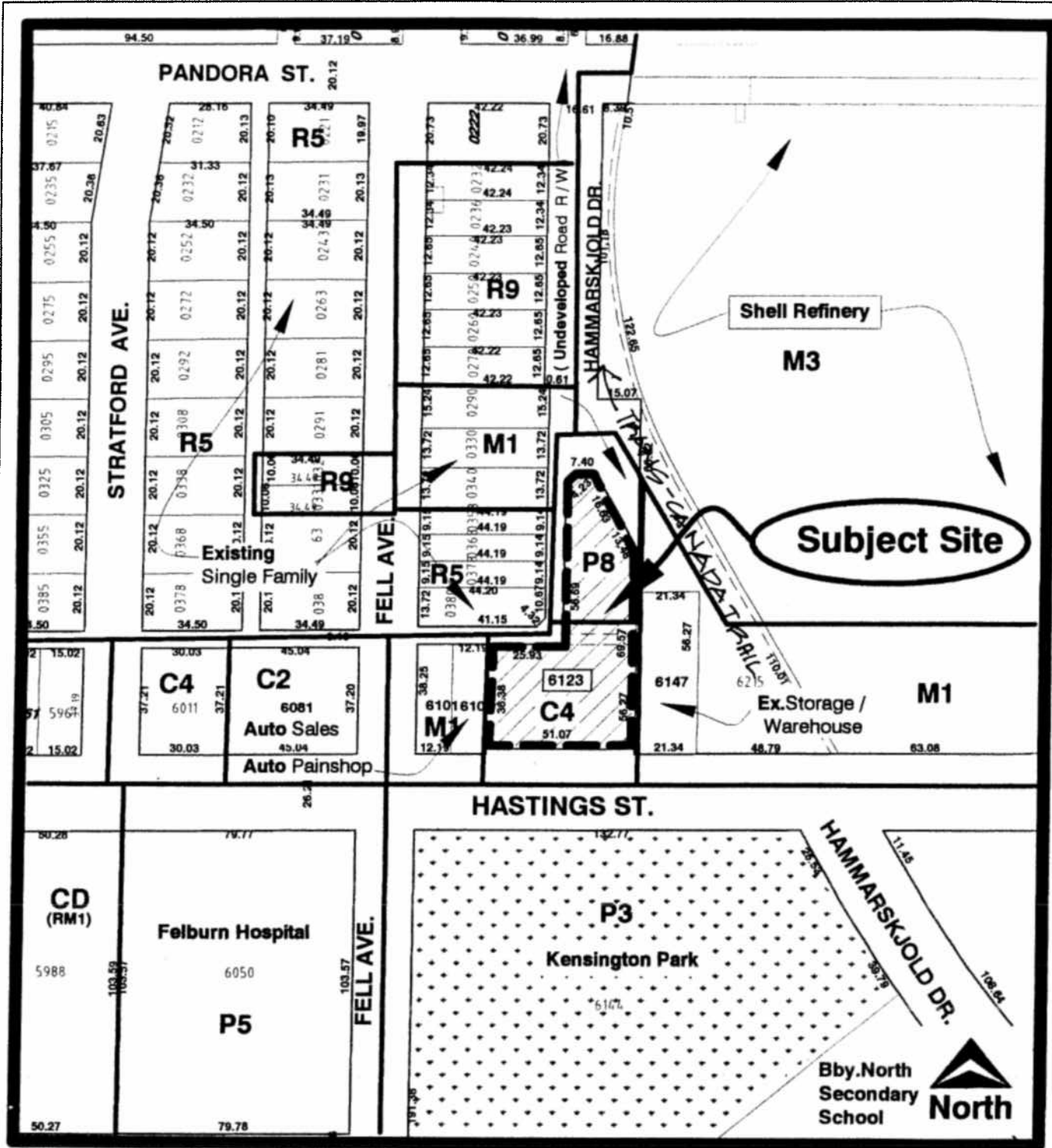
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Drawn By: J.P.C.

Date: March 2003

REZONING REFERENCE 03 -- 2
6123 Hastings St.

Sketch # 1



Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: March 2003

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6123 Hastings St.

Sketch # 1