



Item
Meeting 2010 June 21

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2010 June 16

FROM: DIRECTOR PLANNING AND BUILDING *File Reference:* PPA #10-38

**SUBJECT: PPA REFERENCE #10-38
7817 SIXTH STREET
REQUEST TO CONSTRUCT A NEW CARWASH
SIXTH STREET AREA PLAN**

PURPOSE: To inform Council of a Preliminary Plan Approval request to construct a new car wash in the 6th Street Area Plan

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT

A Preliminary Plan Approval application has been received from Krahn Engineering to construct a new car wash at 7817 Sixth Street (see *attached* Sketch #1) in accordance with the prevailing C4 Service Commercial District. The subject property is currently occupied with a used car lot. The proposed car wash, which consists of self-service bays, will occupy the entire site and is considered to be of a relatively low improvement value.

The subject property, which measures approximately 62.5 m (205.1 ft) by 34.99 m (114.8 ft) with an approximate area of 2186.81 m² (23,539 sq.ft) is located within the Sixth Street Area Plan and is designated for redevelopment under the CD Comprehensive Development District (utilizing the C2 Community Commercial District as guidelines). To the north and south are a number of lower intensity C2 Community Commercial properties, to the east across 6th Street are government offices and low intensity C2 sites and to the west is an established R5 Residential area.

As noted, the site is designated for C2 Community Commercial District which is intended to provide for the daily and occasional shopping needs of residents of several neighbourhoods. As such the C2 District provides for higher order more intensive commercial uses than the prevailing C4 Service Commercial District which provides for the accommodation of low-intensity vehicular oriented commercial uses.

To: City Manager
From: PLANNING AND BUILDING
Re: PRELIMINARY PLAN APPROVAL REFERENCE
#10-38
7817 Sixth Street
Sixth Street Area Plan

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It is unlikely that the construction of a car wash on the subject property outside the guidelines of the Sixth Street Area Plan would frustrate the redevelopment of this property due to the relatively low improvement value of the structure proposed. It is also of note that the Sixth Street Area Plan is currently under review. The site would still be re-developable under its current or future designation in the near to medium term. As such, City acquisition of the subject property is not considered necessary in order to protect the future objectives of the plan designation for more intensive commercial uses. Therefore, it is the intent of staff to process a Preliminary Plan Approval application and Building Permit for a new car wash facility in line with the existing C4 Service Commercial zoning and the requirements of the Chief Building Inspector.

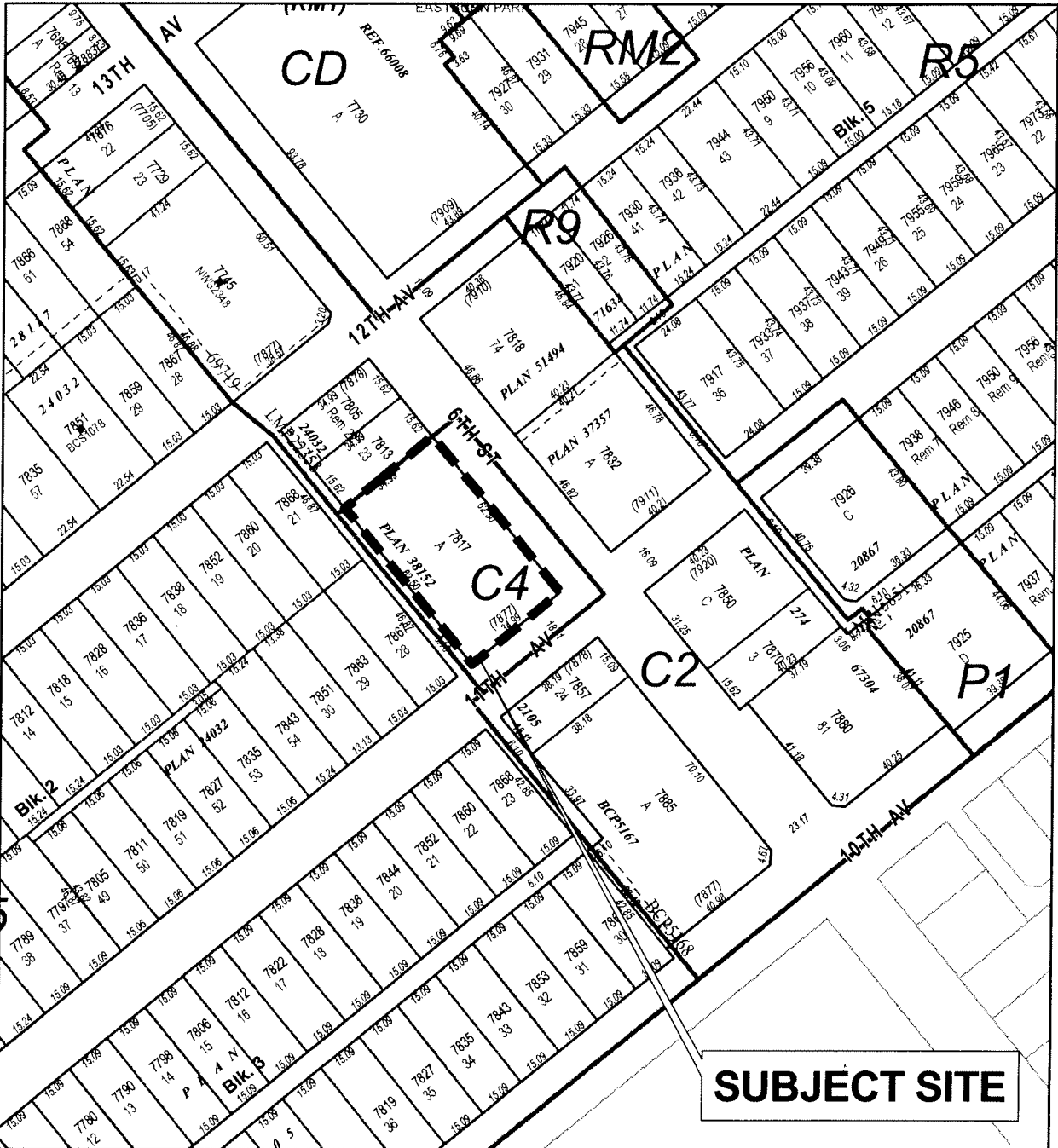
This is for the information of Council.





B. Luksun, Director
PLANNING AND BUILDING

DR:
Attachment

Copied to: Chief Building Inspector
Supervisor, Development Plan Approval




City of Burnaby
 DATE: JUNE 09 2010
 SCALE: 1:2,000
 DRAWN BY: DJ

PLANNING & BUILDING DEPARTMENT
 Subject Site
PPA APPLICATION
 7817 SIXTH ST.