

Discretionary Use Application – Gas Bar and Car Wash – 1218 Baltzan Boulevard

APPLICATION SUMMARY

102047446 Saskatchewan Ltd. submitted a Discretionary Use Application requesting approval to develop a Gas Bar and Car Wash at the site currently addressed as 1218 Baltzan Boulevard in the Evergreen neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by 102047446 Saskatchewan Ltd. requesting approval to develop a Gas Bar and Car Wash at Parcel YY, Plan No 102273049, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

BACKGROUND

1218 Baltzan Boulevard is zoned B4MX Integrated-Commercial Mixed Use District under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw). See Appendix 1 for the Location Map. This zoning district facilitates mixed-use development on principal streets and provides for medium- to high-density residential, as well as commercial and institutional uses. It encourages retail and service-based uses and promotes a compact, pedestrian-oriented built form that supports transportation options, street-oriented buildings and active uses at grade level.

This application will be part of a shopping centre on McOrmond Drive, at Baltzan Boulevard and Payne Bend. The Gas Bar and Car Wash is proposed for the north corner of this site.

The building will be approximately 265m² and is designed to match the aesthetic of the shopping centre (see Appendix 2 for Site Plan and Appendix 3 for Proposed Elevations). It will provide for 13 vehicle parking spaces, 6 bicycle parking spaces and will be screened by a 1 metre high fiberglass fence. A pedestrian walkway will connect the sidewalk adjacent to McOrmond Drive to the proposed business.

DISCUSSION

Zoning Bylaw Requirements

The Zoning Bylaw defines a Gas Bar as:

”an establishment engaged in the retail sale of vehicle fuel, lubricants, and may include an accessory convenience store, but does not include any use engaged in the sale, rental, service and repair of motor vehicles.”

A Car Wash is defined as:

“a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities, but does not include facilities for the washing of vehicles with a gross vehicle weight of more than 5000 kg.”

As per the requirements prescribed in the B4MX District, all buildings located adjacent to a street shall contain elements of an active frontage. Buildings fronting a street shall incorporate architectural features that provide visual interest along the street scape and reduce the perceived massing of the building. This application meets the active frontage requirements prescribed and all other applicable zoning bylaw requirements.

Comments from other divisions

No comments were received by other divisions that would preclude this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

In June 2020, notice of this application was posted on the City’s website and sent to the Ward Councillor, Evergreen and Aspen Ridge Community Association and to property owners within approximately 150 metres of the site. At the time of writing this report, no comments have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice and a date for a public hearing will be set. For this application the Planning and Development Division will give notice of the public hearing date, by mail, to property owners within approximately 150 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

1. Location Map – 1218 Baltzan Boulevard
2. Proposed Site Plan – 1218 Baltzan Boulevard
3. Proposed Elevations – 1218 Baltzan Boulevard

REPORT APPROVAL

Written by: Tanner Halonen, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager, Development Review
Reviewed by: Lesley Anderson, Director, Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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