

Discretionary Use Application – Car Wash – Northwest Corner of Payne Bend and Orban Way in the Evergreen Neighbourhood

APPLICATION SUMMARY

102067804 Saskatchewan Ltd. submitted a Discretionary Use Application requesting approval to develop a car wash on Parcel ZZ, Registered Plan No. 102308082, located on the northwest corner of the intersection of Payne Bend and Orban Way, 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 102067804 Saskatchewan Ltd. requesting approval to develop a car wash on Parcel ZZ, Registered Plan No. 102308082 be approved, subject to the following conditions:

- 1) The applicant obtains 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 support of this Discretionary Use Application.

BACKGROUND

Parcel ZZ Registered Plan No. 102308082 is zoned B4MX - Integrated Commercial Mixed-Use District under [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw). See Appendix 1 for Location Map and Appendix 2 for Fact Summary Sheet. The purpose of the B4MX District is to facilitate mixed-use development on principal streets in this district. The B4MX District provides for a range of medium to high-density residential uses, commercial and institutional uses, in a manner that encourages retail and service-based uses at grade level. The B4MX District promotes a compact, pedestrian-oriented built form that supports transportation options, street oriented buildings and active uses at grade level. A car wash is considered a Discretionary Use in the B4MX District. The subject property is currently an undeveloped site.

There are currently 13 other Discretionary Uses approved in the Evergreen neighbourhood and 1 in Aspen Ridge. The closest Discretionary Use is a car wash located south of the subject site on 1218 Baltzan Boulevard (see Appendix 3).

DISCUSSION

The proposed car wash will be part of a shopping centre, located on the east side of the subject site and is identified as “Proposed CRU A” on the Site Plan (see Appendix 4). The development includes two commercial retail units which will be attached to the car wash and front Orban Way. Each commercial unit is proposed to be approximately 93 square meters and a hard-surfaced patio space will be located between the units to accommodate a plaza or seating area.

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Zoning Bylaw Requirements

The Zoning Bylaw defines a car wash 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.”

The on-site parking requirement prescribed in the Zoning Bylaw for a car wash is 3 spaces per bay for manual car washes; 1 space per bay, to a maximum of 6 spaces, for manual car washes with more than 1 bay and only 1 entrance door, and 6 spaces for automated carwashes, with tandem parking permitted in both cases. Based on an automated car wash proposal, 6 parking spaces are required. Plans submitted in support of the application meet parking requirements on site.

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 which provide visual interest along the street and reduce the perceived massing of the building. The building has been designed so the entry and exit to the car wash are internal to the site, and the two commercial units face the street, ensuring the building meets the active frontage requirements of the B4MX District. The proposal meets all other applicable zoning bylaw requirements.

Comments from Other Departments

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

The following methods were used to communicate this application to area residents and the public:

- Notice was posted on the City’s Engage Page on October 14, 2022;
- Notification letters were mailed to property owners within 150 metres of the site on Friday, October 14, 2022, and emailed to the Ward Councillor and Community Association on Monday, October 17, 2022; and
- A development sign will be placed on site in conformance with the Public Notice Policy.

At the time of writing this report, Development Review has not received any public correspondence regarding the application.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 12.2 of Council Policy C01-021, the Public Notice Policy.

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Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy C01-021, the Public Notice Policy, and a date for a public hearing will be set. The Planning and Development Department will give notice of the public hearing date by mail to property owners within 150 metres of the subject site.

APPENDICES

1. Location Map – Northwest corner of Payne Bend and Orban Way in the Evergreen neighbourhood
2. Fact Summary Sheet – Northwest corner of Payne Bend and Orban Way in the Evergreen neighbourhood.
3. Discretionary Use Heat Map – Evergreen Neighbourhood
4. Site Plan and Elevations – Northwest corner of Payne Bend and Orban Way in the Evergreen neighbourhood

REPORT APPROVAL

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

SP/2022/PD/MPC/DUA – Car Wash – Northwest Corner of Payne Bend and Orban Way in the Evergreen neighbourhood/kp/gs