

Re: NORTH-EAST CORNER LOUGHEED HIGHWAY  
AND BAINBRIDGE AVENUE  
REZONING REFERENCE #48/70  
(Item 15, Report No. 47, July 7, 1975)

ITEM 4  
MANAGER'S REPORT NO. 61  
COUNCIL MEETING Sept. 29/75

Following is a report from the Director of Planning regarding a proposed development at the north-east corner of Lougheed Highway and Bainbridge Avenue (see attachment).

RECOMMENDATIONS:

1. THAT the developer be advised that the shopping centre submission for the north-east corner of Bainbridge Avenue and Lougheed Highway is unacceptable; and
2. THAT Council reconfirm the use of the adopted Apartment Area "F" as a guideline for the development of the subject site for residential purposes.

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PLANNING DEPARTMENT  
SEPTEMBER 25, 1975

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: NORTH-EAST CORNER LOUGHEED HIGHWAY  
AND BAINBRIDGE AVENUE  
REZONING REFERENCE #48/70

1.0 BACKGROUND

The Apartment Study '69 - Area "F" outlines the subject area for future low density multiple housing use.

On May 12, 1975, Mr. A. L. Andrews of Berkeley Homes appeared as a delegation before Council with reference to the future use of a 120' x 139' (0.38 Acres) property at present zoned C1. The Planning Department report submitted to Council on May 12, 1975 stated that within the context of the development of the 8.5<sup>±</sup> acre housing site according to Apartment Area "F", the proposed construction of the Phillips/Bainbridge major collector street, road widening dedications required for the Bainbridge/Phillips collector street, and the creation of a suitably designed major traffic intersection at Bainbridge and Lougheed, there should be no small commercial retail outlet directly on this corner.

The report recommended that Council refer the enquiry of Mr. A.L. Andrews to the Planning Department for reply and discussion within the context of the adopted Apartment Study Area "F" and other relevant Municipal planning criteria, including possible acquisition of the subject property under Section 42 of the National Housing Act. The matter was tabled at that time for two weeks at the request of a representative of Berkeley Homes Ltd.

On May 26, 1975, Mr. McGillivray of Berkeley Homes Ltd. appeared as a delegation before Council. After some discussion, Council directed the Planning Department to examine the whole area (i.e. 1 mile radius) from the viewpoint of local commercial services.

On July 7, 1975, a comprehensive report on commercial facilities in the Lougheed-Bainbridge Avenue area was submitted to Council. In this report, in the context of the existing Parkcrest Plaza shopping centre, and the proposed future Montecito shopping centre designated in Community Plan Area "D", it was recommended that the triangular block of land situated at the southeasterly corner of the Winston Street-Phillips Avenue intersection, as described in the preceding section of the report, be designated for future local commercial (C1) use in the development plans for the Government Road area.

It was also recommended that the Council reaffirm the inclusion of the C1 zoned portion of the property at the north-east corner of Lougheed Highway and Bainbridge Avenue in the land acquisition area as approved on April 7, 1975, for application to CMHC for assistance under Section 42 of the National Housing Act.

At the July 7, 1975 Council meeting Council did not adopt the recommendations of the Planning Department. The matter was left to the initiative of the developer to pursue and to suggest possible solutions.

The developer has now submitted a scheme for a shopping centre for consideration by the Municipality. The Planning Department has examined the developer's scheme and submits the following analysis for the consideration of Council.

## 2.0 DEVELOPER'S PROPOSAL

Originally, the developer had requested that he be able to develop a small commercial facility on the small 0.38 acre portion of land at the north-east corner of Lougheed Highway and Bainbridge zoned at present C1 Neighbourhood Commercial. The area around this C1 site is zoned A2 - Small Holdings.

The developer has now submitted a shopping centre scheme which has expanded the commercial site from the existing 0.38 Acre C1 zoned parcel to a site of approximately 8.2 Acres. The submitted preliminary site plan outlines 76,600 sq. ft. of commercial building area which would include a supermarket, liquor store, drugstore, restaurant, bank, and other rental facilities, with a 415-car surface parking lot. Accesses off Lougheed Highway, Bainbridge Avenue, and the new street to the north are shown.

## 3.0 GENERAL OBSERVATIONS

- 3.1 The developer has proposed the development of a community level shopping centre fronting on the Lougheed Highway. The 8.2 acre site is virtually covered by buildings or by asphalt (parking, drives, loading, etc.)

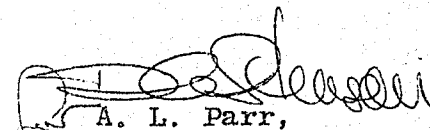
The developer's proposal is incompatible with the general land use plans adopted in various reports submitted to Council, including Apartment Area "F" in which the subject site is located. As noted in the previous report of July 7, 1975, a location along a major highway should definitely be avoided for this level of centre, as well as individual commercial developments, since this could eventually lead to a "strip development" situation that would seriously impair the traffic carrying function of the thoroughfare and contradict the Municipality's efforts to control undesirable strip commercial land use.

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3.5 In summary, the developer's shopping centre proposal appears to be a substantial enlargement of the original request to use the existing 0.38 acre C1 zoned portion of property and is, in our opinion, inimical to the overall development policies adopted for this sector of the municipality which includes the Brentwood, Loughheed Mall, and Montecito Town Centres, and the Winston/Government Single-Family Dwelling area. With regard to the needs of the Winston/Government area, Council may wish to reconsider the establishment of a local commercial facility to serve the area on a triangular block of land situated at the south-easterly corner of the Winston Street-Phillips Avenue intersection as noted in the Planning Department report of July 7, 1975.

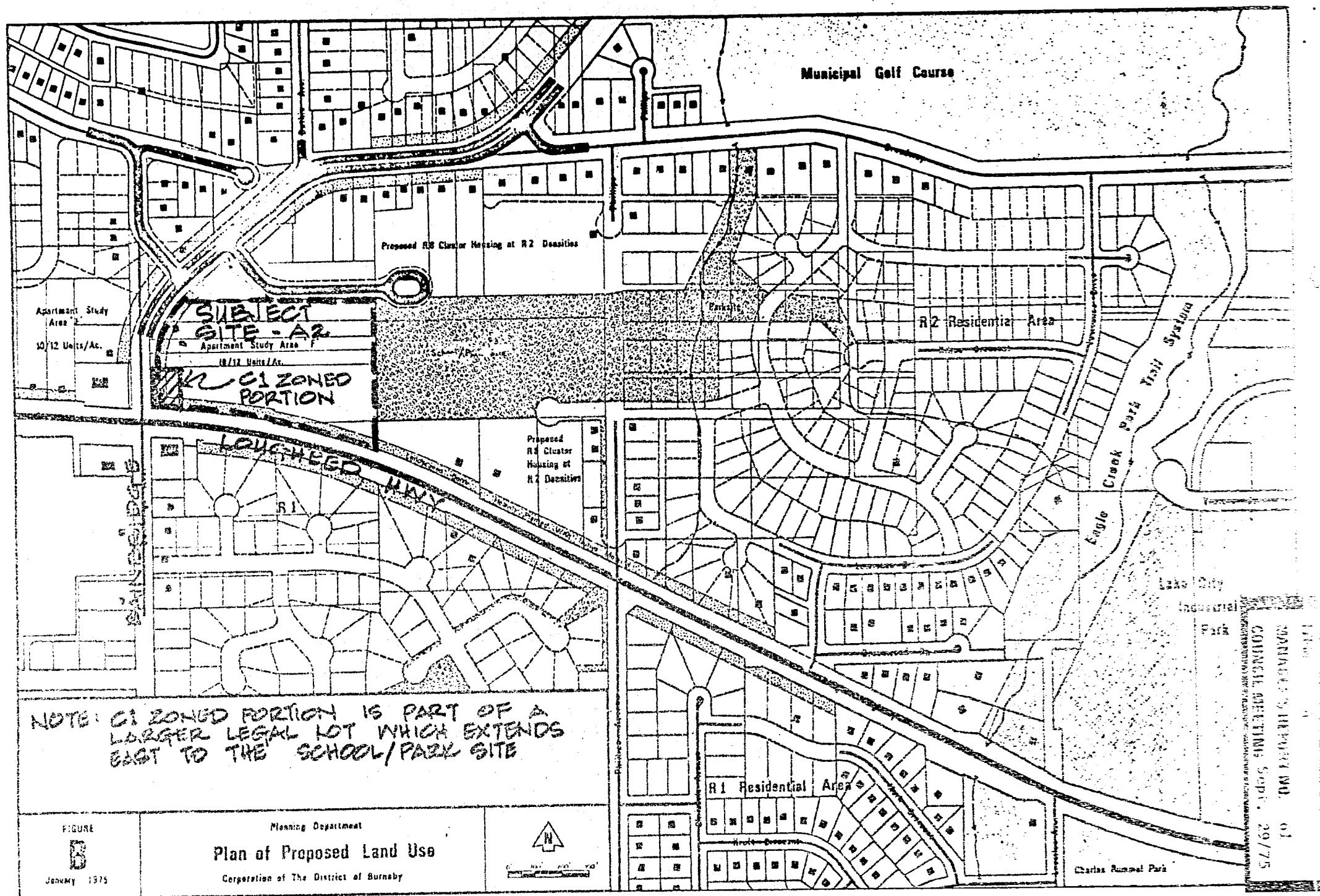
#### 4.0 RECOMMENDATION

It is recommended that the developer be advised that the shopping centre submission for the north-east corner of Bainbridge Avenue and Loughheed Highway is unacceptable and that Council reconfirm the use of the adopted Apartment Area "F" as a guideline for the development of the subject site for residential purposes.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

KI:cm

Attach.



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