

ITEM 12
MANAGER'S REPORT NO. 39
COUNCIL MEETING 91/06/17

TO: MUNICIPAL MANAGER 1991 JUNE 11

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED COMMERCIAL DEVELOPMENT
4199 LOUGHEED HIGHWAY
PRELIMINARY PLAN APPROVAL #9802
BRENTWOOD TOWN CENTRE - COMMUNITY PLAN NINE

PURPOSE: To inform Council of a Development Proposal which is in conflict with the adopted Brentwood Town Centre Community Plan.

=====

RECOMMENDATION:

- 1) THAT this report be received for information purposes.

R E P O R T

1.0 INTRODUCTION:

The Planning and Building Inspection Department has received a Preliminary Plan Approval Application (P.P.A. #9802) to renovate and expand the existing building at 4199 Lougheed Highway for a service commercial complex to include the retail sale of office furniture and supplies.

This application is consistent with the existing C4 Service Commercial District zoning of the site, but conflicts with the adopted Community Plan for the area. In accordance with established policy, this report is therefore being submitted for Council's information.

2.0 BACKGROUND INFORMATION:

The subject property is presently zoned C4 Service Commercial District and is located within the Brentwood Town Centre Community Plan area. The subject property forms part of a larger site designated for secondary retail commercial development by the adopted Community Plan (see attached Sketch #1).

This lot presently contains an older commercial building which has been occupied by the Brentwood Bowling Lanes for many years.

Both lots immediately east of the subject site (4219 and 4247 Lougheed Highway) have recently been developed with new buildings under the existing C4 zoning designation.

PLANNING & BUILDING INSPECTION
PROPOSED COMMERCIAL DEVELOPMENT
4199 LOUGHEED HIGHWAY
1991 JUNE 11 PAGE 2

ITEM	12
MANAGER'S REPORT NO.	39
COUNCIL MEETING	9.1/06/17

3.0 GENERAL INFORMATION:

3.1 The proposed development consists of a renovation of the existing one-storey building with an area of 1,702 m² (18,326 sq. ft.) and a two-storey addition with a floor area of 1,763 m² (18,972 sq. ft.), for a development with a total floor area of 3,465 m² (37,298 sq. ft.).

126

3.2 The Transportation Planning Section of this Department has indicated that a portion of this property will be required in future for the proposed widening of the Lougheed Highway. Based on the currently proposed Municipal standard for this portion of the Lougheed Highway, the required widening would have a width of 7.2 m (23.6 ft.). The applicant has been made aware of this future requirement, and the subject portion of the site is proposed to be utilized for parking and landscaping.

3.3 This application requires the approval of the Ministry of Transportation and Highways for access to the Lougheed Highway. The Ministry is obtaining a covenant whereby the owner agrees to dedicate a 2.1 m (7 ft.) road widening strip along the Lougheed Highway when required in the future.

4.0 CONCLUSION:

Although construction of the proposed development would inhibit the desired future assembly and secondary retail development of this site, it is acknowledged that the use is one permitted by the current zoning.

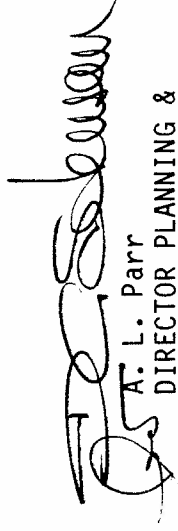
Accordingly, staff propose to proceed with issuance of Preliminary Plan Approval for the proposed development upon completion of all usual requirements unless otherwise directed by Council.

ALP

TA/RR:ap

Attach.

c.c. Director Engineering
Manager, Transportation Planning



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

