

ITEM	11
MANAGER'S REPORT #	03
COUNCIL MEETING	96/01/22

TO: CITY MANAGER **1996 JANUARY 16**

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED COMMERCIAL DEVELOPMENT
4265 LOUGHEED HIGHWAY
PRELIMINARY PLAN APPROVAL #11851
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

PURPOSE: To inform Council of a development proposal within the Brentwood Town Centre Development Plan currently under review.

RECOMMENDATION:

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

R E P O R T

The Planning and Building Department has received a Preliminary Plan Approval Application (P.P.A. #11851) to build a new commercial building at 4265 Lougheed Highway (see Sketch #1 attached). The proposal is for a service commercial complex which includes the retail sale of office furniture, supplies and computers and the provision of business and office services. The proposed development consists of a 31,913 sq. ft. two-storey building with 28,413 sq. ft. in a large open 'warehouse' style for the main tenant and 3,500 sq. ft. one-storey space to be sub-leased to possibly a restaurant or other C4 use.

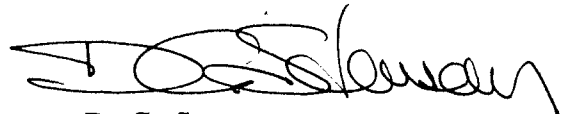
This application is consistent with the existing C4 Service Commercial District zoning of the site, but could be seen to be in conflict with aspects of the Brentwood Town Centre Development Plan Review. In accordance with established policy, this report is therefore being submitted for Council's information.

The subject property is located within the Brentwood Town Centre Development Plan area. The subject property forms part of a larger site designated for secondary retail commercial development by the currently adopted Community Plan Nine (see attached Sketch #2). All three lots immediately to the west have recently been developed with new buildings under the C4 zoning designation including the Executive Inn, Office Depot and two restaurants.

CITY MANAGER
PROPOSED COMMERCIAL DEVELOPMENT
4265 LOUGHEED HIGHWAY-PRELIMINARY PLAN APPROVAL #11851
BRENTWOOD TOWN CENTRE - COMMUNITY PLAN
1996 JANUARY 16 PAGE 2

Within the context of the Town Centre Review, redevelopment of this site could be considered as part of the Madison Avenue corridor. However, redevelopment in line with its current C4 zoning is not considered inappropriate in that it would result in a stable service commercial sub-area with Douglas Road / Madison Avenue functioning as a strong eastern boundary for the sub-area. Also a C.N.R. railway tunnel traverses the site and in this location would hamper higher density development on the site.

Therefore, as the use is permitted by the current zoning and in consideration of the site's context, staff propose to proceed with issuance of Preliminary Plan Approval for the proposed development upon completion of all usual department requirements unless otherwise directed by Council.

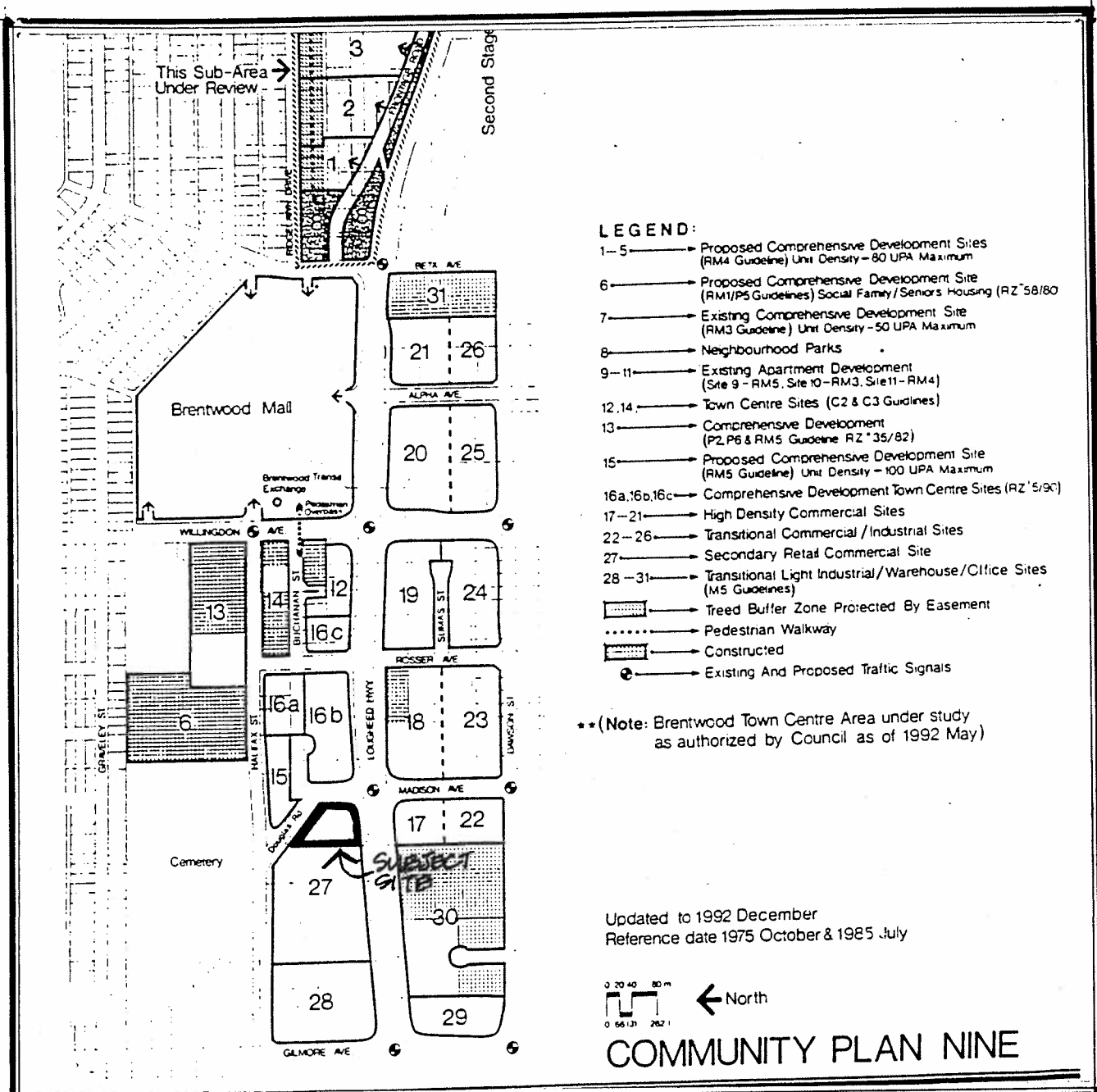


D. G. Stenson,
Director Planning and Building

PJA/ds

Attach.

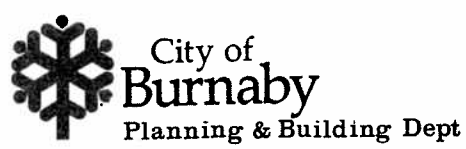
cc: Director Engineering
Manager Transportation Planning



Date:
96.01.16

Scale:
N.T.S.

Drawn By:



Sketch #2

SUBJECT SITE LOCATION MAP - BRENTWOOD COMMUNITY PLAN NINE