

ITEM	03
MANAGER'S REPORT #	20
COUNCIL MEETING	96/07/22

TO: CITY MANAGER 1996 JULY 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED INDUSTRIAL DEVELOPMENT
 4274 LOUGHEED HIGHWAY
 PRELIMINARY PLAN APPROVAL #12077
 BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN

PURPOSE: To inform Council of an application for Preliminary Plan Approval not in conformance with the adopted Brentwood Town Centre Development Plan.

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. #12077) to build a new automobile sales and rental building and lot for Regency Toyota at 4274 Lougheed Highway (see Sketch #1 *attached*). The proposal involves replacing the front portion of the existing building with a raised, 4000 square foot, glass-enclosed car showroom. An exterior platform will partially surround this enclosed area and be used also for display. At grade level there will be a used car area. Underneath the elevated showroom will be additional display as well as a car rental business. The remaining portion of the existing building (approximately 31,000 square feet) will continue to house an autobody repair facility as well as offices and a service area for the car dealership.

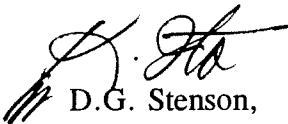
Due to the existing topography, the glass-enclosed showroom will be almost level with Lougheed Highway. Although the showroom area underneath is open to the street, it and the used car lot will be considerably lower than Lougheed Highway. A courtyard with landscaping is proposed between the showroom and existing building.

This application is consistent with the existing M1 Manufacturing District zoning of the site, but is in conflict with the adopted Brentwood Town Centre Development Plan. In accordance with established policy, this report is therefore submitted for Council's consideration.

The subject property is designated largely for high density residential use and medium density residential for a small southern portion as indicated in the Brentwood Town Centre Development Plan (see Sketches #1 and #2 *attached*). Future plans for Lougheed Highway in this area include road widening and construction of an urban trail on the south side. This current proposal does not accommodate these future improvements and could delay realization of the Development Plan objectives.

However, the owner has expressed the intent to take advantage of the higher-use designation some time in the future. In the meantime, though, he wishes to use the property and new building for automobile sales and rental. In order to improve the street frontages, the owner has agreed to eliminate the existing access to Lougheed Highway and provide as much landscaping as possible.

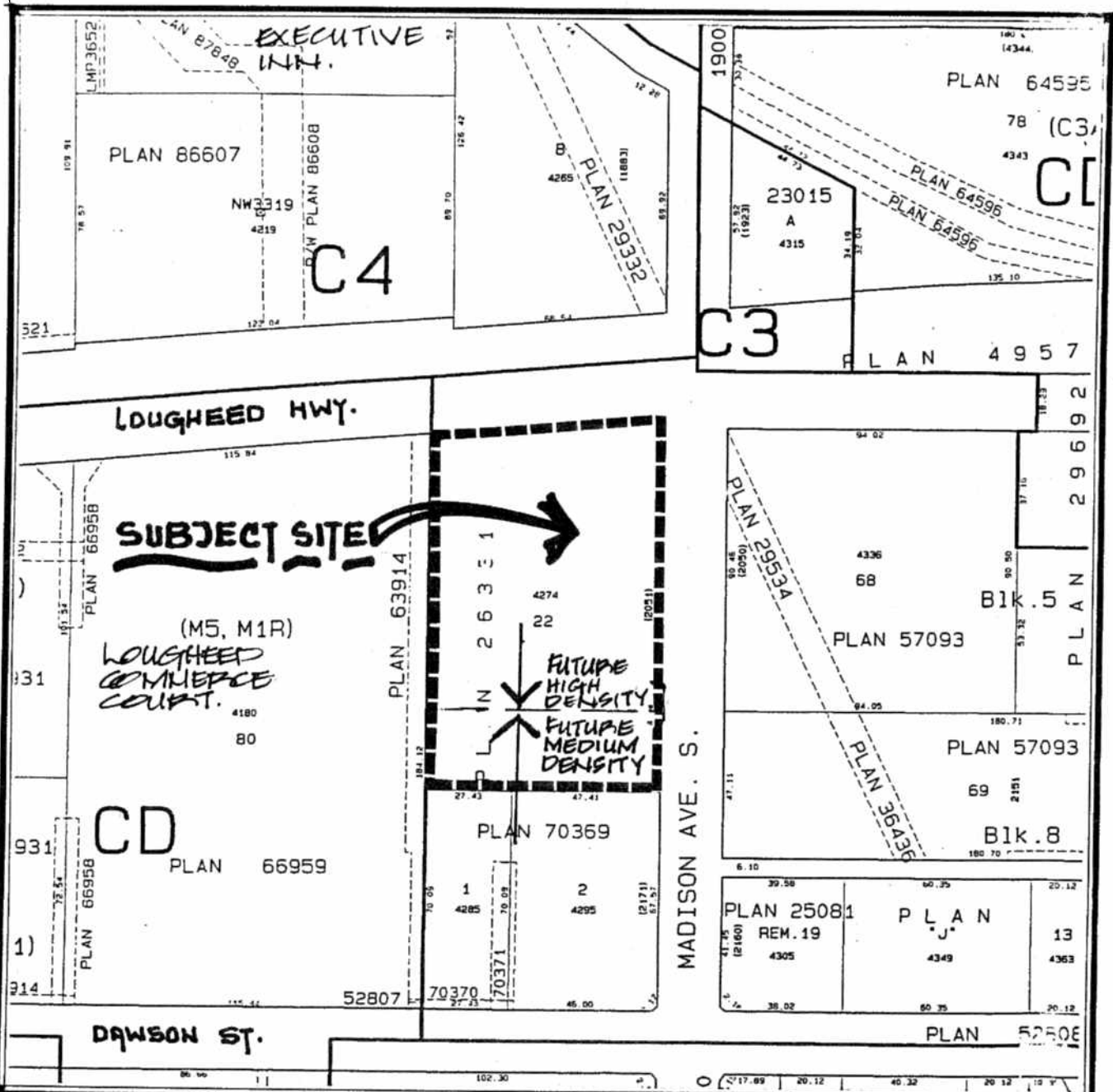
Therefore, unless otherwise directed by Council, staff propose to proceed with issuance of Preliminary Plan Approval for the proposed development in conformance with the existing M1 Manufacturing District zoning upon completion of all usual requirements. Staff will work with the applicant to ensure appropriate development of the site within the context of existing zoning regulations.


D.G. Stenson,
Director Planning and Building


TDA/ds

Attach.


cc: Director Engineering




Date:
July 1996

Scale:
1:2000

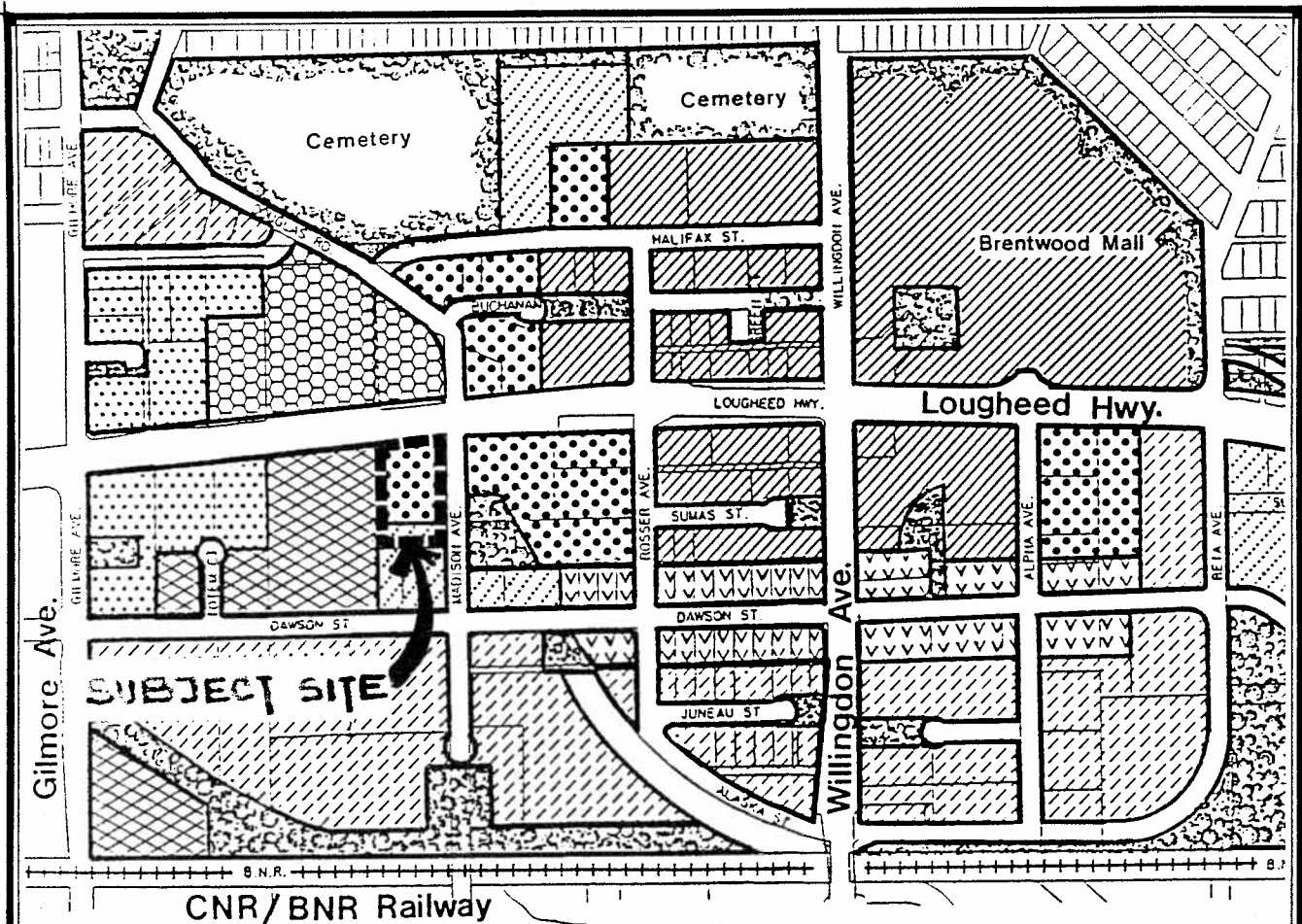
Drawn By:
J.P.C.

 City of Burnaby
Planning & Building Dept.

DEVELOPMENT PROPOSAL
4 274 LOUGHEED HWY.
PPR # 12 077

 North

SKETCH # 1.



**Brentwood Town Centre
Development Plan**



Legend:

- Core Development
- Village Street
- Residential (Medium Density)
- Residential (High Density)
- Residential (Separated High Density, SEE TEXT)
- Succession (Industrial To Residential)
- Service Commercial
- Industrial
- Public Open Space

Land Use Concept

Date:
JULY 1996

Scale:
N.T.S.

Drawn By:
J.P.C.



**City of
Burnaby**
Planning & Building Dept.

DEVELOPMENT PROPOSAL
4274 LOUGHEED HWY.
PPA # 12077

SKETCH # 2.