

TO: CITY MANAGER 2001 May 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED AUTOMOBILE SALES LOT
4490 LOUGHEED HIGHWAY
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN-SUB-AREA 2

PURPOSE: To inform Council of a proposed Preliminary Plan Application within the Brentwood Town Centre Development Plan Area.

RECOMMENDATION:

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

REPORT

A written proposal has been received for a Preliminary Plan Application (PPA) to permit an automobile sales lot at 4490 Lougheed Highway (see attached sketch #1). The property, which is currently zoned C4 Service Commercial District is located at the southwest corner of Lougheed Highway and Willingdon Avenue and has a site area of 1885 m². The property was formerly occupied by a gas station but is currently vacant.

The subject site is located within the Brentwood Town Centre Development Plan Area, which was adopted by Council on 1996 June 10. The Brentwood Town Centre Development Plan indicates that the site is within an area designated for "core development," a high-density mixed-use area (see attached sketch #2).

The proposed PPA application involves an expansion of the existing Morrey Nissan automobile dealership site located at 4444 Lougheed Highway, either by consolidating the lots of 4444 and 4490 Lougheed Highway or by having a separate sales lot on the subject property. The expansion of the dealership site is proposed due to the loss of land on the automobile dealership's existing property due to the Millennium Skytrain project and consequent required widening dedications along the Lougheed Highway. Automobile sales lots are a permitted use in the C4 District. No building is proposed for the lot and the development is considered modest.

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In summary, the proposal is viewed as a transitional use and is not considered to hamper the realization and implementation of the Brentwood Town Centre Development Plan. Therefore, unless otherwise directed by Council, the proposed PPA application will be processed and approved once all the usual requirements are met.



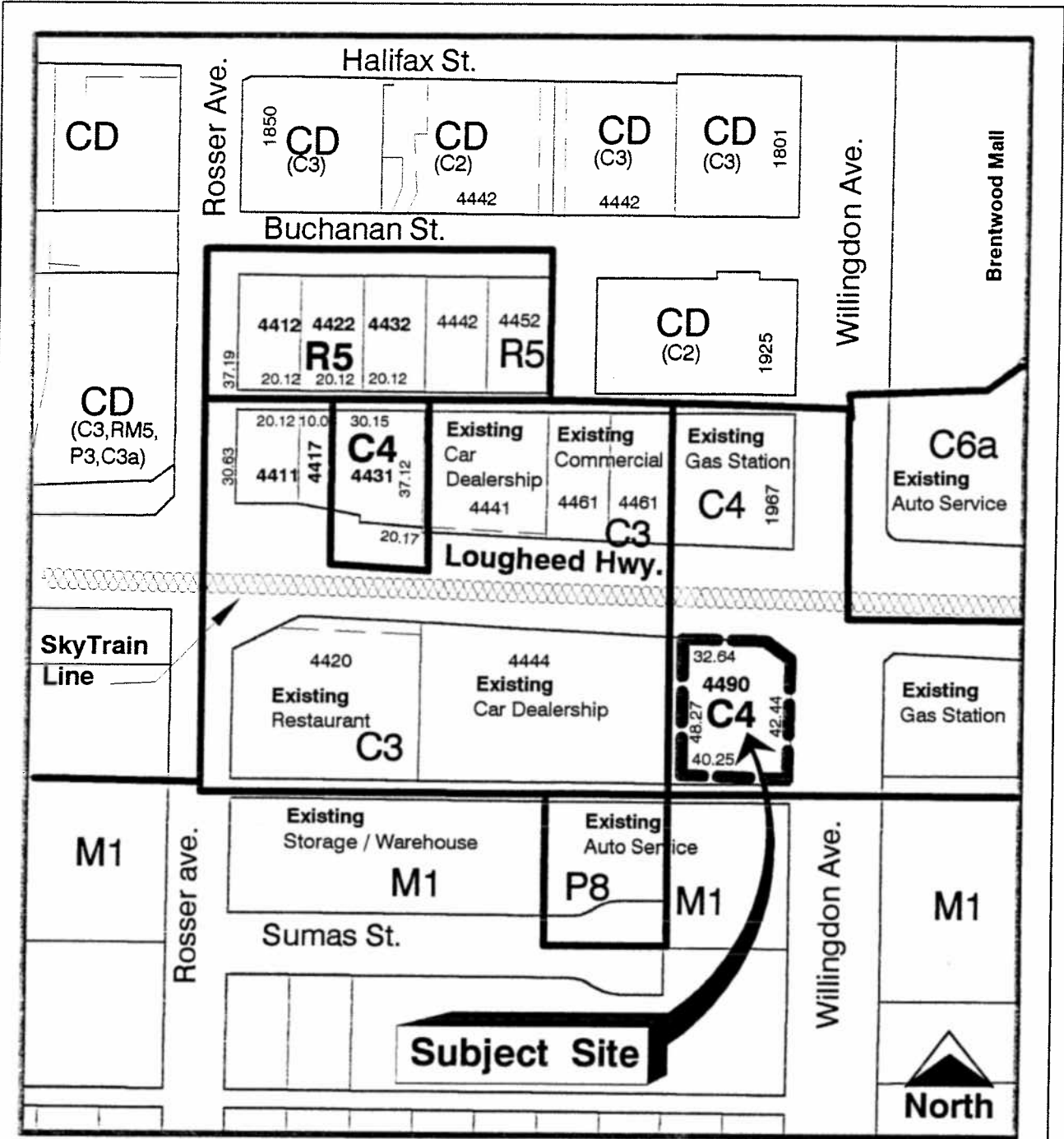
J. S. Belhouse
Director Planning and Building



LS/ds

Attach.

cc. Chief Licence Inspector
Chief Building Inspector



Planning And Building Department

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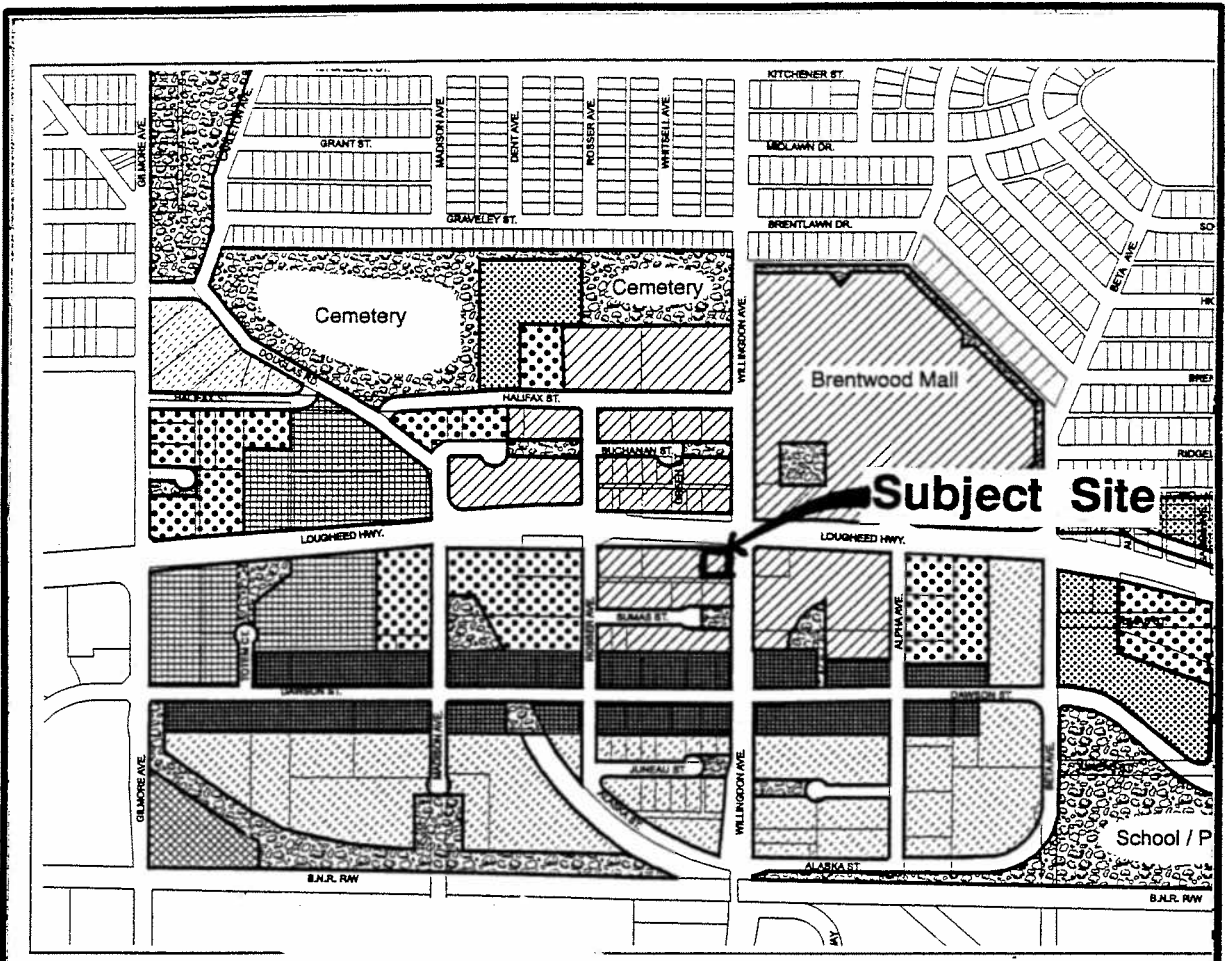
Drawn By: J.P.C.

Date: May 2001

Proposed Automobile Sales Lot

4490Lougheed Hwy.





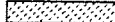
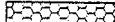

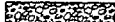
Sketch # 1



Brentwood Town Centre Development Plan Land Use Concept



Revised Plan Approved by Council 2000 December 11

-  Core Development
-  Village Street
-  Residential (Medium Density)
-  Residential (High Density)
-  Succession (Industrial to Residential)
-  Secondary Commercial
-  Industrial
-  Public Open Space



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

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Proposed Automobile Sales Lot

4490 Lougheed Hwy.

Sketch # 2