

TO : CITY MANAGER

2003 July 02

FROM : DIRECTOR PLANNING AND BUILDING

**SUBJECT : 5750 LOUGHEED HIGHWAY
PRELIMINARY PLAN APPROVAL #02-393
PROPOSED NEW BUILDING FOR EXISTING CAR DEALERSHIP
*Holdom Station Area Plan***

PURPOSE : To inform Council of an application for Preliminary Plan Approval within the Holdom Station Area Plan Area.

RECOMMENDATION :

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

REPORT

1.0 INTRODUCTION

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #02-393) to build a new building at 5750 Lougheed Highway as part of the existing Coastal Ford Dealership (see *attached* Sketch #1) under the prevailing General Industrial District (M2) zoning which permits automobile sales and rental lots. The proposal has been under discussion for some time.

The property with a site area of 166,160 sq. ft is located at the southeast corner of the intersection of Lougheed Highway and Holdom Avenue. The Millennium SkyTrain guideway abuts the subject site to its immediate north, along the south side of the Lougheed Highway. Across Holdom Avenue to the west of the subject property is a vacant single storey industrial building and the Holdom SkyTrain Station. This property across Holdom Avenue has been designated for high density residential and street-front commercial mixed- use development in the Holdom Station Area Plan, and is expected to be pursued for redevelopment in line with the Plan in the near future. To the immediate south and east of the subject lot are typical two storey industrial buildings. On the north side of the Lougheed Highway, there is a vacant lot across from the SkyTrain station and a single-storey commercial building across from the subject property. Along the Lougheed Highway, the property has a 45 ft deep linear strip, zoned R2, meant to provide a buffer related to the townhouse and single- family dwelling neighborhood on the north side of the highway.

The subject property is located within the Holdom Station Area Plan adopted by Council on 2003 January 20. The Plan indicates that the subject property is designated for redevelopment subject to the assembly of suitable sites for mixed-use development based on Street Front Commercial Mixed Use (C1) and Urban Business Centre (B2) as guidelines (see attached Sketch #2). The owner of the subject property has made application for car dealership facilities which is in line with the prevailing M2 District zoning but not in line with the adopted Plan.

The subject property has an existing building with a gross floor area of 28,829 sq. ft. being used by the automobile dealership. The property has 77 parking spaces, 2 loading bays and 187 existing display stalls. The owner proposes to demolish the existing building and replace it with a new two storey industrial building with a gross floor area of 39,225 sq. ft for the existing auto dealership. The proposed development will have 91 parking spaces, 3 loading bays and 143 display stalls. A 20 ft. wide landscaped strip is proposed along Holdom Avenue and some improvements are also proposed for the existing, 45 ft. deep, landscaped buffer along the Lougheed Highway. The materials for the exterior finishes for the proposed building include painted tilt-up concrete panels, aluminum anodized curtain wall systems, pre-finished metal panels and metal canopies.

In light of the fact, that there has been some interest for new development in line with the Plan in the area, and that this proposal is located on a prominent site, some potential options compatible with the Plan for higher density mixed-use development were discussed with the owner. However, the owner found these not to be feasible and would like to pursue the proposed auto dealership development at this time, the use being permitted under the prevailing zoning.

The applicant has also worked with Planning staff on a design for the development relatively compatible with the intent of the Area Plan, including the building design and treatment, landscape buffers and an improved Holdom Avenue frontage.

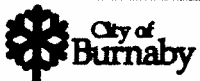
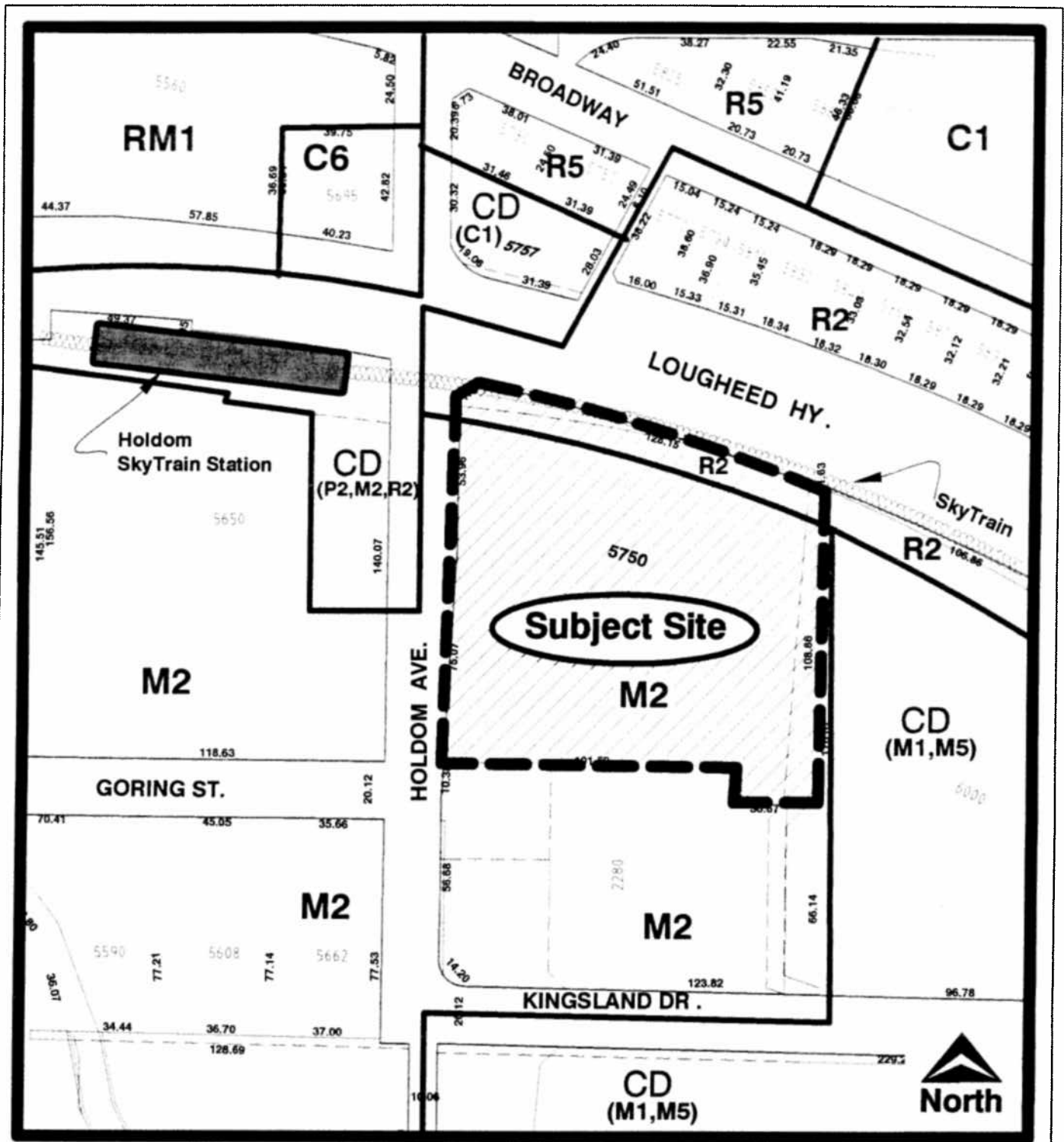
Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval application will continue to be processed and approved once all usual requirements are met.



J. S. Belhouse
Director Planning and Building

VT:KI:dbh:gk
Atts.

cc: Chief Building Inspector
Chief Licence Inspector



Planning and Building Department

Scale: 1 : 4000

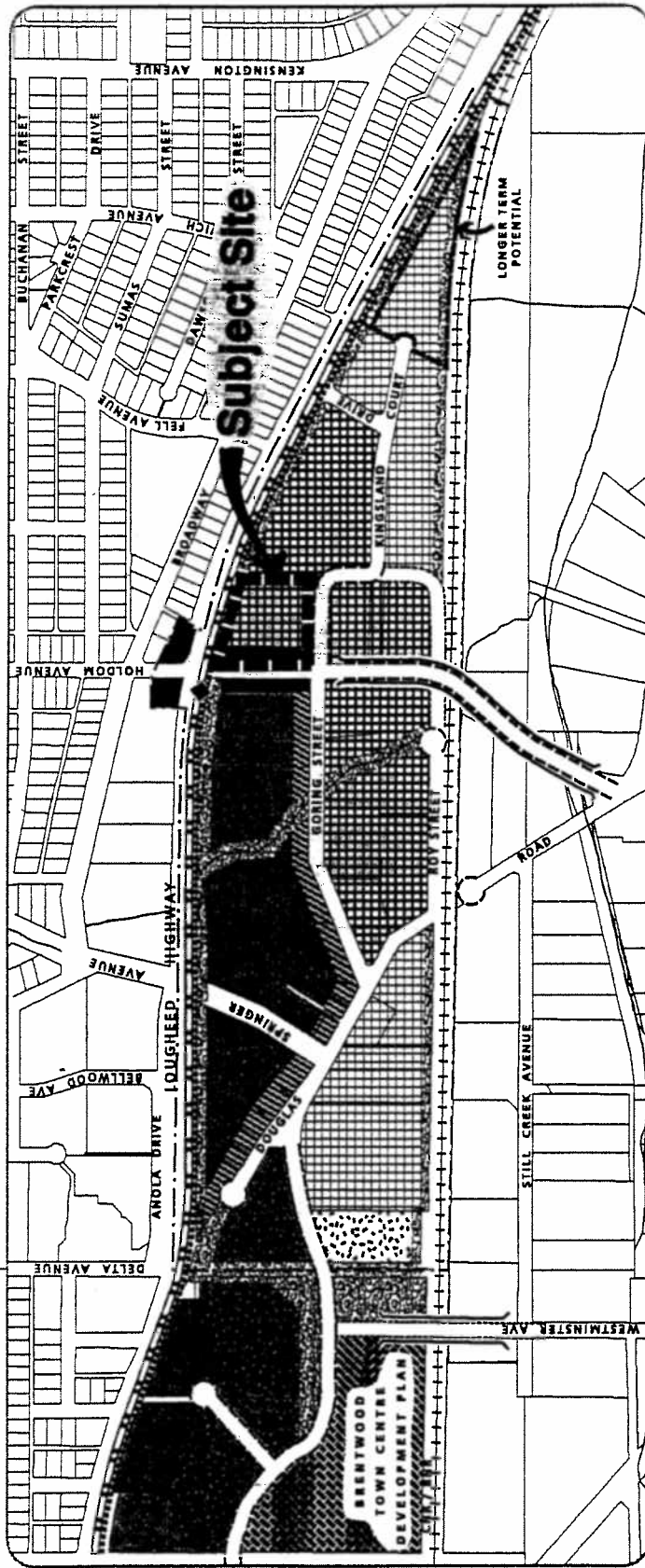
Drawn By: J.P.C.

Date: June 2003

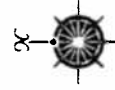
PPA # 02- 393
5750 Lougheed Hwy.

Sketch # 1

Holdom Station Area Land Use Concept



- high density residential
- medium density residential
- low density residential
- ▨ suburban business centre (B1)
- ▩ urban business centre (B2)
- street front commercial mixed use
- ▨ live/work or townhouse development
- buffer / green space
- school / park
- ◆ Holdom SkyTrain station
- ▬ SkyTrain
- urban trail
- ▬ new road
- ▬ potential new road
- ▬ overpass
- - - plan area boundary



PLANNING & BUILDING DEPARTMENT

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5750 Loughheed Hwy.