

ITEM 6

MANAGER'S REPORT NO. 19

COUNCIL MEETING Mar. 12/73

6. Re: Proposed Commercial Development - P.P.A. #2071
Northeast Corner of Kingsway & McKercher Avenue
D. L. 32, Blk. 9, Lots 13 and 14, Plan 7662

Following is a report from the Director of Planning regarding the subject Preliminary Plan Approval.

RECOMMENDATION:

THAT the Planning Department be authorized to work with the applicants and prospective developers of the block in an effort to include the proposed gas bar as an integral component of the overall commercial complex; and

THAT the Preliminary Plan Approval for the individual proposal be withheld pending review and presentation to Council of the development proposals for the remainder of the block.

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PLANNING DEPARTMENT

MARCH 8, 1973

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

RE: PROPOSED COMMERCIAL DEVELOPMENT
P.P.A. #2071 - NORTHEAST CORNER
OF KINGSWAY AND MCKERCHER
D.L. 32, BLK. 9, LOTS 13 & 14,
PLAN 7662

BACKGROUND

The Planning Department has recently received an application for Preliminary Plan Approval for the redevelopment of the captioned property located on the Northeast corner of Kingsway and McKercher Avenue. (See attached Sketch 1) This proposed redevelopment is to encompass replacement of the existing Gasoline Service Station use with a self serve gas bar operation. The site lies within the designated "Community Plan Area L" approved by Council and is proposed for C-3 High Density Commercial Comprehensive Development.

As the proposed development has significant bearing on accomplishment of the ultimate area plan the Department would ask that Council give consideration and direction to this proposal before further processing of the application takes place.

DEVELOPMENT CONSIDERATIONS

The subject property is presently zoned C-6 (Gasoline Service Station) District and is occupied by a two-bay gasoline service station building, pumps and pump islands. The current proposal calls for the removal of these existing structures and replacement with a self-service gas bar including washroom, storage and control areas, and a revamped canopy covered fuel dispensing area oriented to the Kingsway frontage. The perimeter areas would be landscaped and parking introduced along the north property line. The operation would stand as an entity in itself and would not be integrated with the future development of the area.

Municipal Manager
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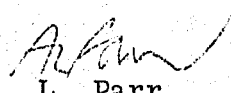
The Community Plan covering this area designated the subject property, along with the remaining properties bounded by Sussex, Nelson, Kingsway and the proposed Hazel Street extension, for redevelopment to a high density commercial core with pedestrian malls running through the area linking the high density apartment area to the North with the Simpson Sears Development to the south (See attached Sketch 2.) Recent inquiries into the details of redevelopment within these guide lines and an application for rezoning of the parcels in the block bounded by McKercher, McMurray and the Hazel Street extension from C-3 (Commercial) to CD (Comprehensive Development) District would indicate that realization of this desired high density commercial complex is close at hand. Redevelopment of the Service Station site as a separate and completely unrelated unit therefore would, in the Department's opinion, be completely undesirable at this time as it would only tend to delay and frustrate achievement of the ultimate plan.

The Department would recommend against the issuance of any permits that would allow development of Lots 13 and 14 to proceed on an individual basis but would be prepared to support inclusion of the proposed use as an integral part of a commercial complex occupying the entire block.

RECOMMENDATIONS

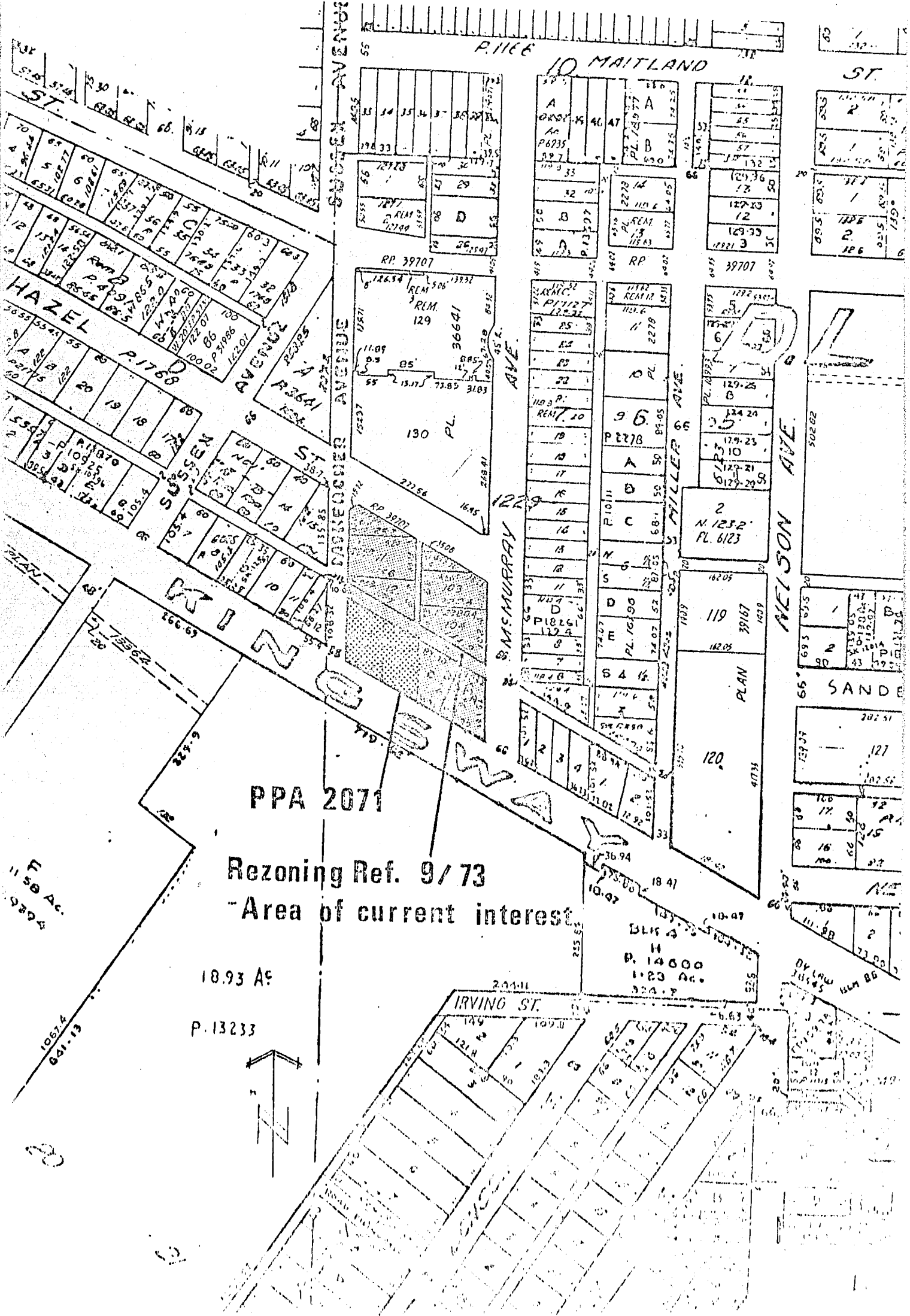
In view of the above, the Planning Department would recommend that Preliminary Plan Approval for the redevelopment of Lots 13 and 14 on an individual basis be withheld pending review and presentation to Council of the development proposals to be submitted for the remainder of the block and that the Planning Department be authorized to work with the applicants and prospective developers of the block towards inclusion of the gas bar use as an integral part of the overall commercial complex.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

KAF:bp
Attach.

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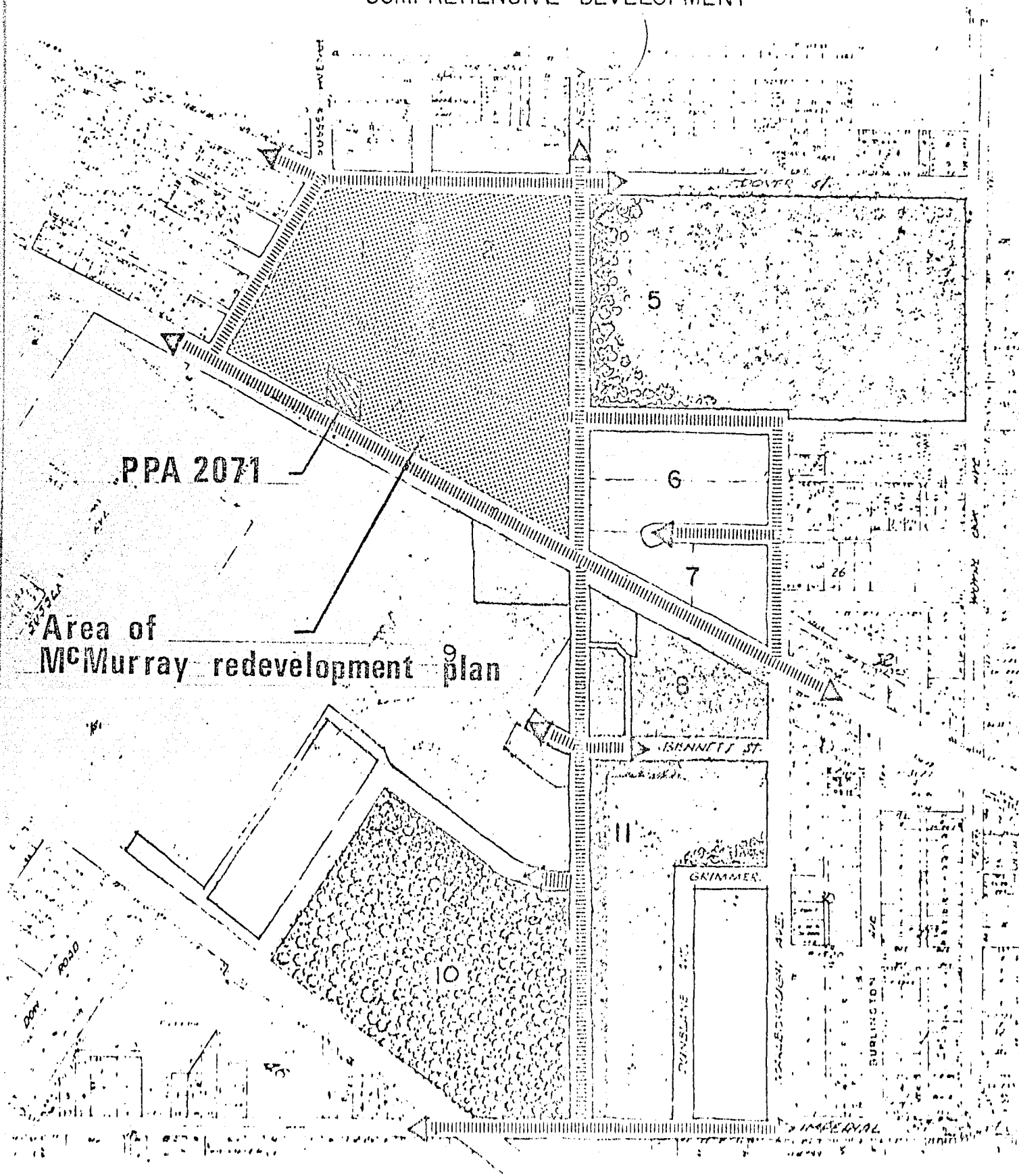


1. PROPOSED RM5 HIGH DENSITY APARTMENT COMPREHENSIVE DEVELOPMENT
2. PROPOSED RM5 HIGH DENSITY APARTMENT SITE
3. PROPOSED R.M.5 HIGH DENSITY APARTMENT SITE
4. PROPOSED C.3 HIGH DENSITY COMMERCIAL COMPREHENSIVE DEVELOPMENT

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COMMUNITY PLAN - AREA "L"
PROPOSED SUBDIVISION