

Supp.

File

Re: ARMITAGE LUMBER LTD. SITE  
CANADA WAY AND SMITH AVENUE (R.Z. #45/85)

ITEM (Supplementary) 13  
MANAGER'S REPORT NO. 4  
COUNCIL MEETING 1986/01/20

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: ARMITAGE LUMBER LTD. SITE  
CANADA WAY AND SMITH AVENUE (RZ #45/85)

SUPPLEMENTARY  
1986 JANUARY 20  
OUR FILE: RZ45/85

RECOMMENDATIONS:

1. THAT Mr. R. Armitage be advised that his revised proposal does not satisfactorily resolve the issues that are involved in the development site, and that it is not therefore appropriate to forward the plan to a Public Hearing.
2. THAT a copy of this report be forwarded to Mr. Armitage, together with the advice that Council recognizes that he intends to proceed with development under the prevailing C4 zoning.

**R E P O R T**

**BACKGROUND**

Council has recently dealt with a rezoning application for the subject lands, involving various reports, an appearance before Council (by the applicant, Mr. R. Armitage), a Public Hearing (on 1985 December 17), and most recently by defeating the Bylaw on 1986 January 13.

Since that occasion, Mr. Armitage has proceeded to work toward a development proposal utilizing existing C4 zoning of the property. However on 1986 January 16, Mr. Armitage submitted a revised site layout showing the inclusion of two additional properties (fronting Norfolk Street east of Smith Avenue - see attached sketch), together with a letter requesting that this Department forward the site plan to Council for inclusion in the Public Hearing scheduled for 1986 February 18.

In response to this approach senior staff have met further with Mr. Armitage to explore his intentions and to assess the results of his revised proposal relative to the provisions of the Community Plan, the concerns of Council as expressed in recent discussion of the former rezoning application, and the comments of the speakers at the recent Public Hearing. This report is therefore submitted in accordance with the applicant's request that Council consider his revised proposal.

## DESCRIPTION OF PROPOSAL

The proposal as now put forward by Mr. Armitage would produce an L-shaped site consisting of the Canada Way properties plus two existing residential lots on the north side of Norfolk Street immediately east of Smith Avenue. The proposal entails two commercial buildings (one in the central portion of the Canada Way frontage, the other in the north-westerly sector of the site adjacent Norfolk Street), with a gasoline service station "gas bar" to the south, at the intersection of Canada Way and Smith Avenue.

Council will recall that in a former appearance before Council, Mr. Armitage indicated that a gas bar would not be part of his proposal for a commercial development under rezoning; however, he indicates that as a result of further consideration of the economics of the project, he now concludes that he could not proceed with his development on the L-shaped site without a gas bar component.

## GENERAL DISCUSSION

In order to evaluate the current proposal, we have sought to identify the issues that were unresolved by the former rezoning application, and to determine the extent to which the revised scheme addresses or resolves them. In our view, the major concerns are four in number:

1. The Community Plan's land use/site configuration objectives for the block,
2. The commercial building location and orientation relative to the commercial arterial frontage,
3. The setbacks, building bulk and siting implications for present and future residential uses in the balance of the block, and
4. The desired pedestrian character and pedestrian-service orientation of the emerging commercial service area.

In our view, none of the identified issues is resolved or significantly aided by the revisions proposed in the more recent plan; although an L-shaped site is offered, it does not in effect provide an opportunity for interlocking L-shaped sites to be created, and conversely reduces the amenity of the remaining residential lots by proposing a reduced building setback relative to the prevailing C4 rear yard. Moreover, and most importantly, the scheme reintroduces the notion of a gas bar element which would have to be viewed as being further at variance with the objectives of the adopted Community Plan, and a retrograde step relative to the earlier scheme which itself was rejected by Council.

From our discussions with Mr. Armitage, we understand that he views this proposal as being for an "interim" commercial development use, relative to an eventual, more intensive, future redevelopment. He further has indicated that he views the gas bar as being essential to his needs if he includes the two residential properties in his site, and that in the event that he is not successful in obtaining Council approval to rezone the land, he is not prepared to proceed with development on the C4-zoned Canada Way frontage of the site only, utilizing the prevailing zoning. In fact, Mr. Armitage advises that he now considers development under C4 to be quite attractive as a business proposition, and he is quite content to proceed on this basis.

Staff, having considered all the ramifications of the proposal, are unable to recommend in favour of the scheme.

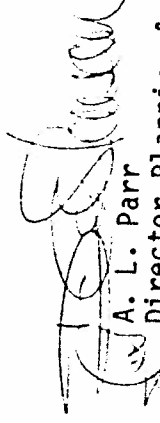
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While the use of the CD zoning to advance the objectives of the Community Plan and the interests of adjacent properties would be a worthwhile approach, the proposal that has been put forward does not substantially affect these matters in any positive way and instead would appear to sanction a pattern of development and an automobile-oriented service use at a location not sympathetic to the goals for the area.

Accordingly, the Planning & Building Inspection Department recommends that the proposal put forward by the applicant not be supported. Ordinarily, staff under such circumstances would request authority to continue to work with an applicant toward a revised plan in accordance with community goals, to be the subject of a future report; however, in this instance, Mr. Armitage has very clearly stated both his position relative to the key issues and also his intention to proceed under prevailing zoning if his present proposal is not approved. Therefore, it would appear to be in the best interests of Mr. Armitage to advise him immediately that his present proposal is not acceptable, thereby freeing him to proceed under current zoning.

DGS:lf

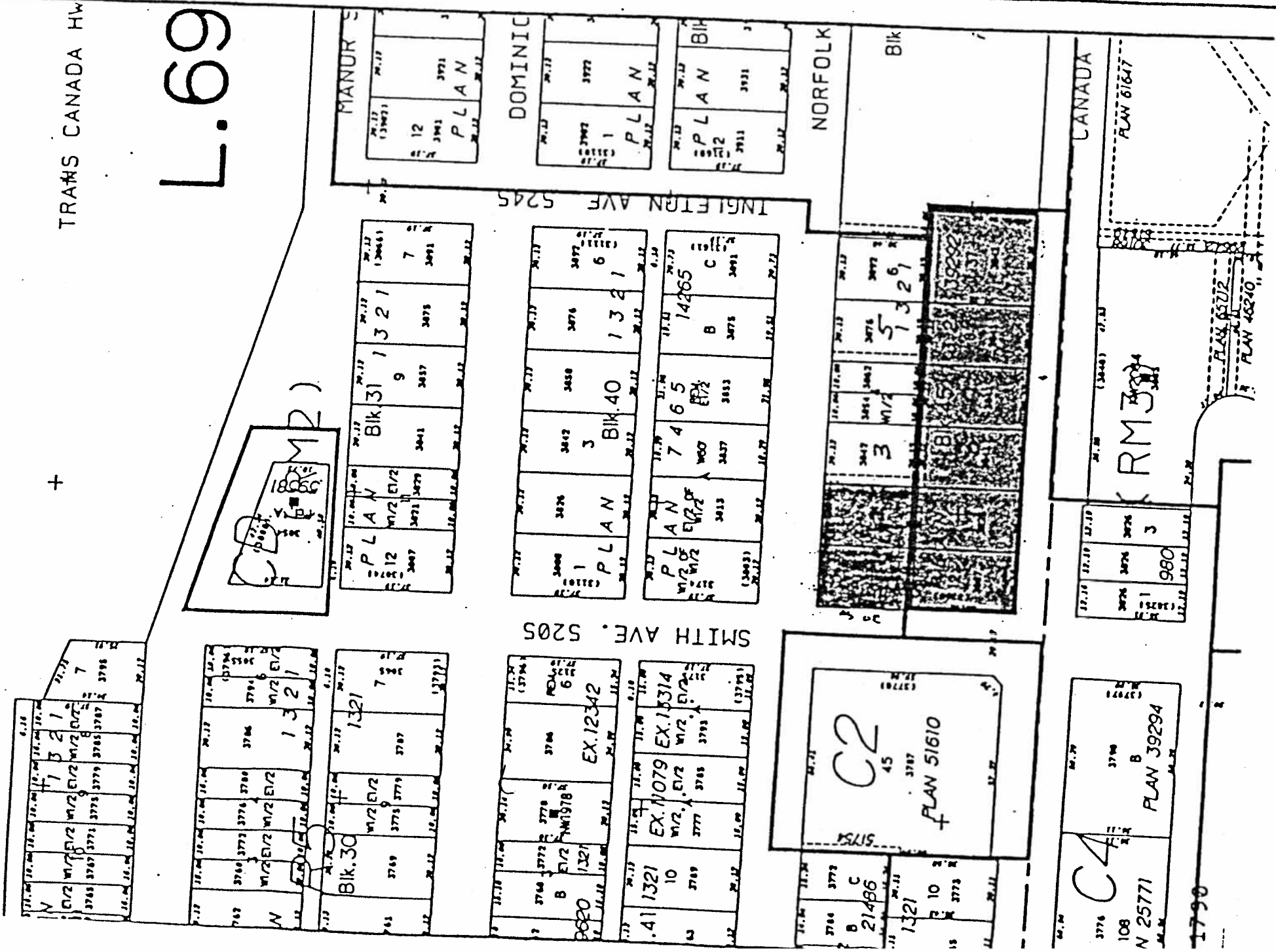
Attachment

  
A. L. Parr  
Director Planning &  
Building Inspection

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TRANS CANADA HW

L.69



SMITH AVE. 5205

INGLETON AVE. 5245

MANUR'S

DOMINIC

NORFOLK

CANADA

C4  
 3776  
 108  
 N 25771  
 PLAN 39294

C2  
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 3787  
 PLAN 51610

C3  
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