

ITEM 19
MANAGER'S REPORT NO. 45
COUNCIL MEETING 87/07/13

RE: PROPOSED GASOLINE SERVICE STATION/COMMERCIAL BUILDING
NORTH-EAST CORNER CANADA WAY AND SMITH AVENUE
PRELIMINARY PLAN APPROVAL APPLICATION NO. 8549
(ITEM 14, MANAGER'S REPORT NO. 44, 1987 JUNE 29)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1987 JULY 09

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: PROPOSED GASOLINE SERVICE STATION/COMMERCIAL BUILDING
NORTH-EAST CORNER CANADA WAY & SMITH AVENUE
PRELIMINARY PLAN APPROVAL APPLICATION #8549

RECOMMENDATION:

THAT this report be received for information purposes.

REPORT

On 1987 June 29 Council received a report (Item #14, Manager's Report #44), dealing with the subject property and the development proposal that has been submitted for it, based on its prevailing C4 zoning.

Council on that occasion tabled the recommendation (that the report be received for information) to allow an opportunity for further discussions or actions related to a potential land assembly to take place, with a view to alternative development proceeding which would be consistent with the adopted Community Plan for the area.

Since that date, staff have had discussions with the property owner (Mr. Armitage), two developers who had previously had an interest in pursuing an assembly for market or social housing involving also the residential properties on Norfolk Street abutting the site, another developer who has recently expressed interest in the properties for seniors housing, and the agent for the owners of the residential properties, along with some of the owners themselves.

Staff have learned from these contacts that while there appears to be interest within the development community in pursuing a land assembly and development proposal that would satisfy the Community Plans objectives, there is not anyone at this time who has been able to assemble the site and put forward such a proposal.

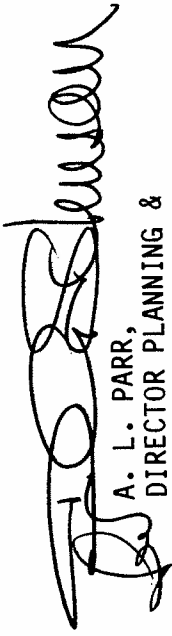
In the meantime, the development proposal for a gas bar and service commercial buildings on the C4 zoned lands only has been filed with this Department which, subject to compliance with the usual Municipal bylaws, is capable of being approved. Appearing in this agenda is an item of correspondence from Mr. Armitage that puts forward his views on the subject and, we understand, a delegation of property owners from Norfolk Street intend to appear to express their position on July 13.

ITEM	19
MANAGER'S REPORT NO.	45
COUNCIL MEETING	87/07/13

In summary, there is no indication at the present time that a land assembly or alternative development proposal having the support of all participants is imminent. As a result we are faced with dealing with the present application for Preliminary Plan Approval.

135

As noted in the previous report, the proposed new development will significantly affect the future lot assembly potential for apartment use in this area. However, the right to develop under prevailing zoning is acknowledged, and staff therefore propose, unless otherwise directed by Council, to issue Preliminary Plan Approval as requested, subject to compliance with the pertinent bylaw requirements.



A. L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION

DGS:ad