

HF Development

Riverview strip mall proposal nears approval

Developer seeks to ensure automotive anchor is eligible

BY CHARLES PERRY
TIMES & TRANSCRIPT STAFF

Construction of a strip mall, to be built across the street from the Riverview Mall, moved a step closer to fruition last night.

Riverview town council approved second and third reading of a proposal to rezone the property where the mall will be built to HC Highway Commercial from CC Central Commercial.

The rezoning will permit the owner to build a strip mall, but with no gas station allowed.

Brenda Orchard, Riverview's director of economic development and corporate services, said the rezoning is needed to accommodate one of the anchor outlets that would be going into the mall. Before proceeding any further with the project, she said the developers had to be sure the land was properly rezoned to maintain this particular anchor tenant.

Orchard did not reveal the tenant, but indicated the business is automotive in nature. She also

emphasized it did not entail a gas station and therefore would meet that condition in the rezoning.

The strip mall is being developed by David Taylor and his son David Taylor Jr.

She said none of the names of the outlets locating or thinking of locating in the strip mall are being revealed at this time.

Altogether, there would be about six or more outlets, said Orchard, adding the mall will be constructed in an L-shape pattern, a design both attractive and functional.

Orchard said the strip mall, which will probably be built next spring, is the latest of a number of commercial growth projects under way on Coverdale Road, the town's main street.

For instance, the Superstore (Riverview Market) is currently carrying out a more than \$5 million expansion of its Coverdale Road operation, said the economic development director.

The excavation work is already under way and they hope to have the project completed by the fall of next year at the latest.

Orchard said the expansion will see the Riverview Market increase its size from 4,140 square metres

(46,000 square feet) to 7,560 square metres (84,000 square feet).

"It is almost doubling in size," she said.

At the same time, she said local businessman John Grass is in the process of constructing a car wash adjacent to the Tim Hortons outlet at the corner of Coverdale and Trites roads. It will comprise three self-serve bays and a touchless drive-through.

Also, the request for proposals from individuals or groups regarding the former fire hall at 391 Coverdale Rd. closes today.

A relatively new building, the former Coverdale Road fire stations covers 1,625 square metres (17,491 square feet).

In the request, Orchard said the municipality suggested they would give preference to a use for the building that would stimulate Riverview's downtown core and take advantage of the excellent view of the Petitcodiac River from the site.

She said the town is also willing to consider either the renovation of the existing building or demolition of the structure and construction of a new building in its place.