

**Date:** 2020-10-09

**Subject:** **B-2020-0016, 370 Main Street North – Smartcentres Inc.**

**Secondary Title:** Recommendation Report: Direction to enter into a Consent Agreement – Smartcentres Inc. – 370 Main Street North – Ward 1

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**Report Number:** Planning, Building and Economic Development-2020-233

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report: Direction to enter into a Consent Agreement – Smartcentres Inc. – 370 Main Street North – Ward 1 (Planning, Building and Economic Development-2020-233 and File B-2020-0016)** to the Council Meeting of October 28, 2020, be received, and
2. **THAT** the Mayor and City Clerk be authorized to execute a Consent Agreement in Accordance with the Committee of Adjustment's decision (File B-2020-0016) approving a Consent Application for Smartcentres Inc. respecting a property located at 370 Main Street North, with content satisfactory to the Commissioner of Planning, Building and Economic Development and in a form acceptable to the City Solicitor; and that staff be authorized to take the necessary steps to implement the terms of the Consent Agreement.

**Overview:**

- This report recommends that Council direct the Mayor and the City Clerk to execute a Consent Agreement in association with Consent Application B-2020-0016 for Smartcentres Inc. at 370 Main Street North. The Committee of Adjustment approved the Consent Application on September 29, 2020 with a condition that the Consent Agreement be entered into.
- The purpose of Consent Application B-2020-0016 is to sever approximately 0.61 hectares from a parcel of land currently having a total area of 6.7 hectares. The effect of the application is to create a separate

**parcel that will be sold to the future operators of an intended Self-Storage building that is being proposed on the severed lands.**

- **This Consent application was brought before the Committee of Adjustment, and approved, on September 29, 2020. A Consent Agreement was recommended by Development Services staff to ensure that improvements to vehicular and pedestrian connections on the severed lands will occur in the future, specifically upon the redevelopment of Kingspoint Plaza, so that the sites continue to function harmoniously.**

### **Background:**

The property at 370 Main Street North is located North-East of the intersection of Main Street North and Vodden Street East. The overall property is currently operating as a commercial plaza, however an Official Plan Amendment and Zoning By-law Amendment were recently endorsed at the Planning and Development Committee meeting of September 14, 2020, and adopted at the September 16, 2020 Council Meeting, to introduce 'Commercial Self-Storage' as a permitted use on the severed lands. A concurrent site plan application (SPA-2020-0053) is ongoing for this project.

Consent application B-2020-0016 was submitted in order to sever off the parcel of land that is proposed to contain this Commercial Self Storage facility. Throughout the review of the Official Plan Amendment, Zoning By-law Amendment and Site Plan Application it was determined that, as a condition of approval of the severance, a consent agreement should be entered into to ensure the lands can easily adapt to a potentially changing urban context. The Main and Vodden Node is directly north of the Urban Growth Centre, and is serviced by a Bus Rapid Transit Line. As a result, there are growing development pressures in the area and a transformation to a more urban character is possible. The consent agreement will ensure that improvements to the driveway and walkway areas on this site will be accommodated at a future time when the abutting lands are redeveloped to an urban character.

On September 29, 2020, the Committee of Adjustment approved the Consent Application and applied the condition that was recommended by staff regarding the Consent Agreement. Staff is of the opinion that a Consent Agreement is an appropriate means to protect the City's interests while advancing the development of the project.

### **Current Situation:**

This Recommendation Report seeks Council's direction to authorize the Mayor and City Clerk to execute the Consent Agreement. This authorization is required to enable the Consent Agreement to be executed and the related condition to be cleared, allowing the consent certificate to be issued to facilitate the proposed development.

### **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with this request to enter into a Consent Agreement.

### Other Implications:

There are no Corporate implications associated with this request to enter into a Consent Agreement.

### **Term of Council Priorities:**

This report is consistent with the “City of Opportunities” priority by cultivating economic growth and investing in new infrastructure efficiencies and attracting investment.

### **Conclusion:**

By entering into a Consent Agreement, the City will be able to ensure that the lands will be able to function harmoniously both now, and in a changing urban environment in the future.

Authored by:

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### **Attachments:**

- Appendix 1: Location Map
- Appendix 2: Severance Sketch for Consent Application B-2020-0016
- Appendix 3: Planning Report for Consent Application B-2020-0016