



July 19, 2023

BY HAND AND EMAIL

Committee of Adjustment
101 Centrepointe Drive,
Nepean, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le
2023-07-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Maxime Lavoie

Dear Sirs,

Re: Kanata West Centre Inc. consent application for conveyance, 8605 Campeau Drive, Ottawa

In 2015 Riocan and Tanger opened the Tanger Outlets at the Palladium Drive interchange of Highway 417. Tanger Outlets had an access from northbound Palladium Drive, which at the time had a rural profile and curved around to the east along the current trajectory of Campeau Drive. Please see Figure 1.

In 2015 West Ottawa Land Holdings Inc. received draft approval for a subdivision of the lands to the west and north of Palladium Drive and Tanger Outlets. In 2016 the first phase of the subdivision was registered as Plan 4M-1566. A condition of the subdivision approval was that Palladium Drive would be re-aligned so that it intersected at right angles with Campeau Drive. Construction of these new roadways was completed by 2017. This resulted in the creation of Block 6 on Plan 4M-1566 (Parts 1, 2, 3, Plan 4R-30499). The curving portion of the former Palladium Drive right-of-way which had been owned by the City of Ottawa (Parts 7, 8, Plan 4R-30499) and the Ministry of Transportation (Parts 4, 5, 6, Plan 4R-30499) was closed. The access from Palladium Drive to Tanger Outlets was re-aligned to extend across the former Palladium Drive right-of-way (Part 5, Plan 4R-30499) and the southerly portion of Block 6 (Part 2, Plan 4R-30499). Please see Figures 1 and 2.

In 2021, Kanata West Centre Inc. acquired Block 6, Plan 4M-1566 (Parts 1, 2, 3, Plan 4R-30499) from West Ottawa Land Holdings Inc., as well as Parts 7 and 8, Plan 4R-30499 from the City of Ottawa and Part 6, Plan 4R-30499 from the Ministry of Transportation. Riocan and Tanger acquired Parts 4 and 5, Plan 4R-30499 from the Ministry of Transportation with Part 5 being subject to an access easement in favour of Part 6, Plan

4R-30499. This gave Riocan and Tanger legal control of a portion of the Tanger Outlets access from Palladium Drive (Part 5) although another portion of the access was still owned by Kanata West Centre Inc (Part 2).

The Kanata West Centre Inc. land assembly was done for the purposes of a land lease to Suncor Energy for a gas station with accessory car wash and restaurant (Parts 1, 6, 7, 8, Plan 4R-30499), together with easements over Parts 2 and 5, Plan 4R-30499. Suncor Energy has filed Applications for Minor Rezoning and Site Plan Control with the City. The Application for Minor Rezoning was approved by City Council on March 8, 2023. The Application for Site Plan Control remains in process. The Suncor gas station and Tanger Outlets will both benefit from the access from Palladium Drive (Parts 2, 5, Plan 4R-30499), use of which is to be regulated by the enclosed Joint Use and Maintenance Agreement.

At this time, Riocan and Tanger would like to purchase Parts 2 and 3, Plan 4R-30499 from Kanata West Centre Inc. in order to gain full legal control of their access from Palladium Drive. Consent is required of the Committee to sever Parts 2 and 3 from the remainder of Block 6, Plan 4M-1566 (Part 1, Plan 4R-30499) for the following:

- (i) a conveyance of Parts 2 and 3 from Kanata West Centre Inc. to Riocan and Tanger, which is in the nature of a lot-line adjustment;
- (ii) the reservation of an access easement over Part 2 by Kanata West Centre Inc. for the benefit of the remaining Kanata West Centre Inc. lands and their tenant (Suncor Energy); and
- (iii) The Joint Use and Maintenance Agreement associated with the above.

Please do not hesitate to contact me on receipt of this application if you have any comments or wish any clarification or further documentation.

Yours very truly,



Alex Turner
Development Manager,
Taggart Realty Management Inc.