

2023-12-07



CONSENT & MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 2501 Greenbank Road
Legal Description: Part of Lot 16, Concession 2 (Rideau Front), Geographic Township of Nepean and Part of Road Allowance between Lots 15 and 16, Concession 2 (Rideau Front), closed by By-law N610494, Geographic Township of Nepean
File No.: D08-01-23/B-00282 and D08-02-23/A-00268
Report Date: December 7, 2023
Hearing Date: December 12, 2023
Planner: Siobhan Kelly
Official Plan Designation: Suburban Transect, Neighbourhood
Zoning: GM [184] H(18.5)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the applications.

DISCUSSION AND RATIONALE

Lease Period in Excess of 21-Years

The initial term of lease between the parties, CT REIT (owner) and Canadian Tire Real Estate Limited (tenant) is for 19 years, 7 months and 10 days. The lease includes the option for a 5-year extension resulting in a total lease term of 25 years that will expire on May 31, 2038. Staff has no concerns with the application as the lease provides both the owner and tenant with a durable commitment for the continued commercial use of the property.

Minor Variance – Reduced Parking

The applicant submitted a site plan control application (File No. D07-12-23-0064) to facilitate the redevelopment of the site, which includes expanding the existing building and relocating the garden centre. The redevelopment necessitates the removal of 46 parking spaces on site and as a result, the applicant is seeking relief to permit a total of

309 spaces, whereas the by-law requires 355 parking spaces.

The Official Plan designates the site Hub and Minor Corridor in the Suburban Transect. Regarding parking, the Official Plan provides policy direction that development in Hubs shall be subject to parking regulations that support the prioritization of transit, walking and cycling and this may include reducing or eliminating minimum parking requirements. The subject site is adjacent to Strandherd Station and includes a direct pedestrian connection on the north end of the site to the station. Staff is satisfied that the minor variance conforms with the policies of the Official Plan, which support reducing parking requirements in Suburban Hubs.

The site is zoned General Mixed-Use, exception 184 and is subject to a maximum height of 18.5 metres - GM [184] H (18.5). Among other provisions, Urban Exception 184 prescribes a minimum parking rate of 355 spaces. The City's Zoning By-law carried this exception over from the former City of Nepean Zoning By-law (By-law 100-200). This site-specific parking rate preceded the construction of the Strandherd Station. Staff note that while the proposed development does not comply with the site-specific parking rate of 355 spaces, it would otherwise comply with the rates established in Section 101 that consider proximity to rapid transit (i.e., 260 spaces required for a Shopping Centre). As proposed, the reduction in parking maintains the intent of the Zoning By-law as the site is supported by 309 surface parking spaces, 16 bicycle parking spaces and a direct connection to existing transit.

Staff is satisfied that the minor variance is desirable as the reduction in parking aligns with the City's policy directions and will facilitate the redevelopment of a commercial site. The parking reduction will not result in undue adverse impacts given that the site includes e-commerce parking spaces, bicycling parking and is located near rapid transit.

Based on the foregoing, staff is satisfied that the proposed minor variance meets the four tests outlined in Section 45(1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended.



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