

2024-12-05



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 499 Terry Fox Drive
Legal Description: Part of Blocks 119, 120, 129 and 130
Registered Plan 4M-789
File No.: D08-01-24-B-00234 and D08-01-24-B-00235
Report Date: December 05, 2024
Hearing Date: December 10, 2024
Planner: Nivethini Jekku Einkaran
Official Plan Designation: Suburban Transect, Neighbourhood,
Evolving Neighbourhoods Overlay
Zoning: GM [221] H(11)

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some concerns with** the application(s).

DISCUSSION AND RATIONALE

Section 50 of the Planning Act, R.S.O. 1990, Chapter P.13 controls the division of land in Ontario, which does not permit leases that are for a term of 21 years or more without consent of the Committee of Adjustment [Section 50(3)(f)].

The proposed leases are for more than 21 years between Signature Centre Ltd., Applicant, and Bank of Montreal and The Beer Store, Tenants of the property. The original leases were signed in 2001 and there are plans for further lease extensions. The lease provides both the owner and tenant with a commitment to allow a portion of the property to be used as a bank and a retail store, which are permitted uses on the property. The lease extensions provide both the owner and tenant with a durable commitment for the continued commercial use of the property.

Though Staff typically do not have concerns with long-term leases, we have some concerns in this case as the duration of the lease is not specified and has only been indicated as longer than the 21 years.

J. E. Nivethini

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Planning, Development and Building
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