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Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

February 20, 2026

Attention: Committee of Adjustment
City of Ottawa
101 Centrepointhe Drive, 4th Floor
Ottawa, ON K2G 5K7

Re: Consent Application under Section 53 of the Planning Act – Long-Term Lease of Altea Active

RioCan Holdings Inc. is pleased to submit this Consent Application under Section 53 of the *Planning Act*, R.S.O. 1990, for the purpose of facilitating a long-term lease for Altea Active (a health and wellness facility) located at 1650-1660 Carling Avenue, Ottawa.

Altea Active will be leasing space from RioCan Holdings Inc. to operate their health and wellness business for a period of 30 years (with options to extend). The lease premises include both the building facility and adjacent parking lot to be used for the short-term parking of passenger vehicles. More information about Altea Active can be found at <https://alteaactive.com/>.

In support of the application, please find enclosed the following materials:

- Application Form, prepared by RioCan Management Inc.
- Application Fee of \$4276.00, made payable to the City of Ottawa
- Draft Reference Plan, prepared by Stantec Geomatics Ltd.
- Reference Plan PL 4R-10843, prepared by Stantec Geomatics Ltd.
- Parcel Abstract Report 04003-0131, pulled by RioCan Management Inc.
- Parcel Abstract Report 04003-0133, pulled by RioCan Management Inc.
- Email correspondence confirming a TIR is not required, dated January 9, 2026
- A copy of the Lease between RioCan Holdings Inc and Altea Real Estate Holdings (Carling) Inc, dated April 18, 2023, with confidential information removed, prepared by RioCan Management Inc.

This application has been prepared with due regard to the applicable legislative and policy framework, as outlined below:

Section 2 of the Planning Act

In accordance with Section 2 of the *Planning Act*, this application has had regard to matters of provincial interest, including:



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- Economic development: The lease enables the operation of a major health and wellness facility, generating employment and contributing to Ottawa's commercial tax base.
- Orderly development: The site is located within a designated urban area, surrounded by compatible commercial uses, and supported by existing infrastructure.
- Environmental protection: The proposal does not impact natural heritage features or hazard lands.
- Efficient use of infrastructure: The site is accessible by major roads and public transit, and will be adequately serviced by water, sewage, and stormwater systems.

Conformity with the Provincial Planning Statement (PPS), 2024

The proposal is consistent with the PPS 2024. Specifically, the application:

- Supports the PPS goal of increasing employment opportunities through intensification and redevelopment.
- Aligns with the PPS directive to make land available for development and support infrastructure investment.
- Promotes economic development and contributes to a strong, competitive economy.

Section 51(24) of the Planning Act and Official Plan Conformity

This application has had regard to the criteria in Section 51(24) of the *Planning Act*, including:

- Suitability of the land for the proposed use:
 - The site is zoned appropriately and designated for commercial use.
- Conformity with Official Plan:
 - The proposal conforms to the City of Ottawa Official Plan (2022), which designates the site as a Mainstreet Corridor, supporting commercial intensification and employment uses.
- Public interest:
 - The lease will facilitate a well-established retail use that serves the community and supports local employment.

We trust that this application meets the requirements of the *Planning Act* and relevant policy documents. Please do not hesitate to contact us should you require any additional information or clarification.

Thank you,

Vickey Simovic

Vickey Simovic

Senior Development Manager

RioCan Management Inc.