

REPORT

REPORT TO: Chair and Members of Planning, Public Works & Transportation Committee

REPORT FROM: Romaine Scott, Legal Coordinator
Planning & Sustainability Department

DATE: October 24, 2018

REPORT NO.: PLS-2018-0079

RE: Renewal of Lease of Town-owned Lands to Mold-Masters (2007) Limited for the purpose of a temporary parking lot
Part of Un-opened Road Allowance at the Rear of 233 Armstrong Avenue, Georgetown

RECOMMENDATION:

THAT Report No. PLS-2018-0079 dated October 24, 2018 regarding the extension of the term of the Lease with Mold-Masters (2007) Limited ("Mold-Masters") for the use of Town-owned lands for the purpose of a temporary parking lot, be received;

AND FURTHER THAT Council enact the necessary by-law to authorize the Mayor and Clerk to execute an amendment to the Lease with Mold-Masters to allow the use of the Town-owned lands for the purpose of a temporary parking lot, for an additional term from December 31, 2018 to December 31, 2023.

BACKGROUND:

The Town first entered into a renewable lease with Mold-Masters on October 18, 2006 to allow Mold-Masters to use a portion of the un-opened road allowance between Concessions 10 and 11, located at the rear of the property municipally known as 233 Armstrong Avenue, as a temporary parking lot (the "Leased Lands"). Mold-Masters has continued to occupy and use the property, and over the years, Council had approved the continuation of the Lease on the same conditions and for the term requested by Mold-Masters. The initial lease expired without renewal in 2010 but pursuant to the over-holding provision of the lease, Council approved a new lease on November 26, 2012 for a term that ended on October 27, 2015 (the "Lease").

Council has since approved a further 3-year extension to the Lease which will expire on December 31, 2018. The applicant has now requested an extended term of 5 years.

The Lease Lands are illustrated in Appendix "1" attached to this Report.

COMMENTS:

Mold-Masters has requested an extension of the term of the Lease for an additional 5 years from December 31, 2018 to December 31, 2023 at the same annual rent of \$1,000.00.

Mold-Masters is not in default of the terms and conditions of the said Lease. Staff recommends that the Lease Agreement be amended to extend the term as requested by the Applicant.

RELATIONSHIP TO STRATEGIC PLAN:

This Report is operational and has no bearing on the Town's Strategic Plan.

FINANCIAL IMPACT:

Under the terms of the Lease, Mold-Masters will continue to pay the annual rent of \$1,000.00 to the Town.

CONSULTATION:

The Town's Manager of Transportation and Director of Engineering were consulted with respect to this Report.

PUBLIC ENGAGEMENT:

There is no public engagement with respect to this Report.

SUSTAINABILITY IMPLICATIONS:

There is no sustainability implication with respect to this Report.

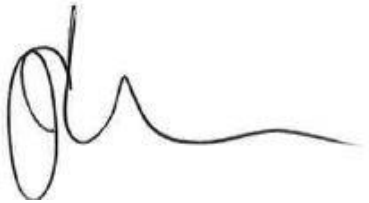
COMMUNICATIONS:

There is no communication implication with respect to this Report.

CONCLUSION:

The purpose of this Report is to recommend to Council that the necessary by-law be enacted to authorize the Mayor and Clerk to execute an amendment to the Lease as described herein for the continued use of the Lease Lands as a temporary parking lot, under the same provisions as the 2012 Lease for a term from December 31, 2018 to December 31, 2023.

Reviewed and Approved by,

A handwritten signature in dark ink, appearing to be 'John Linhardt', with a stylized, cursive script.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in dark ink, appearing to be 'Brent Marshall', with a stylized, cursive script.

Brent Marshall, CAO