

REPORT FROM THE DIRECTOR OF CLERKS AND PLANNING SERVICES

DESCRIPTION

Re: Sidewalk Lease Agreement – 108 Lifestyle and Sporting Goods Ltd.

RECOMMENDATION

That Council approve a lease agreement between the City of Elliot Lake and 108 Lifestyle and Sporting Goods for a portion of sidewalk on 136 Ontario Avenue, for the purpose of a seasonal display of clothing and merchandise; and

That the appropriate by-law be passed.

BACKGROUND

108 Lifestyle and Sporting Goods Ltd. has been a valued member of our community for several years, operating a successful business in the heart of our city. Through a routine review of municipal agreements it was discovered that they have been utilizing a portion of the sidewalk in front of their store without a formal lease agreement with the city.

In response to this, we initiated discussions with 108 Lifestyle and Sporting Goods Ltd. to formalize the lease of the sidewalk space. This step aims to ensure that all aspects of the business's operations align with city regulations and to foster a clear and collaborative relationship moving forward.

The city has engaged in thorough and constructive discussions to address any concerns and finalize the lease agreement. This process reflects our commitment to supporting local businesses while ensuring compliance with municipal policies.

ANALYSIS

The portion of sidewalk being requested at 136 Ontario Avenue measures approximately 10 feet by 12 feet located immediately in front of their business. This lease shall be for a period of five (5) summer operating seasons, backdated to the 1st day of May 2024 and ending on the 31st day of October in each year. This lease shall expire on the 31st day of October, 2029.

Under our current Policy for Calculation of Lease Rate for Municipal Property seasonal sidewalk leases are calculated at \$0.50 per square foot including a \$105 per year administration fee.

We are in receipt of a Certificate of Insurance naming the City as additional insured.

FINANCIAL IMPACT

The lease amount is of One Hundred and Sixty-Five Dollars (\$165.00) plus applicable taxes per operating season.

LINKS TO STRATEGIC PLAN

The sidewalk leases have been approved in order to support local businesses and to improve access to services for persons with disabilities.

SUMMARY

It is recommended that the committee approve the attached lease agreement and that it be forwarded to Council and that the appropriate bylaw be passed.