

6. Application by HAC OTTAWA AIRPORT, LP for an Ottawa International Airport Community Improvement Plan grant for 1085 Airport Parkway Private

Demande de subvention déposée par HAC OTTAWA AIRPORT, LP pour le 1085, privé Airport Parkway dans le cadre du Plan d'améliorations communautaires pour l'Aéroport international d'Ottawa.

Committee Recommendation

That Council consider this matter.

Recommandation du Comité

Que le Conseil examine cette question.

Documentation/Documentation

1. Director's Report, Director, Economic Development and Long Range Planning, Planning, Real Estate and Economic Development Department, submitted 20 March 2023 (ACS2023-PRE-EDP-0013)

Rapport du directeur, Développement économique et planification à long terme, Services de la planification, des biens immobiliers et du développement économique, daté le 20 mars 2023 (ACS2023-PRE-EDP-0013)

2. Extract of draft Minutes, Finance and Corporate Services Committee, April 4, 2023

Extrait de l'ébauche du procès-verbal, Comité des finances et des services organisationnels, le 4 avril 2023

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Community Improvement Plan grant for 1085 Airport Parkway Private

ACS2023-PRE-EDP-0013 - City Wide

David Wise, Director, Economic Development & Long-Range Planning, Planning, Real Estate & Economic Development Department (PRED), Cindy VanBuskirk, Program Manager, High Economic Impact Programs, PRED and Chris Cope, Officer, Economic Development, PRED, spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Councillor L. Dudas introduced her motion on the outset.

Committee heard from the following public delegations:

1. Sueling Ching, President and CEO, Ottawa Board of Trade
2. Catherine Callary, Vice President, Destination Development, Ottawa Tourism
3. Mark Laroche, President and CEO, Ottawa International Airport Authority
4. Hugo Germain, Germain Hotels
5. Bessa Whitmore
6. Sam Hersh
7. Miranda Gray

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Letter dated 30 March, 2023 from Dan Stankovic
- Email dated 30 March, 2023 from Craig Delmage
- Letter dated 29 March from Anand Aggarwal and Sonny Sohal

Mr. Wise, Ms. Cindy VanBuskirk, Mr. Cope responded to questions.

After discussion, the Committee voted on the motion from Councillor Dudas:

Motion No. FCSC 2023-03-01

Moved by L. Dudas

WHEREAS the CIP would generate an additional new estimated \$4.36 million in unbudgeted and unallocated revenue for the City of Ottawa; and

**WHEREAS a required condition of a CIP grant application is:
It can be demonstrated that the project would not otherwise have proceeded in the absence of the incentive; and**

WHEREAS the property owners have publicly stated that without the support of this grant this project will not be going ahead and there would be no increase in the property tax revenue collected from this site; and

WHEREAS existing property tax revenue will never be used for the grant, and the rebates would always be exclusively covered by the increased property tax collected from the applicant's developed property; and

WHEREAS the increased property taxes collected from past CIP grant applicants have been directed by Council to specific City services and programs, such as expressly for affordable housing; and

WHEREAS the City of Ottawa has declared a Housing and Homelessness Emergency; and

WHEREAS City of Ottawa recreation and community centres are currently being repurposed to support Ottawa's already overburdened and stretched emergency shelter system; and

WHEREAS the City of Ottawa also relies heavily on contracting third party motels, at significant financial cost to the City, to fill gaps in the shelter system; and

WHEREAS City staff have identified barriers, and the need for further support in transitioning families out of the emergency shelter system into more permanent housing;

THEREFORE BE IT RESOLVED that the net new municipally retained tax increment, determined on an annual basis, resulting from the Airport Community Improvement Plan application in respect of 1085 Airport Parkway Private, be allocated to expand and enhance the capacity of the

Community and Social Services Department to transition families out of the emergency shelter system into more permanent housing.

For (6): C. Kitts, C. Curry, L. Dudas, G. Gower, R. King, and M. Luloff

Against (6): M. Sutcliffe, R. Brockington, G. Darouze, J. Leiper, S. Menard, and T. Tierney

Lost on a tie (6 to 6)

The Committee then voted on the report recommendations:

Report Recommendations

That the Finance and Corporate Services Committee recommend City Council:

- 1. Approve the grant application submitted by HAC OTTAWA AIRPORT, LP ("Germain Hotels"), in respect to 1085 Airport Parkway Private, in accordance with the Ottawa International Airport Community Improvement Plan, not to exceed \$13,077,683 over a maximum period of 25 years, subject to the establishment of, and in accordance with, the terms and conditions of a Community Improvement Plan Agreement; and**
- 2. Delegate authority to the General Manager, Planning, Real Estate and Economic Development, to finalize and execute an Ottawa International Airport Community Improvement Plan Agreement with HAC OTTAWA AIRPORT, LP, establishing the terms and conditions governing the payment of a grant for the development of 1085 Airport Parkway Private, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor, and the Chief Financial Officer.**

For (6): C. Kitts, C. Curry, L. Dudas, G. Gower, R. King, and M. Luloff

Against (6): M. Sutcliffe, R. Brockington, G. Darouze, J. Leiper, S. Menard, and T. Tierney

Lost on a tie (6 to 6)

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The item will rise to Council for consideration pursuant to Subsection 83(7)(a) of the *Procedure By-law*.