

Subject: Brownfield Grant Application – 861 Clyde Avenue

File Number: ACS2024-PRE-PS-0050

**Report to Finance and Corporate Services Committee on 2 April 2024
and Council 17 April 2024**

**Submitted on March 14, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

**Contact Person: Wendy Tse, Coordinator (A), Front Ending Agreements and
Brownfields Programs, Planning Operations and Continuous Improvement
Branch**

613-580-2424, ext.12585, Wendy.Tse@ottawa.ca

Ward: River (16)

**Objet: Demande dans le cadre du Programme de subvention pour la remise
en valeur des friches industrielles – 861, avenue Clyde**

Dossier: ACS2024-PRE-PS-0050

**Rapport au Comité des finances et des services organisationnels le 2 avril 2024
et au Conseil le 17 avril 2024**

**Soumis le 14 mars 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne ressource: Wendy Tse, Coordinatrice (i) Ententes préalables et
Programme de friches industrielles, Opération de planification et de l'amélioration
continue**

613-580-2424, ext.12585, Wendy.Tse@ottawa.ca

Quartier: Rivière (16)

REPORT RECOMMENDATIONS

That Finance and Corporate Services Committee recommend Council:

1. Approve application submitted by DOODH Milk Inc., owner of the property at 861 Clyde Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$4,667,419 for which the grant payment period will be phased over a maximum of twenty years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; the maximum deferral of Development Charges of \$4,040,741 under the Development Charge Deferral Program; and the estimated contribution of \$1,155,881 towards the Municipal Leadership Strategy fund.
2. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with DOODH Milk Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 861 Clyde Avenue, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.

RECOMMANDATIONS DU RAPPORT

Que le comité des finances et des services organisationnels recommande au conseil :

1. D'approuver la demande de participation au Programme de subvention pour la remise en valeur des friches industrielles présentée par DOODH Milk Inc., propriétaire du bien-fonds situé au 861, avenue Clyde, pour une subvention versée en vertu du Plan d'améliorations communautaires pour le réaménagement des friches industrielles (2015) n'excédant pas 4 667 419 \$ au total, sur une période de versement échelonnée sur vingt ans au maximum, sous réserve de l'adoption des modalités de l'Entente de subvention pour la remise en valeur des friches industrielles, et conformément à celles-ci; le report maximal des redevances d'aménagement fixé à 4 040 741 \$ en vertu du Programme de report des redevances d'aménagement; et le versement d'une somme estimée à 1 155 881 \$ au fonds de la Stratégie municipale de leadership.

- 2. De déléguer au directeur général de Planification, Immobilier et Développement économique le pouvoir de conclure une entente de subvention pour la remise en valeur de friches industrielles avec DOODH Milk Inc., laquelle établira les modalités de paiement de la subvention pour le réaménagement du 861, avenue Clyde, à la satisfaction du directeur général de Planification, Immobilier et développement économique, de l'avocat général et de la cheffe des finances.**

BACKGROUND

Site location

861 Clyde Avenue

Owner

Neil Malhotra, DOODH Milk Inc. – for Claridge Homes

Applicant

Neil Malhotra

Architect

EVOQ Architecture

Description of site and surroundings

The property is currently a vacant industrial milk processing plant situated at the corner of Clyde Avenue North and Highway 417. Directly to the north of the site is a vacant commercial lot with an application for conversion to an athletic facility, a car dealership, and the commercial corridor of Carling Avenue. Surrounding the site on all sides, including on the other side of Highway 417, are a variety of low-rise commercial (largely automotive) and light industrial uses, with the exception of the financial office building on the east side.

Summary of proposed development

The proposed development concept currently comprises of seven residential buildings ranging from two and four storey townhouse units to towers ranging from nine to 30 storeys. Approximately 1,745 residential units (consisting of 113 studio units, 995 one-bedroom units, 613 two-bedroom units and 24 townhouse units) will be provided along with 566 square metres of commercial space. It will also include a new neighbourhood park and neighbourhood amenities facing the park. A multi-use trail and landscaped open space will connect Churchill Avenue and Clyde Avenue. However, it

should be noted that a complete site plan control application has not been submitted to the City at the time of the writing of this report.

Related applications

Official Plan Amendment – D01-01-20-0022 – Passed October 13, 2021

Zoning By-Law Amendment – D02-02-20-0122 – Passed February 9, 2022

Future site plan control application

At the time of the writing of this report, a complete site plan control application has not been received. Staff is making the recommendations as contained within this report pursuant to the Council motion of January 24, 2024 and according to the information provided by the applicant to date. Should the development not take place, the grant will not be paid. The reimbursement will be paid based on the actual costs incurred up to the approved upset limit and the expiry date for payments will be established in the Brownfields Assistance Agreement.

DISCUSSION

Brownfields are properties where past actions have resulted in actual or perceived environmental contamination and/or derelict or deteriorated buildings. They may be vacant, abandoned or underutilized. They are usually, but not exclusively, former industrial or commercial properties.

The Brownfield Redevelopment Community Improvement Plan (BRCIP) was adopted by Council on April 27, 2007 and amended by Council on May 12, 2010, and October 14, 2015. This report is in conformance with the 2015 Brownfield Redevelopment Community Improvement Plan, as directed by [Council](#) on January 24, 2024.

The Brownfield Redevelopment Community Improvement Plan presents the rationale behind the redevelopment of Brownfields in Ottawa, and the actions and strategies that will promote brownfield redevelopment. The Brownfield Redevelopment Community Improvement Plan contains a comprehensive framework of incentive programs which include the Property Tax Assistance, Rehabilitation Grant, Project Feasibility Study Grant, Environmental Site Assessment Grant, Building Permit Fee Grant, and Development Charge Deferral Programs, as well as the Municipal Leadership Strategy Program.

The site is subject to the Brownfield Grant program and is within a [Brownfields Priority area](#) based on the criteria under the Brownfield Redevelopment Community Improvement Plan, therefore the grants are paid over a ten year term per phase or until the upset limit is reached for the phase. The ten year term for Phase 1 begins the year

of Council approval with subsequent phases beginning at the time the first building permit is issued for that phase.

The purpose of this report is to bring the application before the Finance and Corporate Services Committee and Council for consideration and approval.

The Ottawa Brownfield Redevelopment Community Improvement Plan specifies grants available to the development industry. The total grant from this program shall not exceed 50 per cent of the eligible cost (with the provision that eligible items seven to 12 cannot exceed 15 per cent of the total eligible items being submitted for a grant) specific to the program for rehabilitating said lands and buildings. These items can be seen in Document 4 of this report. If the development does not proceed, no grants are paid.

Brownfield Grant Application

DOODH Milk Inc. filed an application under the Brownfield Redevelopment Community Improvement Plan for the clean-up and redevelopment of 861 Clyde Avenue.

A Phase I Environmental Site Assessment (ESA) was prepared by Paterson Group on October 23, 2020, which identified potential environmental concerns. The subsequent Phase II Environmental Site Assessment for a portion of the site impacted by the former service garage was prepared by Paterson Group on November 13, 2020. The fill material at the subject site is impacted with concentrations of ethylbenzene and xylene as well as PHC F2 that exceeds the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 7.

Groundwater on this site was tested and the samples indicate concentrations of benzene, ethylbenzene, toluene, and xylene exceeded the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 1 Standards.

This application is for the Property Tax Assistance, Rehabilitation Grant, Project Feasibility Study Grant, Environmental Site Assessment Grant, Development Charge Deferral, and Municipal Leadership Strategy Programs.

The required documents that are to be submitted to the City as part of a Brownfield Redevelopment Grant Program application are described in Document 3. Staff reviewed the submissions and deemed the application to be complete as of October 6, 2022.

Proposed Remediation

The suggested remedial action plan consists of a generic approach, where excavation and disposal at an approved waste disposal facility would be undertaken during the redevelopment of the subject site. The impacted groundwater on the property will be either treated with a portable on-site treatment system or removed by a licensed

pumping contractor for off-site disposal. It is anticipated that the remediation work will take six months to complete.

Calculating the Brownfield Redevelopment Grant

Under the Brownfield Redevelopment Grant Program, the applicant is required to submit various technical documents to determine eligibility as well as the costs eligible for the Grant. The Brownfield Redevelopment Community Improvement Plan specifies that the total grant be capped at 50 per cent of the total eligible costs (with the provision that eligible items 7 to 12 cannot exceed 15 per cent of the total eligible items being submitted for a grant). A breakdown of the eligible costs is shown in Document 4 and the calculation of the grant is shown in Document 5. Given the phasing of the project, the grants will be paid up to the upset limit per phase in order for the reimbursement to coincide with the rehabilitation.

- **Property Tax Assistance Program**

Grants would be 100 per cent of the municipal share of the increase in property taxes that result from the redevelopment, payable annually for up to the first three years per phase of development or, up to the time when the total grant payments equal the total eligible grants (items 1-6), whichever comes first. The City will only pay the annual grant after all terms and conditions specified in the registered legal agreement between the City and the applicant have been met. The ownership of the property cannot change within the period of this program. The anticipated maximum Property Tax Assistance Grant for this project is \$4,040,741.

Rehabilitation Grant

Grants would be capped at 85 per cent of the municipal share of the increase in property taxes that result from the redevelopment, payable annually for up to twenty years from Council approval or up to the time when the total grant payments equal the total eligible grants, whichever comes first. The City will only pay the annual grant after all terms and conditions specified in the registered legal agreement between the City and the applicant have been met. It is anticipated that the Redevelopment Grant limit is \$626,678.

- **Development Charge Deferral Program**

Under the Development Charge Deferral Program, the owner of the property is eligible for a 50 per cent deferment of eligible items costs towards development charges (items 1 to 7, see Document 4), by entering into a Deferral Agreement with a preferred annual interest charge of the issued index interest rate with the City of Ottawa. The term of the agreement would be subject to a maximum of either two years after issuance of a

building permit or three years after the approval by the Council of the Brownfield Redevelopment Community Improvement Plan application by the developer, whichever one occurs first, at which time the payment of the Development Charge deferred amount, plus interest, would be made by the developer. This amount eligible for deferral is \$4,040,741 (subject to all terms and conditions specified in the registered legal agreement between the City and the applicant have been met).

Under the Development Charges By-law 2019-156, Collection Procedures, Section 13 (2), the ability to enter an agreement between the City of Ottawa and the owner is established, and the City Treasurer is assigned to collect the applicable development charges.

Under the Delegated Authority By-law 2023-67, the City Solicitor has delegated authority to enter into an agreement with the owner for a Deferral of Development Charges.

- **Municipal Leadership Strategy Program**

As part of the Brownfield Grant Program, a Municipal Leadership Strategy is a general program of municipal property acquisition, investment and involvement in pilot projects with the private sector to remediate and rehabilitate Brownfield sites in Ottawa. The program is funded from 15 per cent of the municipal share of the increase in property taxes that resulted from the redevelopment that is retained by the City as a result of properties participating in the Rehabilitation Grant Program and is placed into a Municipal Leadership Account. This account will function as a revolving fund. The allocation of 15 per cent of the tax increment that is retained by the City to the Municipal Leadership Account will end when the Rehabilitation Grant Program ends. At that time, the City may return funds remaining in the Municipal Leadership Account to general revenues or continue to utilize these funds for Leadership activities until the Municipal Leadership Account is exhausted. The anticipated funding under this program for this site is estimated at \$1,155,881 and collection will commence after the first taxation year after the final Property Tax Assistance payment of the new development occurs.

Economic Benefits to the Community

The overall economic impact of the proposed residential development is estimated at over \$350 million in direct construction value. During the development of the site, direct and indirect economic benefits to the local economy will be experienced as a result of site remediation, the construction period through payroll, purchased material supplies, services, and equipment rentals. Once complete, the commercial space would be expected to generate economic activity.

Over \$439 million in new residential/commercial assessment would be added to the property tax assessment roll at full development. The developer's taxation consultant estimates that over \$6,398,194 per year in increased municipal property and education taxes can be expected at the completion of the project (2034), after the brownfield grant ends, which would subsequently go to the City's general revenues (see Document 6).

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Riley Brockington has read the report and is aware of the staff recommendation.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the report recommendations. This application is being considered under the applicable rules and criteria prior to the program pause in December 2022 in accordance with the January 24, 2024 direction from Council.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

The maximum grant under the 2015 Brownfield Redevelopment Community Improvement Plan Program is \$4,667,419. There are three phases. Phase 1 maximum grant is \$3,177,787, Phase 2 maximum grant is \$1,156,232 and Phase 3 maximum grant is \$333,400. In addition, the estimated Municipal Leadership Strategy contribution is \$1,155,881, for a total requirement of \$5,823,300. Budget authority requirements will be brought forward through the annual budget process. Development Charges of \$4,040,741 are eligible for deferral under the Development Charge Deferral Program. Deferred DCs would be subject to interest. Actual payments of the Rehabilitation Grant will be reviewed at the end of each tax year to confirm the actual tax benefit of the development and to calculate the actual payment to the developer.

ECONOMIC IMPLICATIONS

The proposed development project can be expected to produce an overall economic benefit as a direct result of the construction. During the development of the site, direct and indirect economic benefits to the local economy will be experienced as a result of site remediation, the construction period through payroll, purchased material supplies, services, and equipment rentals.

At full development, the reassessed property would be added to the property tax assessment roll and once the grant payment ends, the total tax amount would subsequently be added to the City's general revenues.

ENVIRONMENTAL IMPLICATIONS

The approval of this grant will assist with the redevelopment of this brownfield property and ensure that this contaminated site is properly remediated prior to development. A Record of Site Condition will be required as per the funding agreement. Brownfield redevelopment is identified as a key strategy for promoting reinvestment in existing urban areas and for reducing the need to expand into greenfield sites. The remediation and redevelopment of brownfield sites assist in meeting the Environmental Strategy's goal of clean air, water and earth.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that is green and resilient
- A city with a diversified and prosperous economy
- A city that has affordable housing and more liveable for all

SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2	Aerial View
Document 3	Brownfield Redevelopment Grant Application Requirements
Document 4	Brownfield Redevelopment Grant - Eligible Costs
Document 5	Calculating the Brownfield Redevelopment Grant
Document 6	Estimated Future City Property Tax Increment and Annual Municipal Grant Payable

Document 7 Payment Option Scenario

Document 8 Site Plan

CONCLUSION

The Planning, Real Estate and Economic Development Department recommend approval of the application. It is consistent with the intent of the Brownfields Redevelopment Community Improvement Plan (2015).

DISPOSITION

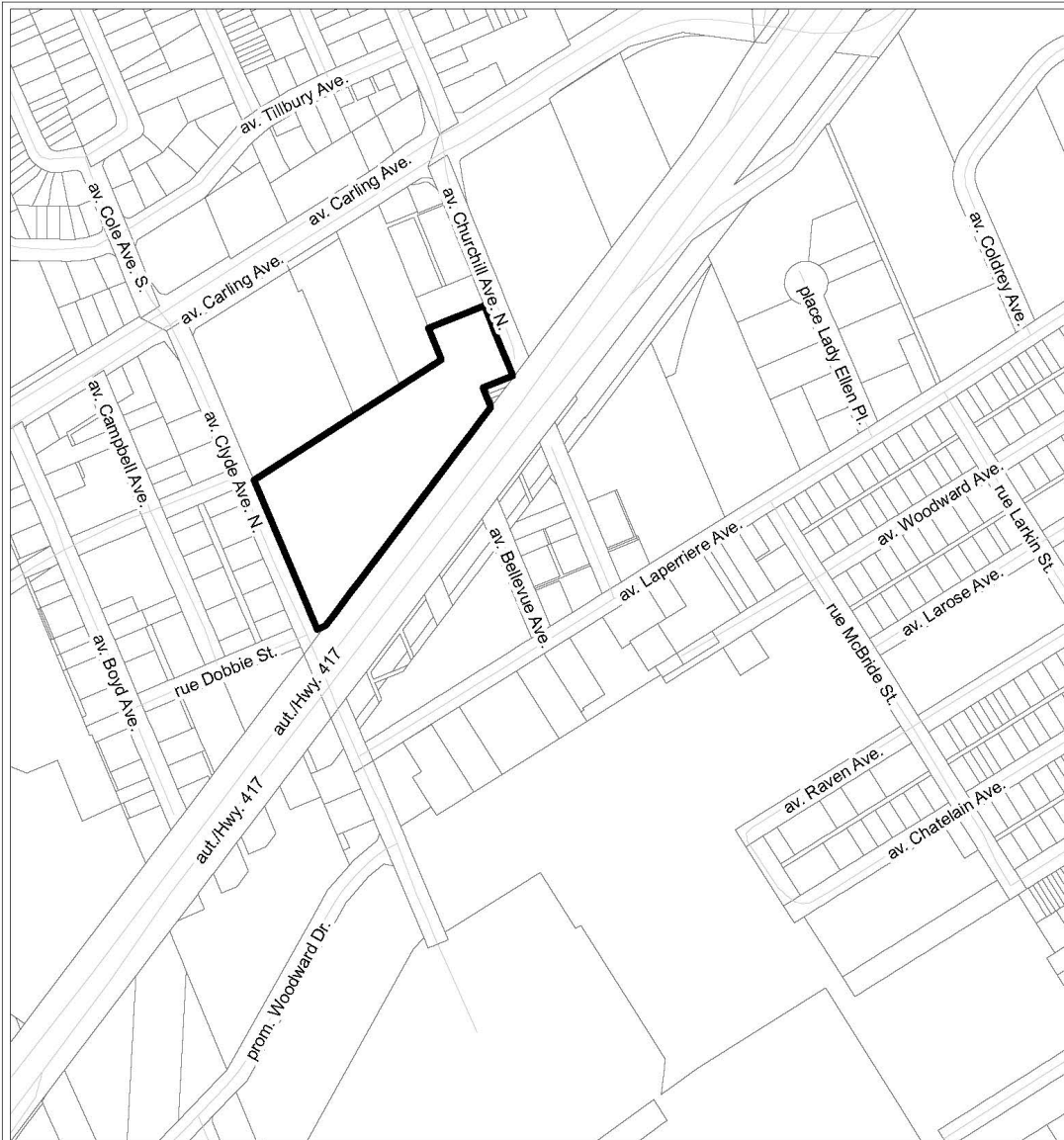
Legal Services, Innovative Client Services Department to prepare the Brownfield Rehabilitation Grant Agreement.


Planning, Real Estate and Economic Development Department and Finance Department, Revenue Branch to develop a general administrative approach to implement the Brownfield Redevelopment Financial Incentive Program and more specifically for this application.

Planning, Real Estate and Economic Development Department to notify the applicant of Council's decision.

Document 1 – Location Map

861 Clyde Avenue North



		LOCATION MAP / PLAN DE LOCALISATION BROWNFIELDS REDEVELOPMENT PROGRAM / PROGRAMME DE RÉAMÉNAGEMENT DES FRICHES INDUSTRIELLES	
F18-04-22-0017	24-0102-D		
I:\CO\2021\Brownfields\		 861 av. Clyde Avenue N.	
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REVISION / RÉVISION - 2024 / 01 / 24			

Document 2 – Aerial View

861 Clyde Ave N



Document 3 – Brownfield Redevelopment Grant Application Requirements

A Brownfield Redevelopment Grant Program guide was prepared as part of the administration of the Brownfield Financial Incentives Program. This program guide provides the detailed requirements to an applicant in order to file a complete application with the City for consideration of financial assistance under this grant program. The applicant is required to submit various technical documents to determine eligibility and costs eligible for the rehabilitation grant. The following documents are required:

- All environmental studies (Phase I Environmental Site Assessment, Phase II Environmental Site Assessment and Remedial Action Plan);
- Detailed work plan and cost estimate prepared by a qualified person (as defined by the *Environmental Protection Act* and Ontario Regulation 153/04, as amended), for all eligible environmental remediation and risk assessment/risk management works;
- A cost estimate provided by a bona fide contractor for eligible rehabilitation/redevelopment and demolition costs;
- A set of detailed architectural/design and/or construction drawings; and
- An estimated post-project assessment value prepared by a private sector property tax consultant.

The applicant (registered owner) or agent acting on behalf of the registered owner is required to fully complete the application including all required signatures and complete the sworn declaration.

Document 4 – Brownfield Redevelopment Grant – Eligible Costs

Table 1 – Eligible Items and Estimated Cost – 861 Clyde Avenue North

	Eligible Items	Estimated Cost		
		Phase 1	Phase 2	Phase 3
1	Environmental studies, Remedial Work Plan and Risk Assessment not covered by Environmental Site Assessment Grant Program	\$81,725	\$0	\$0
2	Environmental Remediation including the cost of preparing a Record of Site Condition	\$5,320,513	\$2,122,464	\$566,780
3	Placing clean fill and grading	\$0	\$0	\$0
4	Installing environmental and/or engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	\$0	\$0	\$0
5	Monitoring, maintaining and operating environmental and engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	\$0	\$0	\$0
6	Environmental Insurance Premiums	\$0	\$0	\$0
7	Leadership Program	\$0	\$0	\$0
	Sub-Total Costs eligible for 50% of DC deferral program	\$5,402,238	\$2,112,464	\$566,780
8	Cost of Feasibility Study	\$10,000	\$0	\$0
9	30% of Building Permit Fee (only eligible in priority area)	\$200,000	\$200,000	\$200,000

10	50% Building demolition costs	\$1,299,575	\$0	\$0
11	50% Building rehabilitation costs	\$0	\$0	\$0
12	50% of the upgrading costs for on-site infrastructure including water services, sanitary sewers and stormwater management facilities	\$423,450	\$0	\$0
	Sub-total 7 to 12 - Actuals	\$1,933,025	\$200,000	\$200,000
	Items 7 to 12 maximum amount allowable based on 15% of total	\$953,336	\$372,788	\$100,020
	Total costs eligible for Redevelopment Grant	\$6,355,574	\$2,312,464	\$666,800
	Total eligible costs for Rehabilitation Grant, all phases	\$9,334,838.12		

Document 5 – Calculating the Brownfield Redevelopment Grant

The Ottawa Brownfield Redevelopment Community Improvement Plan (BRCIP) specifies that the total of all grants shall not exceed 50 per cent of the cost of rehabilitating said lands and buildings (with the provision that eligible items 7 to 12 cannot exceed 15 per cent of the total eligible items being submitted for grant). *

Table 2 – Total eligible costs

		Phase 1	Phase 2	Phase 3	Total
1	Total eligible Costs- from Document 4	\$6,355,574	\$2,312,464	\$666,800	\$9,334,838
2	Total capping at 50 per cent of line 1	\$3,177,787	\$1,156,232	\$333,400	\$4,667,419
3	Total of Redevelopment Grant Payable	\$3,177,787	\$1,156,232	\$333,400	\$4,667,419

The Property Tax Assistance Program provides the equivalent of 100 per cent of the municipal property tax increase for the first three years. Any unused portion is eligible for the Rehabilitation Grant. As the land is located within a priority area, this location is therefore eligible for the Rehabilitation Grant equivalent to 85 per cent of the municipal property tax increase that results from the redevelopment, payable annually for the remainder of the ten year term.

Document 6 – Estimated Future City Property Tax Increment and Annual Municipal Grant Payable

Recent (2016) Value Assessment on the property at 861 Clyde Avenue North is \$6,582,000, classified as Industrial (IT). Recent property taxes are broken down as follows:

Table 3 – Recent (2021 tax year) Property Taxes

Municipal Property Tax portion	\$159,784
Education Property Tax portion	\$57,921
Total Pre-Project Property Taxes	\$217,705

Based on a post-project assessment valuation prepared by Altus Group, as submitted as part of the application, it is estimated that once the entire project is complete, the proposed development could have a post-project assessment value of \$439 million (based on an effective valuation date of 2023). The estimated taxes (Municipal and Education) to be generated from full build-out is as shown in Table 4.

Table 4 – Estimated Annual Post-Project Municipal/Education Property Taxes

Tax Class	Estimated assessment (2023)	Estimated Municipal Tax (2034)	Estimated Education Tax (2034)	Estimated Total Tax (2034)
New Multi-Residential (NT) and Commercial (XT)	\$439,384,000	\$5,503,043	\$895,151	\$6,398,194

Document 7 – Payment Option Scenario

Project Address: 861 Clyde Avenue

Project #	Year	Calendar Year (from report)	Calendar Year (expected payout)	Existing Municipal Property Tax portion	Estimated Municipal Property Tax Portion			Proposed Total Tax generated by BRCP	Eligible Municipal Tax Increment	Property Tax Assistance	Rehab Grant (85% increment)	BML Revolving Fund	Maximum Contribution	Additional Revenue to City	Cumulative Grant Amount
					Phase 1	Phase 2	Phase 3								
	1	2024	2025	\$172,956	\$172,956			\$0	\$0		\$0	\$0	\$0	\$0	\$0
	2	2025	2026	\$176,415	\$1,478,631			\$1,478,631	\$1,302,216	\$1,302,216	\$0	\$0	\$1,302,216	\$0	\$1,302,216
	3	2026	2027	\$179,943	\$1,508,204			\$1,508,204	\$1,328,260	\$1,328,260	\$0	\$0	\$1,328,260	\$0	\$2,630,476
	4	2027	2028	\$183,542	\$1,538,368			\$1,538,368	\$1,354,825	\$70,643	\$476,668	\$203,224	\$547,311	\$807,514	\$3,177,787
	5	2028	2029	\$187,213	\$1,569,135	\$1,551,293		\$3,120,428	\$1,364,080	\$1,056,232	\$100,000	\$204,612	\$1,156,232	\$207,848	\$4,334,019
	6	2029	2030	\$190,957	\$1,600,518	\$1,582,319		\$3,182,837	\$1,391,361	\$0	\$0	\$0	\$0	\$1,391,361	\$4,334,019
	7	2030	2031	\$194,777	\$1,632,528	\$1,613,965		\$3,246,493	\$1,419,189	\$0	\$0	\$0	\$0	\$1,419,189	\$4,334,019
	8	2031	2032	\$198,672	\$1,665,179	\$1,646,245	\$1,874,216	\$5,185,639	\$4,986,967	\$283,390	\$50,010	\$748,045	\$333,400	\$4,653,567	\$4,667,419
	9	2032	2033	\$202,646	\$1,698,482	\$1,679,169	\$1,911,700	\$5,289,352	\$5,086,706		\$0	\$0	\$0	\$5,086,706	
	10	2033	2034	\$206,698	\$1,732,452	\$1,712,753	\$1,949,934	\$5,395,139	\$5,188,441		\$0	\$0	\$0	\$5,188,441	
	11	2034	2035	\$210,832		\$1,747,008	\$1,988,933	\$5,503,042	\$5,292,209		\$0	\$0	\$0	\$5,292,209	
	12	2035	2036	\$215,049		\$1,781,948	\$2,028,712	\$5,613,103	\$5,398,054		\$0	\$0	\$0	\$5,398,054	
	13	2036	2037	\$219,350		\$1,817,587	\$2,069,286	\$5,725,365	\$5,506,015		\$0	\$0	\$0	\$5,506,015	
	14	2037	2038	\$223,737		\$1,853,939	\$2,110,672	\$5,839,872	\$5,616,135		\$0	\$0	\$0	\$5,616,135	
	15	2038	2039	\$228,212			\$2,152,885	\$5,956,669	\$5,728,458		\$0	\$0	\$0	\$5,728,458	
	16	2039	2040	\$232,776			\$2,195,943	\$6,075,803	\$5,843,027		\$0	\$0	\$0	\$5,843,027	
	17	2040	2041	\$237,432			\$2,239,862	\$6,197,319	\$5,959,887		\$0	\$0	\$0	\$5,959,887	
	18	2041	2042	\$242,180				\$6,321,265	\$6,079,085		\$0	\$0	\$0	\$6,079,085	
	19	2042	2043	\$247,024				\$6,447,691	\$6,200,667		\$0	\$0	\$0	\$6,200,667	
	20	2043	2044	\$251,964				\$6,576,644	\$6,324,680		\$0	\$0	\$0	\$6,324,680	
Total				\$4,202,376				\$90,201,863		\$4,040,741	\$626,678	\$1,155,881	\$4,667,419	\$76,702,843	

It is important to note that the tax increment is only an estimate and provides guidance on the order of magnitude of the possible payment under the assumption that the project would be completed, reassessed and taxes levied and paid in this period. The tax rates and all of the assessment valuation parameters are held constant for illustration purposes. In practice the assessed value would likely increase reflecting increasing property values. As well, there would likely be some increase in the annual municipal levy during the projection period.

The administration of the Brownfield Redevelopment grant program would require that any grants to be paid be based on actual Municipal Property Assessment Corporation (MPAC) property assessment (including any resolution of appeals) of improved properties. The prevailing tax rate would be applied and only after taxes are paid in full for one year and only when the City is satisfied that all terms and conditions have been met as specified in the legal agreement between the City and the applicant would a tax rebate be issued. This rebate would be capped at 100 percent of the municipal share of the increase in property taxes over the pre-project municipal property taxes paid for the first three years of each phase and 85 per cent thereafter for the remainder of the term.

In the administration of this grant each row would be calculated every year based on the new assessment, tax rate, taxes paid and actual municipal tax increment to establish the actual grant payment.

