

6. Referrals - Motion - Brownfield Redevelopment Community Improvement Plan

Renvois - Motion - Plan d'améliorations communautaires pour le réaménagement des friches industrielles

Committee Recommendations

That Council approve:

- 1. That the 2015 Brownfields Redevelopment Community Improvement Plan program be amended to include the following changes:**
 - **The repayment be based on 75% of Property Tax Uplift for applications that qualify under the Affordable Housing CIP or up to 100% if both affordable and in a PMTSA to encourage faster development near transit;**
 - **The repayment be based on 50% of Property Tax Uplift for applications that include housing, but do not qualify for the Affordable Housing CIP;**
 - **Projects without a housing component are not eligible;**
 - **The maximum eligible grant for a standalone Brownfield Redevelopment CIP application be capped at \$3 million;**
 - **The maximum eligible grant for a Brownfield Redevelopment CIP application stacked with any other CIP program, with the exception of the Affordable Housing CIP, be capped at \$5 million;**
 - **Eliminate repayment of non-remediation related costs (including building demolition, feasibility studies, upgrades to onsite infrastructure as detailed in the report);**
 - **Eliminate the municipal leadership strategy program;**
 - **A 20-year limit on the repayment of eligible costs;**

- Any funding approval will become null and void if a building permit is not issued within 18 months post Council approval of the brownfields application; and
2. That the seven deemed complete applications as described in the City of Ottawa Community Improvement Plan Program Report be considered by Council under the rules and criteria prior to the program pause in December 2022.

Recommandations du Comité

Que le Conseil approuve:

1. Que le programme du Plan d'améliorations communautaires de 2015 pour le réaménagement des friches industrielles soit modifié pour refléter les changements suivants :
 - Le remboursement correspond à 75 % du relèvement de l'impôt foncier pour les demandes admissibles au PAC pour le logement abordable ou à 100 % si les demandes visent aussi une Zone protégée des grandes stations de transport en commun afin d'accélérer l'aménagement près des stations de transport en commun.
 - Le remboursement correspond à 50 % du relèvement de l'impôt foncier pour les demandes visant un logement qui ne sont pas admissibles au PAC pour le logement abordable.
 - Les projets sans logement ne sont pas admissibles.
 - La subvention maximale pour une demande au titre du PAC pour le réaménagement des friches industrielles uniquement est de 3 millions de dollars.
 - La subvention maximale pour une demande au titre du PAC pour le réaménagement des friches industrielles et de tout autre programme de PAC, sauf celui pour le logement abordable, est de 5 millions de dollars.

- **Les coûts non liés à l'assainissement (dont les coûts de démolition, de modernisation de l'infrastructure sur place et des études de faisabilité, comme l'indique le rapport) ne sont pas remboursés.**
 - **Le programme de stratégie municipale en matière de leadership n'existe plus.**
 - **Le remboursement des coûts admissibles est assorti d'une limite de 20 ans.**
 - **Le financement approuvé est sans effet si aucun permis de construire n'est délivré dans les 18 mois suivant l'approbation de la demande au titre du PAC pour le réaménagement des friches industrielles par le Conseil ; et**
- 2. Que les sept demandes jugées complètes mentionnées dans le rapport sur le programme de plans d'améliorations communautaires de la Ville soient examinées par le Conseil selon les règles et critères utilisés avant la suspension du programme en décembre 2022.**

Documentation/Documentation

1. Referral Council Motion, from 24 January 2024 Council meeting.
Renvois – Motion de la réunion du Conseil municipal du 24 janvier 2024.
2. Extract of draft Minutes, Finance and Corporate Services Committee, April 2, 2024
Extrait de l'ébauche du procès-verbal, Comité des finances et des services organisationnels, le 2 avril 2024

**Finance and Corporate Services
Committee
Report 13A
April 17, 2024**

4

**Comité des finances et des services
organisationnels
Rapport 13A
Le 17 avril 2024**

**Extract of Draft Minutes 13A
Finance and Corporate Services
Committee
April 2, 2024**

**Extrait de l'ébauche du procès-verbal
13A
Comité des finances et des services
organisationnels
le 2 avril 2024**

Referrals - Motion - Brownfield Redevelopment Community Improvement Plan

The following items were dealt with concurrently:

Item 6.1 - Affordable Housing Community Improvement Plan (CIP) and Implementing By-laws;

Item 7.1 - Economic Development Community Improvement Plan Program Update;

Item 7.2 – Referrals - Motion - Brownfield Redevelopment Community Improvement Plan

Item 7.3 - Brownfields Redevelopment Community Improvement Plan By-law

Clara Freire, General Manager, Community and Social Services Department (CSSD), Lauren Reeves, Manager, Affordable Housing, CSSD and Don Herweyer, Planning, Real Estate and Economic Development (PRED), spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee heard from the following public delegations with respect to item 7.3 – Brownfields Redevelopment Community Improvement Plan By-law:

- Luke Lopers, P.Eng., Principal, Lopers & Associates spoke on behalf of Anthony Johnson, Brigil, who was also in attendance. Mr. Lopers expressed feasibility concerns with respect to the application timelines. He also noted his concerns with some cost items being eliminated from the program, including remediation costs.

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]

The following correspondence is held on file with the City Clerk with respect to item 7.2: - Referrals - Motion - Brownfield Redevelopment Community Improvement Plan.

- Email sent March 28, 2024 from Jason Burggraaf, Greater Ottawa Home Builders' Association - GOHBA

Ms. Freire, Ms. Reeves, and Mr. Herweyer along with Mr. Paul Lavigne, Director of Housing, CSSD, Mr. Derrick Moodie, Director, Planning Services, PRED and Mr. David White, City Solicitor and Interim City Clerk responded to questions. Following discussion on this item, the Mayor then asked for the reports listed from 6.1 to 7.10, to be voted on individually:

WHEREAS Council paused the Brownfields CIP program on December 14, 2022, until such time as a review was undertaken to be considered by Council; and

WHEREAS Council considered proposed changes to the Brownfields and other CIP Programs on November 22, 2023; and

WHEREAS during deliberations, recommendation 7 which would have made changes to the Brownfields CIP, as outlined in the staff report, was not approved by Council; and

WHEREAS the approval of Recommendation 3 and non-approval of Recommendation 7 also results in a \$5 million cap where there is a stacking of applications under two or more community improvement plans, including Brownfields community improvement plans, but no cap where the application is only under the Brownfields community improvement plan; and

WHEREAS Recommendation 8, as amended, directed staff to bring forward the seven complete applications that were received prior to the pause, under the program as it was in

place when they applied was ultimately not approved by Council; and

WHEREAS recommendation 9, which directed staff to amend the Brownfields repayment provisions as detailed in the staff report, was approved by Council; and,

WHEREAS this split approval has introduced some operational complexity and there is a need for clarity to be provided;

THEREFORE BE IT RESOLVED that the 2015 Brownfields Redevelopment Community Improvement Plan program be amended to include the following changes:

The repayment be based on 75% of Property Tax Uplift for applications that qualify under the Affordable Housing CIP or up to 100% if both affordable and in a PMTSA to encourage faster development near transit;

The repayment be based on 50% of Property Tax Uplift for applications that include housing, but do not qualify for the Affordable Housing CIP;

Projects without a housing component are not eligible;

The maximum eligible grant for a standalone Brownfield Redevelopment CIP application be capped at \$3 million;

The maximum eligible grant for a Brownfield Redevelopment CIP application stacked with any other CIP program, with the exception of the Affordable Housing CIP, be capped at \$5 million;

Eliminate repayment of non-remediation related costs (including building demolition, feasibility studies, upgrades to onsite infrastructure as detailed in the report);

Eliminate the municipal leadership strategy program;

A 20-year limit on the repayment of eligible costs;

Any funding approval will become null and void if a building permit is not issued within 18 months post Council approval of the brownfields application.

BE IT FURTHER RESOLVED that the seven deemed complete applications as described in the City of Ottawa Community Improvement Plan Program Report be considered by Finance and Corporate Services Committee and Council under the rules and criteria prior to the program pause in December 2022.

Carried