

**7. Brownfields Redevelopment Community Improvement Plan By-law**

**Règlement sur le Plan d'améliorations communautaires pour le réaménagement des friches industrielles**

**Committee Recommendations**

**That Council:**

- 1. Repeal By-law 2007-192, a by-law of the City of Ottawa implementing the Brownfields Redevelopment Community Improvement Plan;**
- 2. Enact a new By-law of the City of Ottawa to implement an amended Brownfields Redevelopment Community Improvement Plan, in the form attached as Document 1, and as described in this report;**
- 3. Establish a governance structure that will coordinate between all City CIP programs including Housing and Economic Development, to ensure that stacked CIP agreements on a single property do not annually exceed 100 per cent of the municipal property tax uplift.**

**Recommandations du Comité**

**Que le Conseil :**

- 1. abroge le Règlement no 2007-192 de la Ville d'Ottawa relatif à l'application du Plan d'améliorations communautaires pour le réaménagement des friches industrielles;**
- 2. adopte un nouveau règlement visant l'application d'une version modifiée du Plan, dans la forme prévue au document 1 et comme il est décrit dans le présent rapport;**
- 3. met en place une structure de gouvernance qui assure la coordination entre les différents programmes de PAC de la Ville, notamment pour le logement et le développement économique, afin que les ententes de PAC cumulées pour un même bien ne dépassent pas 100 % du relèvement de l'impôt foncier municipal par année.**

Documentation/Documentation

1. Director's Report, Planning Services, Planning, Real Estate and Economic Development, submitted 19 March 2024 (ACS2024-PRE-PS-0053)  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 19 mars 2024 (ACS2024-PRE-PS-0053)
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**

**3**

**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**

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Brownfields Redevelopment Community Improvement Plan By-law

File No. ACS2024-PRE-PS-0053 – City-wide

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:

### **Report Recommendation(s)**

**That Finance and Corporate Services Committee recommend Council:**

- 1. Repeal By-law 2007-192, a by-law of the City of Ottawa implementing the Brownfields Redevelopment Community Improvement Plan;**
- 2. Enact a new By-law of the City of Ottawa to implement an amended Brownfields Redevelopment Community Improvement Plan, in the form attached as Document 1, and as described in this report;**
- 3. Establish a governance structure that will coordinate between all City CIP programs including Housing and Economic Development, to ensure that stacked CIP agreements on a single property do not annually exceed 100 per cent of the municipal property tax uplift;**
- 4. Approve the Consultation Details Section of this report to be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report**

titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of April 17, 2024,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried