



Finance and Corporate Services Committee

Minutes

Meeting #: 13
Date: April 2, 2024
Time: 9:30 am
Location: Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Mayor Mark Sutcliffe, Vice-Chair: Councillor Catherine Kitts, Councillor Matt Luloff, Councillor Laura Dudas, Councillor Cathy Curry, Councillor Glen Gower, Councillor Tim Tierney, Councillor Rawlson King, Councillor Jeff Leiper, Councillor Riley Brockington, Councillor Shawn Menard, Councillor George Darouze

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on April 17, 2024, in Finance and Corporate Services Committee Report 13.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Thursday, March 28, 2024, and the deadline to register to speak by email is 8:30 am on Tuesday, April 2, 2024.

This is a public meeting to consider the proposed Community Improvement Plans listed as Items 6.1, 7.1 and 7.3 on today's Agenda.

For the items just mentioned, only those who make oral submissions today or written submissions before the Community Improvement Plans are adopted may appeal a Plan to the Ontario Land Tribunal.

To submit written comments on these amendments, prior to their consideration by City Council on April 17, 2024, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 FCSC Minutes 12 – March 5, 2024

Carried

4. Finance and Corporate Services Department

4.1 Disposition of 2023 Tax and Rate Supported Operating Surplus/Deficit

File No. ACS-2024-FCS-FSP-0005 – City-wide

Cyril Rogers, Interim General Manager and Chief Financial Officer, Finance and Corporate Services Department (FCSD), along with Suzanne Schnob, Manager, Financial Services, FCSD spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Mr. Rogers and Ms. Schnob responded to questions. Following discussion on this item, the Committee Carried the item as presented.

Report Recommendation(s)

That the Finance and Corporate Services Committee recommend that Council:

1. **Approve the \$11.693 million 2023 operating surplus in City-Wide be transferred to the Tax Stabilization Reserve. \$329,000 of which will be transferred to the 2024 Safer Alternative Response Program within the Community and Social Services Department;**
2. **Approve the adjustment to the 2024 Patio User Fees;**

3. **Approve the Ottawa Police Services 2023 operating surplus of \$6.276 million be transferred to the Tax Stabilization Reserve;**
4. **Approve the \$22.513 million 2023 operating deficit in Transit Services be funded from the Transit Operating Reserve and that \$27.838 million be transferred from the Transit Capital Reserve to the Transit Operating Reserve;**
5. **Approve the \$1.870 million 2023 operating surplus in Ottawa Public Library (OPL) be transferred to the Library Reserve;**
6. **Approve the \$510 thousand 2023 operating surplus in Water Services be transferred to the Water Reserve;**
7. **Approve the \$1.133 million 2023 operating deficit in Wastewater Services be funded by the Wastewater Reserve;**
8. **Approve the \$165 thousand 2023 operating surplus in Stormwater Services be transferred to the Stormwater Reserve; and,**
9. **Receive Documents 1 to 4 for information.**

Carried

4.2 2024 Tax Policy and Other Revenue Matters

File No. ACS2024-FCS-REV-0001 – City-wide

Cyril Rogers, Interim General Manager and Chief Financial Officer, Finance and Corporate Services Department (FCSD), along with Joseph Muhuni, Deputy City Treasurer Revenue, Finance Services, FCSD and Krista O'Brien, Program Manager, Property Assessment and Payment in lieu of taxation (PILTS), FCSD spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee heard from the following public delegation:

- Alex Cullen*, former Chair of the City of Ottawa Task Force on Property Assessment and Property Tax Issues

[* 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:

- Email dated March 30, 2024 from Clarence S. Dungey, CUPE Retiree

Mr. Rogers and Mr. Muhuni responded to questions. Following discussion on this item, the Committee Carried the report recommendations with the following Direction to Staff provided by Councillor S. Menard:

Direction to staff (Councillor S. Menard)

That Finance and Corporate Services Department staff be directed to explore the feasibility of a proactive ratio reduction for the Multi-Residential ratio to 1.0 over three to five years starting in 2025 and report back through the 2025 Tax Policy report, with consideration of reassessment resuming in which the Multi-Residential ratio will continue to drop incrementally to a ratio of 1.0, and remains within the range of fairness and no less than 1.0 once the provincial property reassessment process has resumed.

Report recommendations

That the Finance and Corporate Services Committee recommend that Council:

1. Adopt the following optional property tax classes in 2024:

- **Shopping Centre property class**
- **Parking Lot and Vacant Land property class**
- **Office Building property class**
- **Large Industrial property class**
- **Professional Sports Facility property class**
- **Small Business property subclass**
- **Small-scale business on farm subclass I & II**

2. Adopt the following tax ratios for 2024:

Property Class	Ratio*
Residential	1.00000
Multi-Residential	1.40831
New Multi-Residential	1.00000
Farm	0.20000
Managed Forest	0.25000
Pipeline	1.71919

Property Class	Ratio*
Commercial Broad Class	1.95710
Commercial	1.93509
Office Building	2.40128
Parking Lot and Vacant Land	1.30613
Shopping Centre	1.55731
Professional Sports Facility	1.93509
Industrial Broad Class	2.46743
Industrial	2.57570
Large Industrial	2.21187
Landfill	2.76258

** Subject to final minor revisions upon Ontario Property Tax Analysis close-off.*

3. **Adopt the following tax reductions for the 2024 tax year:**
 - **Small business subclass : 15 per cent**
 - **Vacant industrial land: 35 per cent**
 - **Farm land awaiting development subclass I: 25 per cent**
 - **Farm land awaiting development subclass II: No Discount**
 - **Small-scale business on farm subclass I: 75 per cent**
 - **Small-scale business on farm subclass II: 75 per cent**
 - **Commercial (including office and shopping classes) and Industrial excess land: No Discount**
4. **Approve that the municipal tax rates for 2024 be established based on the ratios adopted herein.**
5. **Approve that the 2024 capping and clawback provisions be as follows:**
 - **That capping parameters be approved at the higher of 10 per cent of the previous year's annualized tax or 10 per cent of the 2024 Current Value Assessment (CVA) taxes.**
 - **That capped or clawed back properties whose recalculated annualized taxes fall within \$500 of their CVA taxation be moved to their CVA tax for the year and be excluded from any future capping adjustments.**

- That properties that have reached their CVA during the current year be excluded from any future capping adjustments.
 - Continue the accelerated exit of the capping program, phased-out over 4 years, where the final year of the capping program will be 2026.
6. Approve the property tax and water mitigation programs previously approved by Council including the changes for 2024 as follows:
- Charitable Rebate Program
 - Farm Grant Program
 - Low-Income Seniors and Persons with Disabilities Tax and/or Water Deferral Programs; with the following eligibility changes to the program:
 - i. Indexing of the annual low-income threshold based on the Consumer Price Index, City of Ottawa shelter factor.
 - ii. Increase the Arrears Threshold to allow for up to 20 per cent of property tax arrears compared to the current value assessment (CVA).
 - iii. Exclude properties with Liens or WRITS
 - iv. Implement a Current Value Assessment cap for applicants.
 - v. Exempt existing clients from the new requirements.
7. Adopt the notional tax rate adjustment for the City of Ottawa as prescribed in the property tax-related regulations made under the *Municipal Act, 2001*.
8. Approve that \$4.2 million in additional tax revenue from the application of the notional tax rate adjustment be allocated as follows:
- \$1.8 million be contributed to the assessment growth for 2024; and
 - \$2.4 million be contributed to the Tax Stabilization Reserve.

9. **Approve that the 2025 property tax and due date provisions be as follows:**

- **That the interim 2025 property tax billing be set at 50 per cent of the 2024 adjusted/annualized taxes as permitted by legislation.**
- **That the following tax due dates be approved for 2025:**
 - i. **Interim: March 20, 2025**
 - ii. **Final: June 19, 2025.**
- **That the penalty and interest percentage charged on overdue and unpaid tax arrears remain at 1.25 per cent per month (15 per cent per year) for 2025, unchanged from 2024.**
- **That Council enact a by-law to establish the 2025 interim taxes, tax due dates, penalty and interest charges.**

10. **Adopt an annual levy on eligible institutions pursuant to Section 323 of the *Municipal Act, 2001*, and Ontario Regulation 384/98 as follows:**

- **\$75 per full-time student in attendance at universities and colleges, pursuant to Section 323 (1)**
- **\$75 per resident placed in correctional institutions, pursuant to Section 323 (2)**
- **\$75 per rated bed in public hospitals, pursuant to Section 323 (3)**
- **\$75 per place in provincial educational institutions, pursuant to Section 323 (5).**

Carried

4.3 2024 Budgets and Special Levies for Business Improvement Areas (BIA) and Sparks Street Mall Authority

File No. ACS2024-FCS-FIN-0002 – City-wide

Report Recommendation(s)

1. **That the Finance and Corporate Services Committee recommend that Council approve the 2024 budgets and special levies, as presented in Document 1, for the following:**
 - **Barrhaven BIA**
 - **Bells Corners BIA**
 - **Carp BIA**
 - **Carp Road Corridor BIA**
 - **Centretown BIA**
 - **Downtown Rideau BIA**
 - **Glebe BIA**
 - **Heart of Orleans BIA**
 - **Kanata Central BIA**
 - **Kanata North BIA**
 - **Manotick BIA**
 - **Preston Street BIA**
 - **Somerset Chinatown BIA**
 - **Somerset Village BIA**
 - **Sparks Street BIA**
 - **Sparks Street Mall Authority**
 - **Vanier BIA**
 - **Wellington West BIA**
 - **Westboro Village BIA**
2. **That Council enact the BIA levy by-laws and the Sparks Street Mall Authority by-law for the BIAs and Mall Authority listed in Recommendation 1 after the 2024 tax ratios are approved by Council.**

Carried

5. Finance and Corporate Services Department and Planning, Real Estate and Economic Development Department

5.1 Lansdowne 2.0 Procurement Options Analysis and Recommendations

File No. ACS2024-PRE-GEN-0002 – City-wide

Sean Moore, Director, Lansdowne Park Project, Planning, Real Estate and Economic Development (PRED), Will McDonald, Chief Procurement Officer, Finance and Corporate Services Department (FCSD), and Isabelle Jasmin, Deputy City Treasurer Corporate Finance, FCSD, spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk.

Committee heard from the following public delegations:

- Marnie Peters, President, Accessibility Simplified
- Darrell Cox, Executive Director, Glebe BIA
- Michael Crockatt, President and CEO, Ottawa Tourism
- Neil Saravanamuttoo
- Jincy Roese - Player, Professional Women's Hockey League (PWHL) Ottawa
- Chris Burkett - Vice President, League Operations & Compliance. PWHL
- Richard Moon
- Dr. Alexandra Gruca-Macaulay, PhD*
- Sharon Katz*
- John Dance*
- June Creelman
- Toon Dreessen
- Carolyn Mackenzie*

[* 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:

- Email sent March 23 from Bill Brown
- Email sent March 28 from Valerie Swinton

Mr. Moore, Mr. McDonald, Ms. Jasmin, along with Ms. Wendy Stephanson, City Manager, Mr. Don Herweyer, General Manager, PRED, Mr. David White, City Solicitor and Interim City Clerk and Ms. Nathalie Gougeon, Auditor General responded to questions. Following discussion on this item, the Committee Carried the report recommendations as presented on a vote of 10 Yeas to 2 Nays.

Report Recommendation(s)

That Finance and Corporate Services Committee recommend that City Council:

- 1. Approve the recommended procurement delivery model of a Design Bid Build for the design and construction of the Event Centre and North Side Stands, as described in this report and including as follows:**
 - a. Receive the KPMG Lansdowne Park Revitalization Delivery Model Options Analysis report, as detailed in Document 1;**
 - b. Receive the progress report on a Social Procurement Framework for the Lansdowne 2.0 project, as detailed in Document 2;**
 - c. Approve that an additional \$4 million be advanced against the existing project budget authority to prepare tender ready design drawings for both the Event Centre and North Side Stands, and provide for the assistance of outside experts to assist and advise the City in progressing the Redevelopment proposal, as described in this report.**
- 2. Approve the approach for the Request for Offer for the air rights development, as described in this report and detailed in Document 3.**
- 3. Approve the \$20 million line of credit to be taken out and repaid by the Lansdowne Master Limited Partnership and guaranteed by the City, as described in this report.**
- 4. Delegate the authority to the City Manager, in consultation with the City Solicitor and the City Treasurer, to authorize, negotiate, finalize and execute any necessary contracts,**

resolutions, and/or contract amendments that may be necessary to implement the recommendations in this report as adopted by Council.

For (10): M. Sutcliffe, C. Kitts, M. Luloff, L. Dudas, C. Curry, G. Gower, T. Tierney, J. Leiper, R. Brockington, and G. Darouze

Against (2): R. King, and S. Menard

Carried (10 to 2)

6. Community and Social Services Department

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

File No. ACS2024-CSS-GEN-003 – 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:

Item 6.1 - Affordable Housing Community Improvement Plan (CIP) and Implementing By-laws, Carried as amended by Motions Nos. FCSC 13-01 and FCSC 13-02.

Report Recommendation(s)

That Finance and Corporate Services Committee recommend that Council:

- 1. Approve the Affordable Housing Community Improvement Plan (CIP) as detailed in Document 1;**
- 2. Approve the implementing By-laws as detailed in Documents 2 and 3; and**
- 3. Delegate authority to the General Manager, Community and Social Services and the City Solicitor to finalize and make any necessary adjustments to the proposed Affordable Housing Community Improvement Plan By-law to give effect to the intent of Council.**

Carried as amended

Motion No. FCSC 13-01

Moved by C. Kitts

WHEREAS a report recommendation was omitted from the report **ACS2024-CSS-GEN-003 – Affordable Housing Community Improvement Plan (CIP) and Implementing By-laws;**

THEREFORE BE IT RESOLVED that the following report recommendation be added:

“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.”

BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the *Planning Act*.

Carried

Motion No. FCSC 13-02

Moved by C. Kitts

WHEREAS on November 22, 2023 City Council considered report **ACS2023-PRE-GEN-0008 2023 City of Ottawa Community Improvement Plan Program Review;** and

WHEREAS recommendation 3 of report ACS2023-PRE-GEN-0008 was approved which allowed the provision for stacking of the various Community Improvement Plans; and

WHEREAS clarity is needed to identify the sequencing for the payment of grants on stacked Community Improvement Plan applications; and

WHEREAS report ACS2024-CSS-GEN-003 Affordable Housing Community Improvement Plan (CIP) and Implementing By-laws requests approval of the implementing by-laws; and

WHEREAS in the case where Community Improvement Plan applications may be stacked for a specific development project, it is recommended that the Affordable Housing Community Improvement Plan be first and each applicable CIP thereafter be discussed with the

developer at pre-consultation to review the impacts of the stacking provisions; and

THEREFORE BE IT RESOLVED that the following paragraph be added to the Affordable Housing Community Improvement Plan, section 3.4, policy 5:

Where another Community Improvement Plan is stacked with the Affordable Housing Community Improvement Plan, the Affordable Housing CIP grant be payable first.

Carried

7. Planning, Real Estate and Economic Development Department

7.1 Economic Development Community Improvement Plan Program Update

File No. ACS2024-PRE-EDP-0033 - City-wide

Items 6.1, 7.1, 7.2 and 7.3 were dealt with concurrently. Please refer to Item 6.1 for the discussion portion of this report.

Committee Carried this report as amended by Motion No. FCSC 13-03.

Report recommendation(s)

That the Finance and Corporate Services Committee recommend Council:

1. **Repeal By-law No. 2021-285, a By-Law of the City of Ottawa setting out the Integrated Orléans Community Improvement Plan;**
2. **Enact a new By-Law of the City of Ottawa to adopt the Amended Integrated Orléans Community Improvement Plan;**
3. **Repeal By-Law No. 2019-224, a By-Law of the City of Ottawa setting out the Montréal Road Community Improvement Plan;**
4. **Enact a new By-Law of the City of Ottawa to adopt the Amended Montréal Road Community Improvement Plan;**
5. **Repeal By-law No. 2020-41, a By-Law of the City of Ottawa setting out the Heritage Community Improvement Plan; and**
6. **Enact a new By-Law of the City of Ottawa to adopt the Amended Heritage Community Improvement Plan.**

Carried as amended

Motion No. FCSC 13-03

Moved by C. Kitts

WHEREAS a report recommendation was omitted from the report **ACS2024-PRE-EDP-0033 - Economic Development Community Improvement Plan Program Update;**

THEREFORE BE IT RESOLVED that the following report recommendation be added:

“7. 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.”

BE IT FURTHER RESOLVED that there be no further notice pursuant to **Section 34(17) of the *Planning Act*.**

Carried

7.2 Referrals

7.2.1 Referrals - Motion - Brownfield Redevelopment Community Improvement Plan

Committee will be requested to consider the following Motion, referred from the City Council meeting of January 24, 2024.

Items 6.1, 7.1, 7.2 and 7.3 were dealt with concurrently. Please refer to Item 6.1 for the discussion portion of this report.

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

7.3 Brownfields Redevelopment Community Improvement Plan By-law

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

Items 6.1, 7.1, 7.2 and 7.3 were dealt with concurrently. Please refer to Item 6.1 for the discussion portion of this report.

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

7.4 Brownfield Grant Application - 2 Robinson Avenue/320 Lees Avenue

File No. ACS2024-PRE-PS-0031 – Rideau-Vanier (12)

Committee Carried this report with Councillor S. Menard dissenting.

Report Recommendation(s)

That Finance and Corporate Services Committee recommend Council:

1. **Approve the application submitted by 11182765 Canada Inc., owner of the property at 2 Robinson Avenue/320 Lees Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$7,095,888 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 \$6,566,223 under the Development Charge Deferral Program;**

and the estimated contribution of \$765,738 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 11182765 Canada Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 2 Robinson Avenue, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.

Carried

7.5 Brownfield Grant Application - 126 York Street / 151 George Street

File No. ACS2024-PRE-PS-0049 – Rideau-Vanier (12)

Committee Carried this report with Councillor S. Menard dissenting.

Report Recommendation(s)

That Finance and Corporate Services Committee recommend Council:

1. Approve the application submitted by 12052229 Canada Inc., owner of the property at 126 York Street / 151 George Street, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$762,741 for which the grant payment period will be phased over a maximum of ten 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 \$648,330 under the Development Charge Deferral Program; and the estimated contribution of \$154,032 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 12052229 Canada Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 126 York Street / 151 George Street, to the satisfaction of the General

**Manager, Planning, Real Estate and Economic Development
Department, the City Solicitor and the Chief Financial Officer.**

Carried

7.6 Brownfields Grant Application - 70 Nicholas Street

File No. ACS2024-PRE-PS-0048 – Rideau-Vanier (12)

Committee Carried this report with Councillor S. Menard dissenting.

Report Recommendation(s)

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

- 1. Approve the application submitted by Viking Rideau Corporation, owner of the property at 70 Nicholas Street, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$1,923,909 for which the grant payment period will be phased over a maximum of ten years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement; and the estimated contribution of \$169,280 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 Viking Rideau Corporation, establishing the terms and conditions governing the payment of the grant for the redevelopment of 70 Nicholas Street, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

Carried

7.7 Brownfields Grant Application - 200 Baribeau Street

File No. ACS2024-PRE-PS-0030 – Rideau-Vanier (12)

Committee Carried this report with Councillor S. Menard dissenting.

Report Recommendation(s)

That Finance and Corporate Services Committee recommend Council:

1. **Approve the application submitted by Baribeau Street Development Inc., owner of the property at 200 Baribeau Street, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$3,878,794 for which the grant payment period will be phased over a maximum of ten 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 \$3,296,975 under the Development Charge Deferral Program; and the estimated contribution of \$345,044 towards the Municipal Leadership Strategy fund;**
2. **Delegate the authority to the General Manager, Planning, Real Estate and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with Baribeau Street Development Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 200 Baribeau Street, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

Carried

7.8 Brownfield Grant Application - 1050 Somerset Street West

File No. ACS2024-PRE-PS-0051 – Kitchissippi (15)

Mr. Derrick Moodie, Director, Planning Services, Planning, Real Estate and Economic Development responded to a question from Councillor Leiper. The item was then put to Committee and Carried with Councillor S. Menard dissenting.

Report Recommendation(s)

That Finance and Corporate Services Committee recommend Council:

1. **Approve the application submitted by Claridge Homes (Hintonburg) Inc., owner of the property at 1050 Somerset Street West, for Rehabilitation Grant under the Brownfield**

Redevelopment Community Improvement Plan (2015), not to exceed a total of \$1,859,600 for which the grant payment period will be phased over a maximum of ten 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 \$1,580,660 under the Development Charge Deferral Program; and the estimated contribution of \$408,209 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 Claridge Homes (Hintonburg) Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 1050 Somerset Street West, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development Department, the City Solicitor and the Chief Financial Officer.**

Carried

7.9 Brownfield Grant Application – 861 Clyde Avenue

File No. ACS2024-PRE-PS-0050 – River (16)

Committee Carried this report with Councillor S. Menard dissenting.

Report recommendation(s)

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.

Carried

7.10 Brownfield Grant Application - 1619 to 1655 Carling Avenue

File No. ACS2024-PRE-PS-0052 – Kitchissippi (15)

Committee Carried this report with Councillor S. Menard dissenting.

Report recommendation(s)

That Finance and Corporate Services Committee recommend Council:

1. Approve the application submitted by 1655 Carling Development Inc., owner of the properties at 1619 to 1655 Carling Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to exceed a total of \$2,701,114 for which the grant payment period will be phased over a maximum of ten 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 \$2,701,114 under the Development Charge Deferral Program; and
2. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfield Redevelopment Grant Agreement with 1655 Carling Development Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 1619 to 1655 Carling Avenue, to the satisfaction of the General

**Manager, Planning, Real Estate and Economic Development
Department, the City Solicitor and the Chief Financial Officer.**

Carried

8. In Camera Items

There were no *in camera* items.

9. Information Previously Distributed

9.1 Economic Development Update – Q4 2023

File No. ACS2024-PRE-EDP-0029 – City-wide

9.2 Planning, Real Estate and Economic Development Department 2023
Intergovernmental Delegated Authority Report

File No. ACS2024-PRE-GEN-0004 – City-wide

10. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

11. Inquiries

There were no Inquiries.

12. Other Business

There was no other business.

13. Adjournment

Next Meeting

May 7, 2024

The meeting adjourned at 2:56 pm.

Original signed by M. Aston,
Committee Coordinator

Original signed by Mayor M.
Sutcliffe, Chair