

Subject: Brownfield Grant Application - 2 Robinson Avenue/320 Lees Avenue

File Number: ACS2024-PRE-PS-0031

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

**Submitted on March 19, 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: Rideau-Vanier (12)

**Objet: Demande de participation au Programme de subvention pour la
remise en valeur des friches industrielles – 2, avenue Robinson/320, avenue Lees**

Dossier : ACS2024-PRE-PS-0031

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

**Soumis le 19 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 : Rideau-Vanier (12)

REPORT RECOMMENDATIONS

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.

RECOMMANDATIONS DU RAPPORT

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

1. D'approuver la demande présentée par 11182765 Canada Inc., propriétaire du bien-fonds situé au 2, avenue Robinson et au 320, avenue Lees, pour une subvention versée en vertu du plan d'améliorations communautaires pour le réaménagement des friches industrielles (2015) n'excédant pas 7 095 888 \$ 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 6 566 223 \$ en vertu du programme de report des redevances d'aménagement; et le versement d'une somme estimée à 765 738 \$ 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 11182765 Canada Inc., laquelle établira les modalités de paiement de la subvention pour le réaménagement du 2, avenue Robinson, 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

320 Lees Avenue – subordinate address 2 Robinson Avenue

Owner

11182765 Canada Inc.

Applicant

Lauren Kratz, Paterson Group Inc. on behalf of 11182765 Canada Inc.

Architect

Geiger Huot Architectes

Description of site and surroundings

The site is north of Lees Avenue near the Highway 417 – Lees Avenue exit, within the Lees Station Hub area. The Sandy Hill Arena lies to the northwest, with low-rise residential blocks on Chapel Crescent to the northeast. The Highway 417 – Nicholas Street interchange is to the south and west. The site was formerly occupied by a cultural centre.

Summary of proposed development

The proposed development consists of four residential towers:

Tower A is proposed to be 28 storeys with two six-storey podiums

Towers B and C are proposed to be 32 storeys with one six-storey podium each

Tower D is proposed to be 28 storeys with one six-storey podium.

This development includes 1,539 residential units, 934 parking spaces, 1,782 bicycle parking spaces, and 2,528 square metres (27,220 square feet) of commercial space.

- 120 Studio
- 686 one-bedroom

- 436 one-bedroom + den
- 536 two-bedroom
- 76 two-bedroom + den
- 295 three-bedroom

Related applications

D01-01-20-0028 – Official Plan Amendment – Passed (October 13, 2021)

D02-02-20-0140 – Zoning By-law Amendment – Passed (October 13, 2021)

D07-12-21-0202 – Site Plan Control – Submission under review (February 21, 2024)

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 BRCIP, as directed by [Council](#) on January 24, 2024.

The BRCIP presents the rationale behind the redevelopment of Brownfield in Ottawa, and the actions and strategies that will promote brownfield redevelopment. The BRCIP 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 BRCIP, 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 BRCIP 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

An application was filed by 2 Robinson Property Limited Partnership under the BRCIP for the clean-up and redevelopment of 2 Robinson Avenue/320 Lees Avenue.

A Phase I Environmental Site Assessment was prepared by Paterson Group in September 4, 2020. A Phase II ESA was prepared March 19, 2019 and identified that the fill material at the subject site is impacted with ethylbenzene and xylenes (BTEX), petroleum hydrocarbons (PHCs, F1-F4), polycyclic aromatic hydrocarbons (PAHs), and various metals which exceeds the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 3.

Groundwater on this site was tested and the samples were in compliance with the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 3 Standards.

This application is for the Property Tax Assistance, Rehabilitation Grant, Municipal Leadership Strategy, and Development Charge Deferral 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 November 2, 2022.

Proposed Remediation

A remediation program using the generic approach will be used, involving excavation to a geodetic elevation of approximately 58 metres in some locations, in order to remove all impacted soil. Prior to its off-site disposal, a leachate analysis of a representative sample of the contaminated soil will be completed in accordance with Ontario Regulation 347/558.

The remediation work will be in phases with Phase 1 to begin this year. Phases 2 and 3 is expected to begin in 2025.

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 BRCIP 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 grant 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 for that phase (items 1-6), whichever comes first. The City will only pay the annual grant after the property taxes have been paid in full each year and 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. Should the ownership change, the Rehabilitation Grant Program will apply. The anticipated maximum Property Tax Assistance Grant for this project is \$6,566,233.

- **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, 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 expected that the Rehabilitation Grant will be \$529,665.

- **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 \$765,738 and collection will commence after the first taxation

year after the final Property Tax Assistance payment of the new development occurs.

- **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 BRCIP 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 \$6,566,223 (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.

Economic Benefits to the Community

The overall economic impact of the proposed residential development is estimated at over \$400 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.

Over \$472 million in new residential/commercial assessment is estimated to be added to the property tax assessment roll at full development. The developer's taxation consultant estimates that over \$7,217,150 per year in increased municipal property and education taxes can be expected at the completion of the project (2035), 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 Stéphanie Plante provided the following comments:

I fully support this project moving forward. It has been already subject to considerable delay during a housing emergency, due to the comprehensive review of the program that found:

“... the conclusion is that if the brownfield funding assisted with the prompt development of projects that would not have otherwise proceeded in the same time frame by more than two years, the program is cost neutral or net positive to the City.

The brownfield redevelopment incentive programs have proven effective in promoting remediation and redevelopment of brownfield sites, which are often located in key downtown areas. “

This development will provide 1,539 much needed residential units in ward 12.

Councillor Shawn Menard, as the abutting councillor, was also made aware of the recommendation of this report.

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 \$7,095,888. There are three phases. Phase 1 maximum grant is \$2,341,099, Phase 2 maximum grant is \$2,228,794 and Phase 3 maximum grant is \$2,525,995. In addition, the estimated Municipal Leadership Strategy contribution is \$765,738, for a total requirement of \$7,861,626. Budget authority requirements will be brought forward through the annual budget process. Development Charges of \$6,566,223 are eligible for deferral under the Development Charge Deferral Program. Deferred DCs would be subject to interest. Actual payments of the 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 CIP (2015).

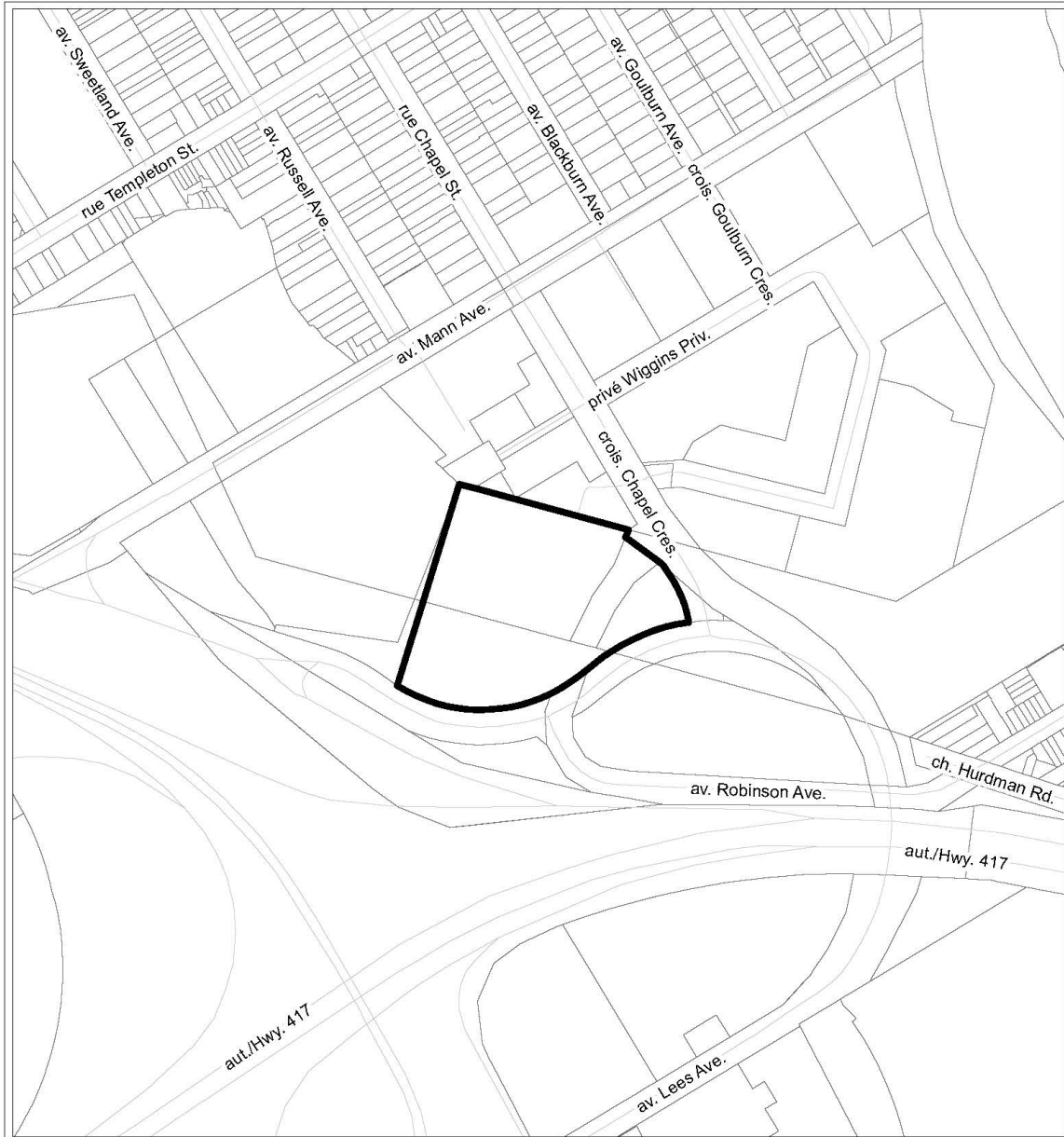
DISPOSITION




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 - 2 Robinson Avenue/320 Lees Avenue



		LOCATION MAP / PLAN DE LOCALISATION BROWNFIELDS REDEVELOPMENT PROGRAM / PROGRAMME DE RÉAMÉNAGEMENT DES FRICHES INDUSTRIELLES	
F18-04-21-0008	24-0102-D	 2 av. Robinson Avenue 320 av. Lees Avenue	
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small> <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2024 / 02 / 29			

Document 2 – Aerial View - 2 Robinson Avenue/320 Lees Avenue



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 ESA, Phase II ESA 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 – 2 Robinson/320 Lees Avenue

	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	\$100,000	\$50,000	\$50,000
2	Environmental Remediation including the cost of preparing a Record of Site Condition	\$3,521,328	\$3,264,000	\$4,213,603
3	Placing clean fill and grading	\$358,540	\$988,587	\$586,388
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	\$3,979,868	\$4,302,587	\$4,849,991
8	Cost of Feasibility Study	\$10,000	\$0	\$0

9	30% of Building Permit Fee (only eligible in priority area)	\$155,000	\$155,000	\$202,000
10	50% Building demolition costs	\$0	\$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	\$936,750	\$0	\$0
	Sub-total 7 to 12 - Actuals	\$1,101,750	\$155,000	\$202,000
	Items 7 to 12 maximum amount allowable based on 15% of total	\$702,329	\$759,280	\$855,880
	Total eligible costs for Redevelopment Grant	\$4,682,197	\$4,457,587	\$5,051,991
	Total eligible costs for Redevelopment Grant, all phases	\$14,191,776		

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	\$4,682,197	\$4,457,587	\$5,051,991	\$14,191,756
2	Total capping at 50 per cent of line 1	\$2,341,099	\$2,228,794	\$2,525,996	\$7,095,888
3	Total of Redevelopment Grant Payable	\$2,341,099	\$2,228,794	\$2,525,996	\$7,095,888

The Property Tax Assistance Program provides the equivalent of 100 per cent of the municipal property tax increase for the first three years of each phase. Any unused portion is eligible for the Rehabilitation Grant. 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 per phase following the Property Tax Assistance Program.

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

Recent (2016) Value Assessment on the property at 2 Robinson Avenue/320 Lees Avenue is \$12,226,000, classified as Commercial Vacant Land (CX). Recent property taxes are broken down as follows:

Table 3 – Recent (2022 tax year) Property Taxes

Municipal Property Tax portion	\$162,643
Education Property Tax portion	\$74,545
Total Pre-Project Property Taxes	\$237,188

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 \$472 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 (2016 CVA)	Estimated Municipal Tax (2035)	Estimated Education Tax (2035)	Estimated Total Tax (2035)
New Multi-Residential (RT) and New Commercial (XT)	\$471,482,000	\$6,161,416	\$1,055,734	\$7,217,150

Document 7 – Payment Option Scenario

Project Address: 2 Robinson Avenue/320 Lees 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 BRCIP	Eligible Municipal Tax Increment	Property Tax Assistance	Rehab Grant (85% of increment)	BML Revolving Fund	Maximum Contribution	Additional Revenue to City	Cumulative Grant Amount
					Phase 1	Phase 2	Phase 3								
1	2024	2025	\$162,643				\$162,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2	2025	2026	\$162,643				\$162,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3	2026	2027	\$162,643	\$1,389,312			\$1,389,312	\$1,226,669	\$1,226,669	\$0	\$0	\$1,226,669	\$0	\$1,226,669	
4	2027	2028	\$165,896	\$1,417,098			\$1,417,098	\$1,251,202	\$763,265	\$351,165	\$187,680	\$1,114,430	\$136,773	\$2,341,099	
5	2028	2029	\$169,214	\$1,445,440			\$1,445,440	\$1,276,226	\$0	\$0	\$0	\$0	\$1,276,226	\$2,341,099	
6	2029	2030	\$172,598	\$1,474,349	\$1,201,427		\$2,675,776	\$1,028,829	\$1,028,829	\$0	\$0	\$1,028,829	\$1,474,349	\$3,369,928	
7	2030	2031	\$176,050	\$1,503,836	\$1,225,456		\$2,729,292	\$1,049,406	\$1,049,406	\$0	\$0	\$1,049,406	\$1,503,836	\$4,419,333	
8	2031	2032	\$179,571	\$1,533,913	\$1,249,965		\$2,783,877	\$1,070,394	\$73,059	\$77,500	\$160,559	\$150,559	\$2,453,747	\$4,569,892	
9	2032	2033	\$183,162	\$1,564,591	\$1,274,964	\$2,966,486	\$5,806,041	\$2,783,324	\$2,424,996	\$101,000	\$417,499	\$2,525,996	\$3,096,883	\$7,095,888	
10	2033	2034	\$186,826	\$1,595,883	\$1,300,463	\$3,025,816	\$5,922,162	\$2,838,990					\$5,735,336		
11	2034	2035	\$190,562	\$1,627,800	\$1,326,472	\$3,086,332	\$6,040,605	\$2,895,770					\$5,850,043		
12	2035	2036	\$194,373	\$1,660,356	\$1,353,002	\$3,148,059	\$6,161,417	\$5,967,044					\$5,967,044		
13	2036	2037	\$198,261		\$1,380,062	\$3,211,020	\$6,284,645	\$6,086,384					\$6,086,384		
14	2037	2038	\$202,226		\$1,407,663	\$3,275,240	\$6,410,338	\$6,208,112					\$6,208,112		
15	2038	2039	\$206,271		\$1,435,816	\$3,340,745	\$6,538,545	\$6,332,274					\$6,332,274		
16	2039	2040	\$210,396			\$3,407,560	\$6,669,316	\$6,458,920					\$6,458,920		
17	2040	2041	\$214,604			\$3,475,711	\$6,802,702	\$6,588,098					\$6,588,098		
18	2041	2042	\$218,896			\$3,545,225	\$6,938,756	\$6,719,860					\$6,719,860		
19	2042	2043	\$223,274			\$3,616,130	\$7,077,531	\$6,854,257					\$6,854,257		
20	2043	2044	\$227,739			\$3,688,452	\$7,219,082	\$6,991,343					\$6,991,343		
Total			\$3,807,849				\$90,637,223		\$6,566,223	\$529,665	\$765,738	\$7,095,888	\$79,733,486		

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 is 100 per cent of the municipal share of the increase in property taxes over the first three years per phase and capped at 85 per cent until the grant limit or expiration date is reached, whichever occurs first.

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.

Document 8 – Site Plan



NOTATION SYMBOLS:

- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING PARKING SPACE
- PROPOSED PARKING SPACE
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING SECURITY
- PROPOSED SECURITY
- EXISTING ACCESS
- PROPOSED ACCESS
- EXISTING EGRESS
- PROPOSED EGRESS
- EXISTING ESCAPE
- PROPOSED ESCAPE
- EXISTING EVACUATION
- PROPOSED EVACUATION
- EXISTING FIRE
- PROPOSED FIRE
- EXISTING ALARM
- PROPOSED ALARM
- EXISTING SMOKE
- PROPOSED SMOKE
- EXISTING GAS
- PROPOSED GAS
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING RAIN
- PROPOSED RAIN
- EXISTING STORM
- PROPOSED STORM
- EXISTING TELEPHONE
- PROPOSED TELEPHONE
- EXISTING CABLE
- PROPOSED CABLE
- EXISTING POWER
- PROPOSED POWER
- EXISTING GAS
- PROPOSED GAS
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING RAIN
- PROPOSED RAIN
- EXISTING STORM
- PROPOSED STORM
- EXISTING TELEPHONE
- PROPOSED TELEPHONE
- EXISTING CABLE
- PROPOSED CABLE
- EXISTING POWER
- PROPOSED POWER

2 Robinson Property Limited Partnership

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SITE PLAN

1902 **SP-M1**