

**Subject : Integrated Orléans Community Improvement Plan Application by
Amir Mourad Sadek for 4405-4409 Innes Road**

File Number: ACS2025-SI-ED-0010

**Report to Finance and Corporate Services Committee on 14 October 2025
and Council 22 October 2025**

**Submitted on October 2, 2025 by Sheilagh Doherty, Director, Economic
Development Services**

**Contact Person: Chris Cope, Economic Development Officer, Economic
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Ward: Orléans East-Cumberland (1)

**Objet : Plan d'améliorations communautaires intégré d'Orléans Demande
d'Amir Mourad Sadek visant les 4405-4409, chemin Innes**

Numéro de dossier : ACS2025-SI-ED-0010

Rapport présenté au Comité des finances et des services organisationnels

Rapport soumis le 14 octobre 2025

et au Conseil le 22 octobre 2025

**Soumis le 2025-10-02 par Sheilagh Doherty, directrice, Services de
développement économique**

**Personne ressource : Chris Cope, agent du développement économique,
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Quartier: Orléans-Est-Cumberland (1)

REPORT RECOMMENDATION(S)

That the Finance and Corporate Services Committee recommend Council:

- 1. Approve the Integrated Orléans Community Improvement Plan grant application submitted by Amir Mourad Sadek, in respect of 4405-4409 Innes Road, Orléans. The estimated total aggregate of annual grants over a maximum period of 10 years is \$338,253.00 subject to the establishment of, and in accordance with, the terms and conditions of a Community Improvement Plan Agreement; and**
- 2. Delegate authority to the General Manager, Strategic Initiatives Department, to finalize and execute an Integrated Orléans Community Improvement Plan Agreement with Amir Mourad Sadek, establishing the terms and conditions governing the payment of a grant for the redevelopment of 4405-4409 Innes Road, Orléans, to the satisfaction of the General Manager, Strategic Initiatives Department, the City Solicitor, and the Chief Financial Officer.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité des finances et des services organisationnels recommande ce qui suit au Conseil :

- 1. Approuver la demande de subvention présentée par Amir Mourad Sadek dans le cadre du Plan d'améliorations communautaires intégré d'Orléans et visant les 4405-4409, chemin Innes à Orléans. Le montant total estimé des subventions annuelles versées sur une période maximale de dix ans s'élève à 338 253,00 \$, sous réserve de la conclusion d'un accord en vertu du Plan d'améliorations communautaires et du respect de ses conditions générales et**
- 2. Déléguer au directeur général de la Direction générale des initiatives stratégiques le pouvoir de conclure un accord en vertu du Plan d'améliorations communautaires intégré d'Orléans avec Amir Mourad Sadek déterminant les modalités régissant le versement d'une subvention en vue du réaménagement des 4405-4409, chemin Innes à Orléans, à la satisfaction du directeur général de Direction générale des initiatives stratégiques, de l'avocat général et du chef des finances.**

BACKGROUND

A Community Improvement Plan (CIP) is an economic development tool, permitted under Section 28(7) of the *Planning Act*, which allows a municipality to provide financial incentives directly to property owners to stimulate new development, redevelopment, or other property upgrades.

The Community Improvement Plan policies in Section 11.3 of the Official Plan, adopted by Council in October 2021, establish a rationale for preparing a Community Improvement Plan and set out the criteria to be considered when designating a Community Improvement Plan Project Area. The Official Plan establishes priority areas for community improvement and sets out a range of actions that Council may undertake to implement Community Improvement Plans.

The Amended Integrated Orléans Community Improvement Plan (CIP) was adopted by Council on May 1, 2024. ([ACS2024-PRE-EDP-0033](#)). By-law 2024 - 173 provides comprehensive program details and designates the Integrated Orléans Community Improvement Plan (CIP) and Project Area.

The purpose of this report is to bring forward an application under the Integrated Orléans Community Improvement Plan for 4405-4409 Innes Road, Orléans, for consideration by the Finance and Corporate Services Committee and Council.

DISCUSSION

Overview

This report recommends approval of an application submitted by Amir Mourad Sadek in respect to 4405-4409 Innes Road, Orléans in accordance with the Integrated Orléans Community Improvement Plan (CIP). Amir Mourad Sadek is the owner of the property at 4405-4409 Innes Road, which is located within the boundary of the Integrated Orléans Community Improvement Plan Project Area.

Subject to Council approval and the execution of a Community Improvement Plan Grant Agreement, a financial incentive in the form of an annual Tax Increment Equivalent Grant, would be payable to the Applicant, following the payment of annual municipal property taxes. The proposed project, once completed, would result in a cumulative positive differential of approximately \$676,505.00 in the municipal portion of property taxes over the 10-year grant period. The aggregated grant over the 10-year grant period

is estimated at \$338,253.00. Approximately \$338,253.00 in new municipal property taxes would accrue to the City over the same period.

The application is made under Section 3.4 of the Integrated Orléans CIP Program “Employment Creation Incentive Program” and, accordingly, the project is required to deliver a minimum of 20 new full-time equivalent jobs. It is anticipated the new building/tenants will require approximately 35 net new full-time equivalent employees to meet operational needs.

The economic impact of the proposed project is estimated at \$5,050,000.00 in direct construction costs in addition to other indirect and induced economic benefits for the local economy.

Project Description

The proposed project at 4405-4409 Innes Road includes the demolition of the existing 186 m² (2,000 sq. ft.) structure and the construction of a new, two-storey healthcare facility designed to address the growing healthcare needs of the Orléans community. The building will be approximately 1,115 m² (12,000 sq. ft.) and constructed to reflect the latest standards in modern healthcare delivery, accessibility, safety, and energy efficiency. The new building will represent an investment of approximately \$5,050,000.00.

The main level will provide an expanded location for the Orléans Urgent Care Clinic, a trusted and longstanding healthcare provider in the area. The relocation is part of a strategic expansion that includes extended hours, an increased number of examination rooms, and the addition of diagnostic services to treat a higher volume of patients and offer more comprehensive on-site care.

The main level will also provide an expanded location for the Innes IDEAL Pharmacy. The new location will allow the pharmacy to increase its inventory, add consultation rooms and hire additional pharmacists and pharmacy technicians, improving medication management, patient counseling, and overall service delivery.

The second floor will accommodate a diverse mix of healthcare providers including family physicians and specialists (e.g., cardiologists, dermatologists, etc.).

The building will incorporate state-of-the-art building design and construction using high-quality, durable materials. Building systems will include advanced HVAC and air purification systems and smart systems for lighting, temperature control, and energy usage to enhance patient comfort and operational efficiency. Accessibility features will

include a fully compliant elevator accommodating stretchers and mobility devices and barrier-free access at all entrances and throughout the facility.

Calculating the CIP Program Grant

On August 12, 2025, the City received an application under the Integrated Orléans CIP Program in respect to the redevelopment of 4405-4409 Innes Road. City staff reviewed the application and deemed it complete.

As part of the Integrated Orléans CIP Program application, the Applicant was required to submit an independent tax study by a qualified consultant to provide an estimate of the property assessment increase anticipated at project completion to determine eligibility for a grant under the CIP Program. The Applicant provided an appraisal report for the proposed redevelopment prepared by Hugh Yoo, MIMA, AACI, Director, Valuation & Advisory Services, Colliers Realty Tax Legal Services Professional Corporation.

City Revenue staff provided an estimate of the expected property tax increase (municipal portion), to be used as the basis of the estimated grant calculations in this report.

The amounts shown in Document 1 “4405-4409 Innes Road, Orléans CIP Grant Calculations” are based on the report from Colliers together with municipal property tax uplift and grant calculations provided by City Revenue staff.

FINANCIAL IMPLICATIONS

The Integrated Orléans Community Improvement Plan maximum grant is capped at the lower of 50% of eligible costs or \$5,000,000. For this applicant, the estimated grant under the Integrated Orleans Community Improvement Grant Program is \$338,253 over a maximum period of ten years. The actual grant will be directly tied to the amount of development completed on the property and the corresponding increase in property tax contribution to the City. Budget authority requirements will be brought forward through the annual budget process.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations in this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Matthew Luloff, Councillor, Ward 1 Orléans East-Cumberland provided the following comment: This application represents exactly the kind of investment our community needs. Orléans is experiencing rapid growth, and one of the most pressing challenges we face is access to healthcare. Families in our ward continue to struggle to find family doctors and timely care. Expanding the Orléans Urgent Care Clinic, alongside IDEAL Pharmacy and new medical facilities in a two-storey building, will directly improve access to primary care and allied health services close to home.

I am proud to support this application because it builds capacity where it is desperately needed. The addition of more medical spaces will not only help alleviate pressure on our existing clinics and hospitals but will also give residents peace of mind knowing they can access care in their own community. This is a tangible step forward in addressing the shortage of primary healthcare spaces in Orléans.

The Community Improvement Plan is designed to encourage exactly this type of investment: projects that strengthen the social infrastructure of our neighbourhoods, enhance quality of life, and support the health and well-being of our residents. This expansion will be a long-term benefit to Orléans and is an important part of making sure residents have access to the services they deserve.

CONSULTATION

No consultation was required or undertaken to support the preparation of this report.

ACCESSIBILITY IMPACTS

There is no accessibility impact related to this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications above and beyond the addition of assets required to be managed by the City in the future.

ECONOMIC IMPLICATIONS

The immediate economic impact of the proposed project at 4405-4409 Innes Road is estimated at \$5,050,000.00 in direct construction costs in addition to indirect and induced economic benefits to the local economy.

All materials for the project will be sourced locally, and all consulting and design work will be performed by local firms. Accordingly, the value of locally supplied materials and services is also estimated at \$5,050,000.00.

At least 35 new permanent full-time jobs will be created when the building is fully constructed and leased. The project will result in new businesses opening in an area that is rapidly expanding and will contribute to the continued development of the Innes Road commercial hub and adjacent communities.

Following project completion, approximately \$3,228,324 in new commercial assessment is projected to be added to the City's property tax assessment roll in year 1 (2027). By the time the grant period ends in 10 years, the cumulative positive municipal property tax differential will be approximately \$676,505 and after payment of CIP grants totaling \$338,253, the City will benefit from \$338,253 in net new municipal property taxes. At the end of the 10-year grant period, the City will receive approximately \$84,654 in annual property taxes (municipal portion) from this property going forward.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

The recommendations in this report support the following 2023-2026 Term of Council priorities:

A city with a diversified and prosperous economy.

SUPPORTING DOCUMENTATION

Document 1 4405 – 4409 Innes Road, Orléans CIP Grant Calculations (*Tax uplift estimated by City Revenue staff*)

Document 2 Exterior Rendering of the proposed redevelopment of 4405-4409 Innes Road, Orléans

DISPOSITION

Legal Services to prepare the Community Improvement Plan Grant Agreement.

Strategic Initiatives Department, Economic Development Services, and Finance Department, Revenue Branch to develop a general administrative approach to implement the Integrated Orléans CIP Financial Incentive Program for this application.

Economic Development Services to notify the Applicant of Council's decision.

Document 1

Document 1 4405-4409 Innes Road, Orléans CIP Grant Calculations

(Tax uplift estimated by City Revenue staff)

Year	Pre-Development			Post Development			CIP Grant Calculation			Total Grant
	Assessment	Tax Class	Municipal Property Taxes	Assessment	Tax Class	Municipal Property Taxes	Increased Assessment	Property Tax Uplift	CIP Grant @ 50%	
2027	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$33,825
2028	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$67,651
2029	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$101,476
2030	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$135,301
2031	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$169,126
2032	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$202,952
2033	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$236,777
2034	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$270,602
2035	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$304,427
2036	\$897,000	C8/CX	\$17,003	\$4,125,324	CT	\$84,654	\$3,228,324	\$67,651	\$33,825	\$338,253

Pre-Development**Post Development**

10-year Total:	\$170,033	\$846,538	Total Increase in 10 years:	\$676,505
Aggregate CIP Grant over 10-year grant period @50%:				\$338,253
Net Property Tax increase for the City:				\$338,253

Document 2

Exterior Rendering of the proposed redevelopment of 4405-4409
Innes Road, Orléans

