

Subject: Brownfield Grant Application – 100 Argyle Avenue

File Number: ACS2025-PDB-PS-0058

Report to Finance and Corporate Services Committee on October 14, 2025

and Council October 22, 2025

**Submitted on October 2, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services Department**

**Contact Person: Laurel McCreight, Coordinator (A), Front Ending Agreements
and Brownfields Programs, Planning Services**

613-580-2424, ext. 16587, Laurel.McCreight@ottawa.ca

Ward: Somerset (14)

**Objet : Demande de subvention pour le réaménagement d'une friche
industrielle au 100, avenue Argyle**

Dossier : ACS2025-PDB-PS-0058

Rapport au Comité des finances et des services organisationnels

le 14 octobre 2025

et au Conseil le 22 octobre 2025

**Soumis le 2 octobre 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Laurel McCreight, Coordinateur par interim, Ententes
préalables et Programme de friches industrielles, Services de la planification**

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Quartier : Somerset (14)

REPORT RECOMMENDATIONS

That Finance and Corporate Services Committee recommend Council:

- 1. Approve the application submitted by Clarport Artefact Investments Inc., owner of the property at 100 Argyle Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2015), not to**

exceed a total of \$615,911 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.

2. Delegate the authority to the General Manager, Planning, Development and Building Services, to execute a Brownfield Redevelopment Grant Agreement with Clarport Artefact Investments Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 100 Argyle Avenue, to the satisfaction of the General Manager, Planning, Development and Building Services, the City Solicitor and the Chief Financial Officer.

RECOMMANDATIONS DU RAPPORT

Que le Comité des finances et des services organisationnels recommande au Conseil municipal :

1. D'approuver la demande de subvention de Clarport Artefact Investments inc. (à qui appartient la propriété sise au 100, avenue Argyle) au titre du Plan d'améliorations communautaires pour le réaménagement des friches industrielles (2015), ladite subvention ne devant pas excéder 615 911 \$ et s'échelonnant sur un maximum de 20 ans d'aménagement, sous réserve de l'établissement d'un accord de subvention pour le réaménagement d'une friche industrielle et de la conformité aux modalités de cet accord;
2. De déléguer à la directrice générale des Services de la planification, de l'aménagement et du bâtiment le pouvoir de signer un accord de subvention pour le réaménagement d'une friche industrielle avec Clarport Artefact Investments inc., cet accord établissant les modalités qui régiront le versement de la subvention visant le réaménagement de la propriété sise au 100, avenue Argyle, à la satisfaction de la directrice générale des Services de la planification, de l'aménagement et du bâtiment, de l'avocat général de la Ville et de la cheffe des finances.

BACKGROUND

Site location

100 Argyle Avenue

Owner

Clarport Artefact Investments Inc.

Applicant

Patterson Group Inc., Lauren Katz on behalf of Clarport Artefact Investments Inc.

Architect

rla / architecture

Description of site and surroundings

The subject property is located on the south side of Argyle Avenue between Metcalfe Street and Elgin Street, north of Catherine Street and Highway 417, in Centretown. The site is occupied by a 2.5-storey office building with surface parking to the east side and rear of the building. The site is approximately 0.156 hectares (1,561 square meters) in size with approximately 33.6 metres frontage on Argyle Avenue. Additionally, the building has been identified as a Group 2 heritage building and is designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District.

Surrounding land uses include a two and a half storey office building to the west, a three-storey Ottawa Police Services building to the east and south, and the Canadian Museum of Nature to the north.

Summary of proposed development

The approved development includes a 12-storey, 38 metre residential building consisting of 127 units of approximately 9,886 square metres with 65 vehicle parking spaces in two levels of underground parking and 90 bicycle parking spaces.

Related applications

Official Plan Amendment, D01-01-18-0011, approved by Council on April 14, 2021

Zoning By-law Amendment, D02-02-18-0103, approved by Council on April 14, 2021

Ontario Heritage Act, approved by Council on July 8, 2021

Site Plan Control, D07-12-21-0130, approved October 18, 2022

Demolition Permit issued August 28, 2024, Excavation and foundation permit issued October 18, 2204, Construction permit issued March 18, 2025

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, October 14, 2015 and April 17, 2024. This report is in conformance with the 2015 BRCIP, as directed by Council on April 17, 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 for incentives and the Development Charge Deferral Program.

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 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

Clarport Artefact Investments Inc. filed an application under the BRCIP for the clean-up and redevelopment of 100 Argyle Avenue.

A Phase I Environmental Site Assessment (ESA) was prepared by Paterson Group on March 1, 2022, and a Phase II was completed on July 23, 2022. The Phase I ESA identified areas of potential environmental concern due to a pad mounted transformer, fill material of unknown quality, fuel spill and fuel storage tanks, a former automotive garage, a former retail fuel outlet and the application of road salt.

Based on the findings of the Phase II ESA, the proposed development site exceeds the application site condition standards for metals and petroleum hydrocarbon parameters.

Impacted groundwater was not encountered during the Phase II ESA.

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 29, 2024.

Proposed Remediation

The suggested remedial action plan consists of a generic approach, where excavation and disposal at an approved waste disposal facility would be undertaken during the redevelopment of the subject site. The remediation work was recently completed.

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 cost. A breakdown of the eligible costs is shown in Document 4 and the calculation of the grant is shown in Document 5.

- **Rehabilitation Grant**

Grants would be capped at 50 per cent of the municipal share of the increase in property taxes that result from the redevelopment, payable annually for the remainder of the 20-year term following the Property Tax Assistance Program 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 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. It is anticipated that the Rehabilitation Grant will be \$615,911.

Economic Benefits to the Community

The overall economic impact of the proposed development is estimated at over \$46,900,000 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 \$46 million in new residential/commercial assessment would be added to the property tax assessment roll at full development. The City of Ottawa estimates that approximately \$467,080 in increased municipal property taxes for the first year can be expected at the completion of the project (2026). After the brownfield grant ends, estimated at year three, all taxes 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

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified at this time. Servicing capacity requirements to be confirmed at time of site plan. Sanitary capacity is only provided as a guide. Allocation of sanitary capacity is typically committed on a first come first served basis at time of site plan application.

FINANCIAL IMPLICATIONS

The maximum grant under the 2015 Brownfield Redevelopment Community Improvement Plan Program is \$615,911. Budget authority requirements will be brought forward through the annual budget process. Actual payments of the Grant will be reviewed at the end of the first tax year to confirm the actual municipal property 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; and
- 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, Development and Building Services Development recommend approval of the application. It is consistent with the intent of the Brownfields Redevelopment CIP (2015).

DISPOSITION

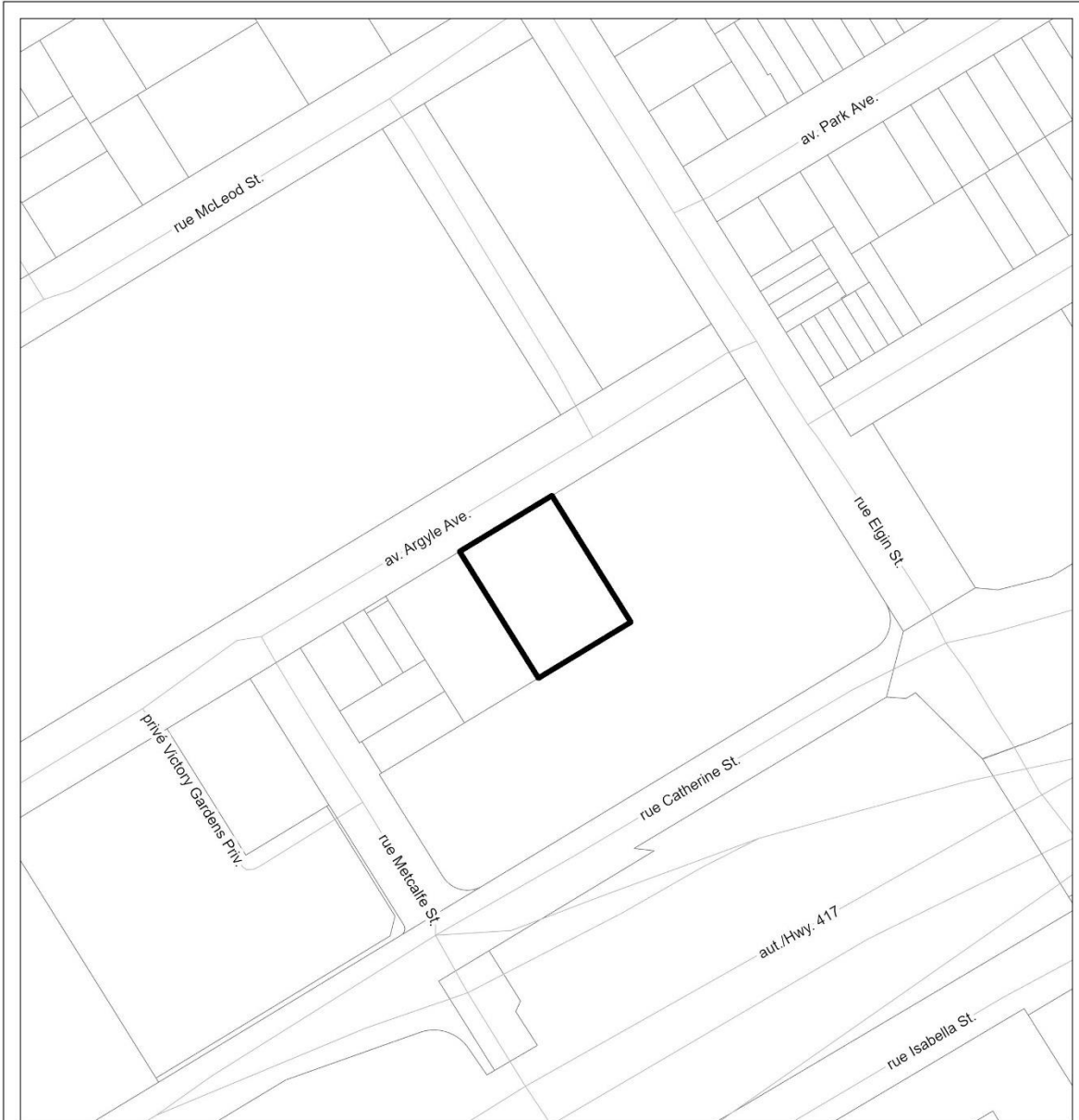
Legal Services, Innovative Client Services Department to prepare the Brownfield Rehabilitation Grant Agreement.


Planning, Development and Building Services 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, Development and Building Services Department to notify the applicant of Council's decision.


Document 1 – Location Map – 100 Argyle Avenue



	
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REVISION / RÉVISION - 2025 / 07 / 03	

LOCATION MAP / PLAN DE LOCALISATION
 BROWNFIELDS REDEVELOPMENT PROGRAM /
 PROGRAMME DE RÉAMÉNAGEMENT DES FRICHES INDUSTRIELLES

 **100 av. Argyle Ave.**


NOT TO SCALE

Document 2 – Aerial View of 100 Argyle 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 – 100 Argyle Avenue**

	Eligible Items	Estimated Cost
1	Environmental studies, Remedial Work Plan and Risk Assessment not covered by Environmental Site Assessment Grant Program	\$114,675
2	Environmental Remediation including the cost of preparing a Record of Site Condition	\$1,117,147
3	Placing clean fill and grading	\$0
4	Installing environmental and/or engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	\$0
5	Monitoring, maintaining and operating environmental and engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	\$0
6	Environmental Insurance Premiums	\$0
7	Leadership Program	\$0
	Total eligible cost for Rehab Grant	\$1,231,822
	Maximum Rehab Grant (50 per cent of eligible cost)	\$615,911

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.

Table 2 – Total eligible costs

1	Total Eligible Costs-From Document 4	\$1,231,822
2	Total capping at 50 per cent	\$615,911
3	Total of Redevelopment Grant Payable	\$615,911

The Brownfields Redevelopment Community Improvement Plan shall not exceed 50 per cent of the cost of rehabilitating said lands, to a cap of \$3 million. The grant is payable annually for a maximum of 20 years from date of Council approval or until the total eligible funding is recovered, whichever occurs first.

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

Recent (2015) Value Assessment on the property at 100 Argyle Street is \$1,623,000. The site's previous use as an office building and a 2025 pre-project assessment estimate was completed) by City of Ottawa as per below:

Table 3 – Recent (2025 tax year) Property Taxes

Municipal Property Tax portion	\$33,305
Education Property Tax portion	\$14,514
Total Pre-project Property Taxes	\$47,819

Based on a post-project assessment valuation prepared by the City of Ottawa, it is estimated that once the entire project is complete, the proposed development could have a post-project assessment value of \$46,910,000 million (based on an effective valuation date of 2025).

The Estimated Annual Post-Project Municipal Property Taxes on the new tax classes of New Multi-Residential (NT) based on the estimated assessment is estimated to be \$500,385 in 2025, as per Table 4 below.

Table 4 – Estimated Annual Post-Project Municipal/Education Property Taxes (as per 2024 estimates)

Tax Class	Estimated Assessment	Estimated Municipal Tax	Estimated Education Tax	Estimated Total Tax
Multi-Residential (NT)	\$46,910,000	\$500,385	\$75,249	\$575,634

Document 7 – Payment Option Scenario

Project #	Year	Calendar Year (from report)	Calendar Year (expected payout)	Existing Municipal Property Tax portion	Estimated Municipal Property Tax portion	Municipal Tax Increment	Rehab Grant (50% of property tax increase)	Max contribution	Additional Revenue to City	Cumulative Grant Amount
	1	2026	2027	\$33,305	\$ 500,385	\$467,080	\$ 233,540	\$233,540	\$233,540	\$233,540
	2	2027	2028	\$33,305	\$ 500,385	\$467,080	\$ 233,540	\$233,540	\$233,540	\$467,080
	3	2028	2029	\$33,305	\$ 500,385	\$467,080	\$ 233,540	\$148,832	\$318,248	\$615,912
	4	2029	2030	\$33,305	\$ 500,385	\$467,080			\$467,080	
	5	2030	2031	\$33,305	\$ 500,385	\$467,080			\$467,080	
	6	2031	2032	\$33,305	\$ 500,385	\$467,080			\$467,080	
	7	2032	2033	\$33,305	\$ 500,385	\$467,080			\$467,080	
	8	2033	2034	\$33,305	\$ 500,385	\$467,080			\$467,080	
	9	2034	2035	\$33,305	\$ 500,385	\$467,080			\$467,080	
	10	2035	2036	\$33,305	\$ 500,385	\$467,080			\$467,080	
	11	2036	2037	\$33,305	\$ 500,385	\$467,080			\$467,080	
	12	2037	2038	\$33,305	\$ 500,385	\$467,080			\$467,080	
	13	2038	2039	\$33,305	\$ 500,385	\$467,080			\$467,080	
	14	2039	2040	\$33,305	\$ 500,385	\$467,080			\$467,080	
	15	2040	2041	\$33,305	\$ 500,385	\$467,080			\$467,080	
	16	2041	2042	\$33,305	\$ 500,385	\$467,080			\$467,080	
	17	2042	2043	\$33,305	\$ 500,385	\$467,080			\$467,080	
	18	2043	2044	\$33,305	\$ 500,385	\$467,080			\$467,080	
	19	2044	2045	\$33,305	\$ 500,385	\$467,080			\$467,080	
	20	2045	2046	\$33,305	\$ 500,385	\$467,080			\$467,080	
	Total			\$666,096	\$10,007,704	\$9,341,608	\$700,621	\$615,912	\$1,719,490	

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 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 would be capped at 50 per cent of the municipal share of the increase in property taxes per year, to the maximum of the development grant payable, not to exceed 20 years or when the maximum grant 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.

