

**Subject: Brownfield Grant Application – 299 City Centre Avenue**

**File Number: ACS2026-PDB-PS-0019**

**Report to Finance and Corporate Services Committee on 3 March 2026**

**and Council 11 March 2026**

**Submitted on February 20, 2026 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Kieran Watson, Coordinator, Front Ending Agreements and  
Brownfields Programs, Planning Services**

**613-580-2424 ext. 25470, Kieran.Watson@ottawa.ca**

**Ward: Somerset (14)**

**Objet : Demande déposée dans le cadre du Programme de subventions pour  
le réaménagement des friches industrielles – 299, avenue City Centre**

**Numéro du dossier : ACS2026-PDB-PS-0019**

**Rapport présenté au Comité des finances et des services organisationnels**

**le 3 mars 2026**

**et au Conseil municipal le 11 mars 2026**

**Déposé le 20 février 2026 par Derrick Moodie, directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne-ressource : Kieran Watson, coordonnatrice, Ententes préalables et  
Programme de friches industrielles, Services de planification**

**613-580-2424, poste 25470; Kieran.Watson@ottawa.ca**

**Quartier : Somerset (14)**

## REPORT RECOMMENDATIONS

That Finance and Corporate Services Committee recommend Council:

1. Approve the application submitted by Taggart (City Centre) Ltd., owner of the property at 299 City Centre Avenue, for Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan (2024), not to exceed a total of \$2,642,250 million 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 Department, to execute a Brownfield Redevelopment Grant Agreement with Taggart (City Centre) Ltd., establishing the terms and conditions governing the payment of the grant for the redevelopment of 299 City Centre Avenue, to the satisfaction of the General Manager, Planning, Development and Building Services Department, 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 déposée dans le cadre du Programme de subventions pour le réaménagement des friches industrielles par Taggart (City Centre) Ltd., propriétaire du bien-fonds situé au 299, avenue City Centre, pour une subvention à verser dans le cadre du Plan d'améliorations communautaires pour le réaménagement des friches industrielles (2024) et totalisant au plus 2,642,250 \$ million sur la durée qui sera échelonnée sur une durée maximum de 20 ans pour les travaux d'aménagement, à la condition d'adopter et de respecter les clauses de l'Accord de subvention pour le réaménagement des friches industrielles.
2. De déléguer à la directrice générale de la direction générale des services de la planification, de l'aménagement et du bâtiment le pouvoir de conclure l'Accord de subvention pour le réaménagement de friches industrielles avec Taggart (City Centre) Ltd., en établissant les clauses et les conditions régissant le paiement de la subvention pour le réaménagement du 299, avenue City Centre à la satisfaction de la directrice générale de la Direction générale de la direction générale des services de la planification, de

**l'aménagement et du bâtiment, de l'avocat général et de la cheffe des finances de la Ville.**

**BACKGROUND**

Site location

299 City Centre Avenue (formerly known as 989 Somerset Street W)

**Owner**

Taggart (City Centre) Ltd.

**Applicant**

Paterson Group Inc., Kelly Martinell on behalf of Taggart (City Centre) Ltd..

**Architect**

Hobin

**Description of site and surroundings**

The subject site is located on the west side of City Centre Avenue, between Spruce Street and Somerset Street West. A two-storey warehouse building utilized for commercial purposes with a surface parking area currently occupies the lands. The site is approximately 1,828 square metres in size, with approximately 30.0 metres of frontage on Somerset Street, 61.0 metres on City Centre Avenue, and 30.0 metres on Spruce Street.

Surrounding land uses include light industrial, office, and commercial uses to the west, and located to the east is generally residential. The subject property is located 600.0 metres from the Bayview Transit Station.

**Summary of proposed development**

The approved development is a 16-storey residential building comprised of 248 dwelling units, 159 total resident and visitor parking spaces. An application for an Affordable Housing CIP Grant at 299 City Centre has also been recently approved by Council (report [ACS2025-SI-HSI-0016](#)) for the amount of approximately \$6,660,000. This grant is in the form of annual payments between \$6,000 and \$8,000 thousand per affordable unit per year; or 50 per cent of the incremental increase in the municipal portion of property taxes, whichever is less, for a period of 20 years. The Brownfields Redevelopment CIP may be stacked with other CIP's, as this site is also within a Protected Major Transit Station Area (PMTSA), it is eligible to receive 100 per cent of

the annual municipal property tax uplift. In this case, 50 per cent will come from the AHCIP and 50 per cent shall come from the BRCIP.

### **Related applications**

Site Plan Control, D07-12-14-0081, approved February 20, 2024, and extended on March 4, 2025, registered on February 3, 2026.

Affordable Housing CIP Grant, 25-010-TAG, Approved by Council September 10, 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**

Taggart (City Centre) Ltd. filed an application under the BRCIP for the cleanup and redevelopment of 299 City Centre Avenue.

A Phase I Environmental Site Assessment (ESA) was prepared by Paterson Group on July 7, 2022, and Phase II was completed on July 7, 2023. The Phase I ESA identified areas of potential environmental concern due to the site being previously used as a

paint shop, a former machine shop, fill material of unknown quality, a former dry cleaner, a former chemical producer/supplier, and the application of road salt.

Based on the findings of the Phase I and Phase II ESA's, the proposed development site exceeds the application site condition standards for Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), metals, Polycyclic Aromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs), and petroleum hydrocarbon parameters.

Impacted groundwater was not encountered during 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 October 7, 2025.

### **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 has not yet been 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 twenty-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 \$2,642,250 million.

### **Economic Benefits to the Community**

The overall economic impact of the proposed development is estimated at over \$63,446,000 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 \$63 million in new residential would be added to the property tax assessment roll at full development. The City's Municipal Revenue department estimates that approximately \$653,212 in increased taxes for the first year can be expected at the completion of the project (2029). After the brownfield grant ends, estimated at year nine, 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(S)**

Councillor Troster is aware of the application.

### **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 asset management implications arising from the recommendation of this report.

### **FINANCIAL IMPLICATIONS**

The maximum grant under the 2024 Brownfield Redevelopment Community Improvement Plan Program is \$2,624,250. 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 is 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, as amended in 2024).

**DISPOSITION**

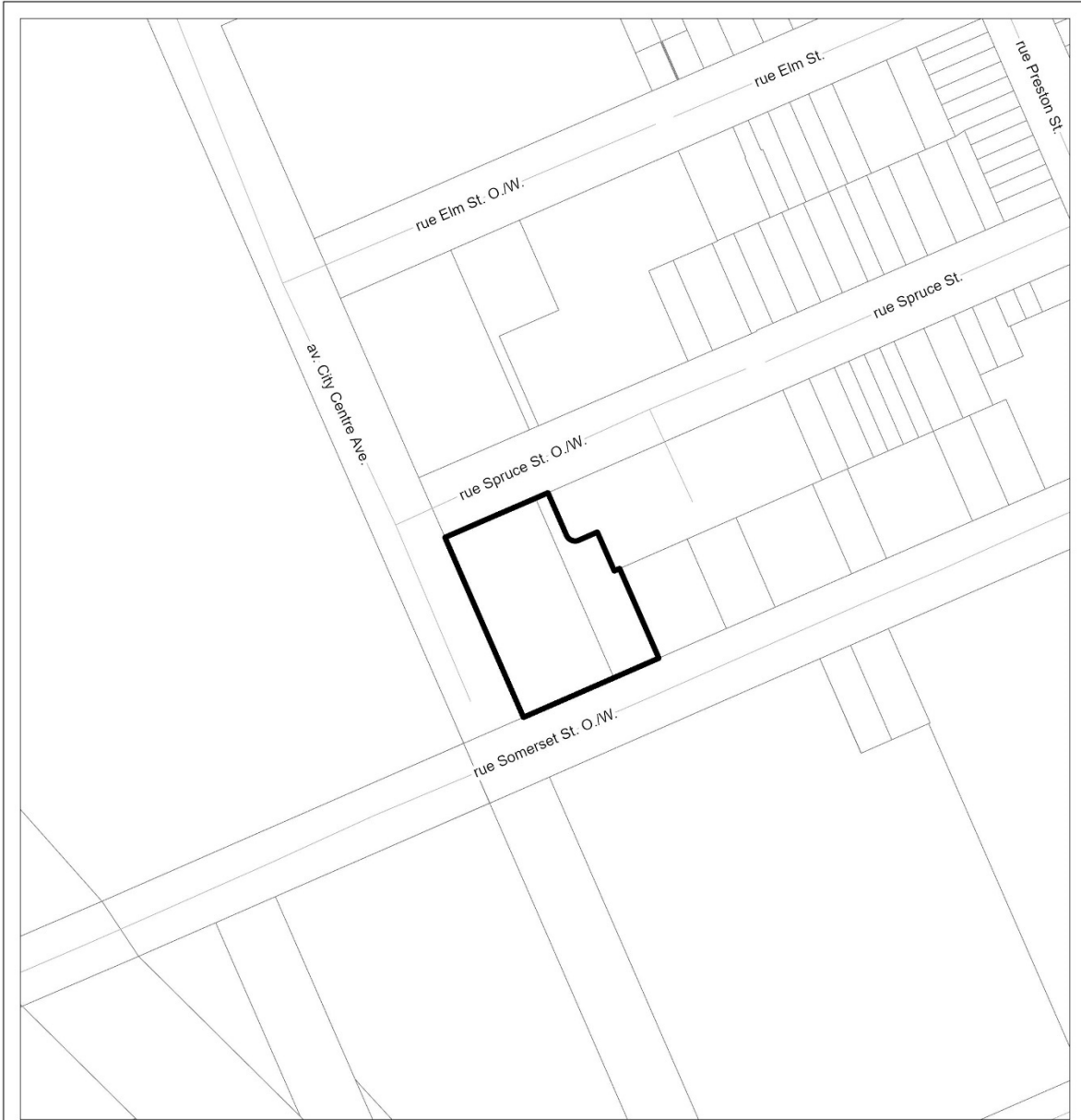
Legal Services, Innovative Client Services Department to prepare the Brownfield Rehabilitation Grant Agreement.




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.

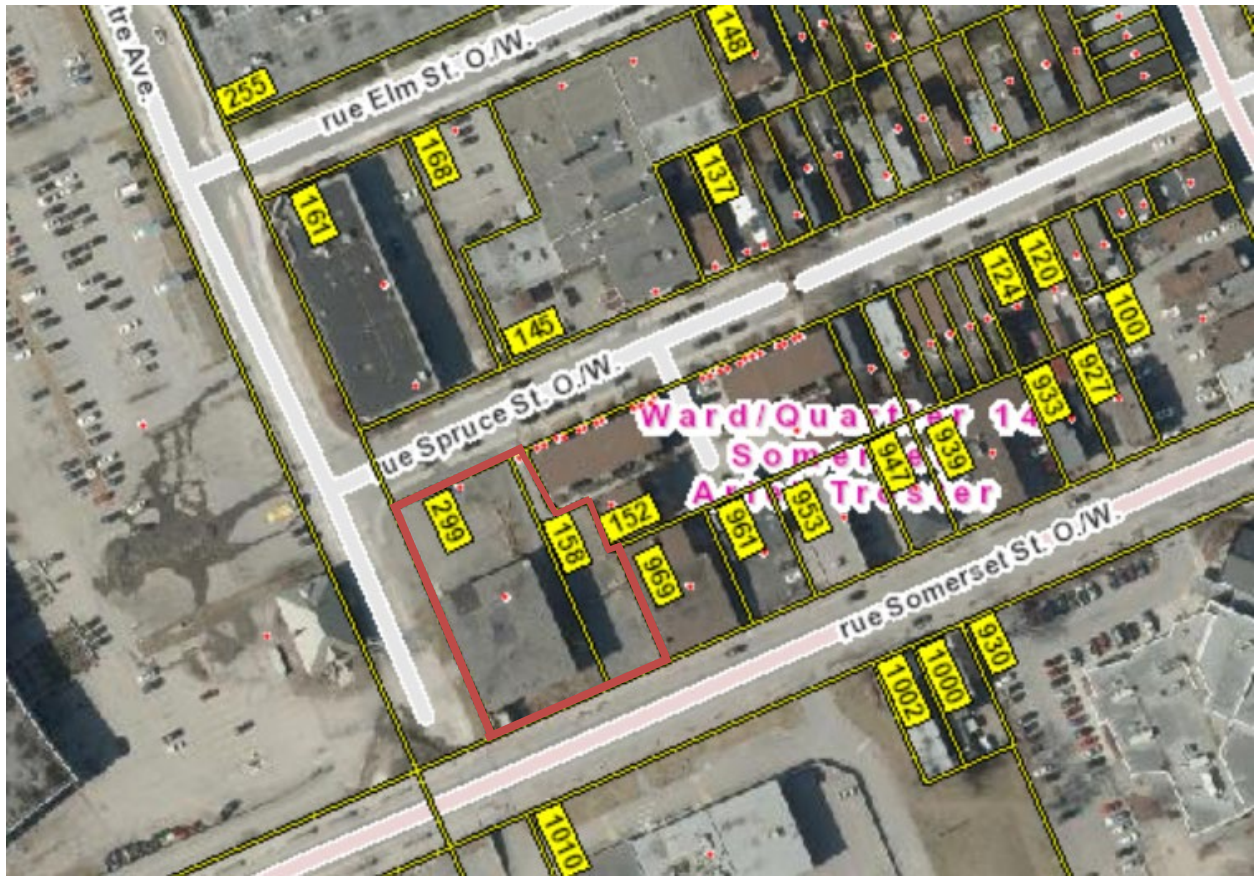
*Note: A correction was made to this report further to the City Clerk's Delegated Authority, as set out in Schedule C, Section 9 of Delegation of Authority By-Law 2025-69, to replace the correct title for the Planning, Development and Building Services Department in recommendation 2, as underlined.*

**Document 1 – Location Map – 299 City Centre Avenue**



|  |           |   |
|--|-----------|---|
|   |           | <p>LOCATION MAP / PLAN DE LOCALISATION<br/>                 BROWNFIELDS REDEVELOPMENT PROGRAM /<br/>                 PROGRAMME DE RÉAMÉNAGEMENT DES FRICHES INDUSTRIELLES</p> <p> <b>299 av. City Centre Ave.</b><br/> <b>158 &amp; 160 rue. Spruce St. O.W.</b></p> |
| F18-04-25-0006   | 26-0094-H |   |
| I:\CO\2026\CIPI\CityCentre_299_Spruce_158_160  |           |   |
| <p><small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers<br/>                 All rights reserved. May not be produced without permission.<br/>                 THIS IS NOT A PLAN OF SURVEY</small></p> <p><small>©Les données de parcelles appartiennent à Terranet Entreprises Inc. et<br/>                 à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans<br/>                 autorisation. CECI N'EST PAS UN PLAN D'ASPENTAGE</small></p> |           |   |
| REVISION / RÉVISION - 2026 / 01 / 27   |           |   |
|  |           | <br><small>NOT TO SCALE</small>  |

Document 2 – Aerial View of 299 City Centre 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 – 299 City Centre

|   | <b>Eligible Items</b>  | <b>Estimated Cost</b> |
|---|--|-----------------------|
| 1 | Environmental studies, Remedial Work Plan and Risk Assessment not covered by Environmental Site Assessment Grant Program                         | \$364,500             |
| 2 | Environmental Remediation including the cost of preparing a Record of Site Condition   | \$3,140,000           |
| 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                         | \$1,705,000           |
| 5 | Monitoring, maintaining and operating environmental and engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment | \$50,000              |
| 6 | Environmental Insurance Premiums   | \$25,000              |
|   | <b>Total eligible cost for Rehab Grant</b>   | <b>\$5,284,500</b>    |
|   | <b>Maximum Rehab Grant (50 per cent of eligible cost)</b>  | <b>\$2,642,250</b>    |

## 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 | <b>\$5,284,500</b> |
| 2 | Total capping at 50 percent          | <b>\$2,642,250</b> |
| 3 | Total of Redevelopment Grant Payable | <b>\$2,642,250</b> |

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 (2025) Value Assessment on the property at 299 City Centre is \$1,415,000 million. The site's previous use as commercial warehouse 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          | \$23,561        |
| Education Property Tax portion          | \$8,450         |
| <b>Total Pre-project Property Taxes</b> | <b>\$32,011</b> |

Based on a post-project assessment valuation prepared by the City of Ottawa Revenue Department, it is estimated that once the entire project is complete, the proposed development could have a post-project assessment value of \$63,446,000 million (based on an effective valuation date of 2016).

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 \$676,773 thousand in 2029, as per Table 4 below.

**Table 4 – Estimated Annual Post-Project Municipal/Education Property Taxes (as per 2025 estimates)**

| <b>Tax Class</b>       | <b>Estimated Assessment</b> | <b>Estimated Municipal Tax</b> | <b>Estimated Education Tax</b> | <b>Estimated Total Tax</b> |
|------------------------|-----------------------------|--------------------------------|--------------------------------|----------------------------|
| Multi-Residential (NT) | \$63,446,000                | \$676,773                      | \$101,774                      | \$778,548                  |

## 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            | 2029                        | 2030                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$326,606          | \$326,606                  | \$326,606               |
|           | 2            | 2030                        | 2031                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$326,606          | \$326,606                  | \$653,212               |
|           | 3            | 2031                        | 2032                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$326,606          | \$326,606                  | \$979,818               |
|           | 4            | 2032                        | 2033                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$326,606          | \$326,606                  | \$1,306,424             |
|           | 5            | 2033                        | 2034                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$326,606          | \$326,606                  | \$1,633,030             |
|           | 6            | 2034                        | 2035                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$326,606          | \$326,606                  | \$1,959,636             |
|           | 7            | 2035                        | 2036                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$326,606          | \$326,606                  | \$2,286,242             |
|           | 8            | 2036                        | 2037                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$326,606          | \$326,606                  | \$2,612,848             |
|           | 9            | 2037                        | 2038                            | \$23,561                                | \$ 676,773                               | \$653,212               | \$ 326,606                                 | \$29,402           | \$623,810                  | \$2,642,250             |
|           | 10           | 2038                        | 2039                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 11           | 2039                        | 2040                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 12           | 2040                        | 2041                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 13           | 2041                        | 2042                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 14           | 2042                        | 2043                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 15           | 2043                        | 2044                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 16           | 2044                        | 2045                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 17           | 2045                        | 2046                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 18           | 2046                        | 2047                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 19           | 2047                        | 2048                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | 20           | 2048                        | 2049                            | \$23,561                                | \$ 676,773                               | \$653,212               |  |                    | \$653,212                  |                         |
|           | <b>Total</b> |                             |                                 | <b>\$471,220</b>                        | <b>\$13,535,460</b>                      | <b>\$13,064,240</b>     | <b>\$2,939,454</b>                         | <b>\$2,642,250</b> | <b>\$10,421,990</b>        |                         |

\*Maximum grant amount reached in year nine

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.

