

- 10. BROWNFIELDS GRANT PROGRAM APPLICATION – 155 – 165 CHAPEL STREET**  
**DEMANDE DANS LE CADRE DU PROGRAMME DE SUBVENTION POUR LES FRICHES INDUSTRIELLES – 155 – 165, RUE CHAPEL**

### **COMMITTEE RECOMMENDATIONS**

**That Council:**

- 1. Approve the Rehabilitation Grant and Development Charge Reduction Program application submitted by Trinity Rideau GP Inc., owner of the property at 155 - 165 Chapel Street, for a grant, under the 2010 Brownfield Redevelopment Community Improvement Plan Program, not to exceed \$2,040,999 over a maximum of 10 years, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfields Redevelopment Grant Agreement;**
- 2. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development Department, to execute a Brownfields Redevelopment Grant Agreement with Trinity Rideau GP Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 155 - 165 Chapel Street, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, the City Solicitor and the City Treasurer; and**
- 3. Exempt the proposed redevelopment of 155 - 165 Chapel Street from paying future municipal development charges up to a maximum of \$1,516,250 under Section 7(t) of the Development Charges By-law 2014-229, under the Guideline for the Development Charge Reduction due to Site Contamination Program, approved by Council June 11, 2014, and included in the \$2,040,999 grant request, as outlined in Recommendation 1.**

## **RECOMMANDATIONS DU COMITÉ**

**Que le Conseil :**

- 1. Approuve la demande de participation au Programme de subvention pour la mise en valeur des friches industrielles et de réduction des redevances d'aménagement présentée par Trinity Rideau GP Inc., propriétaire du bien-fonds situé aux 155-165, rue Chapel, une subvention qui serait versée en vertu du Plan d'améliorations communautaires de 2010 pour le réaménagement des friches industrielles n'excédant pas 2 040 999 \$ sur une période maximale de dix ans, 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;**
- 2. Délègue au directeur général, direction générale de la planification, de l'infrastructure et du développement économique, le pouvoir d'exécuter l'Entente de subvention pour la remise en valeur de friches industrielles conclue avec Trinity Rideau GP Inc.; cette entente établira les modalités relatives au versement d'une subvention permettant le réaménagement des 155-165, rue Chapel, à la satisfaction du directeur général, direction générale de la planification, de l'infrastructure et du développement économique, du chef du contentieux, et de la trésorière municipale; et**
- 3. Dispense le réaménagement proposé des 155-165, rue Chapel du versement de toute redevance d'aménagement municipale future jusqu'à concurrence de 1 516 250 \$ en vertu de l'article 7(t) du Règlement sur les redevances d'aménagement 2014-229, conformément aux lignes directrices du Programme de réduction des redevances d'aménagement en raison de la contamination de l'emplacement, approuvées par le Conseil le 11 juin 2014, et de faire en sorte que cette dispense soit incluse dans la demande de subvention de 2 040 999 \$, comme le précise la recommandation 1.**

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development dated 25 June 2020 (ACS2020-PIE-PS-0064).

Rapport du Directeur, Services de la planification, Services de la planification, de l'infrastructure et du développement économique daté le 24 juin 2020 (ACS2020-PIE-PS-0064 ).

**Report to  
Rapport au:**

**Finance and Economic Development Committee / Comité des finances et du  
développement économique  
July 7, 2020 / 7 juillet 2020**

**and Council / et au Conseil  
July 15, 2020 / 15 juillet 2020**

**Submitted on June 25, 2020  
Soumis le 25 juin 2020**

**Submitted by  
Soumis par:  
Douglas James**

**Acting Director / Directeur par intérim**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person**

**Personne ressource:**

**Report Author / Auteur du rapport:**

**Richard Buchanan**

**Coordinator/ Coordinateur**

**Front Ending Agreements and Brownfields Programs / Ententes préalables et  
Programme de friches industrielles, Planning Services / Services de la  
planification**

**(613) 580-2424, 27801, Richard.Buchanan@ottawa.ca**

**Ward: RIDEAU-VANIER (12)**

**File Number: ACS2020-PIE-PS-0064**

**SUBJECT: Brownfields Grant Program Application – 155 – 165 Chapel Street**

**OBJET: Demande dans le cadre du Programme de subvention pour les  
friches industrielles – 155 – 165, rue Chapel**

## **REPORT RECOMMENDATIONS**

**That Finance and Economic Development Committee recommend Council:**

- 1. Approve the Rehabilitation Grant and Development Charge Reduction Program application submitted by Trinity Rideau GP Inc., owner of the property at 155 - 165 Chapel Street, for a grant, under the 2010 Brownfield Redevelopment Community Improvement Plan Program, not to exceed \$2,040,999 over a maximum of 10 years, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfields Redevelopment Grant Agreement;**
- 2. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development Department, to execute a Brownfields Redevelopment Grant Agreement with Trinity Rideau GP Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 155 - 165 Chapel Street, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, the City Solicitor and the City Treasurer; and**
- 3. Exempt the proposed redevelopment of 155 - 165 Chapel Street from paying future municipal development charges up to a maximum of \$1,516,250 under Section 7(t) of the Development Charges By-law 2014-229, under the Guideline for the Development Charge Reduction due to Site Contamination Program, approved by Council June 11, 2014, and included in the \$2,040,999 grant request, as outlined in Recommendation 1.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité des finances et du développement économique recommande ce qui suit au Conseil :**

- 1. Approuver la demande de participation au Programme de subvention pour la mise en valeur des friches industrielles et de réduction des redevances d'aménagement présentée par Trinity Rideau GP Inc., propriétaire du bien-fonds situé aux 155-165, rue Chapel, une subvention qui serait versée en vertu du Plan d'améliorations communautaires de 2010 pour le réaménagement des friches industrielles n'excédant pas 2 040 999 \$ sur une période maximale de dix ans, 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;**

- 2. Déléguer au directeur général, direction générale de la planification, de l'infrastructure et du développement économique, le pouvoir d'exécuter l'Entente de subvention pour la remise en valeur de friches industrielles conclue avec Trinity Rideau GP Inc.; cette entente établira les modalités relatives au versement d'une subvention permettant le réaménagement des 155-165, rue Chapel, à la satisfaction du directeur général, direction générale de la planification, de l'infrastructure et du développement économique, du chef du contentieux, et de la trésorière municipale; et**
- 3. Dispenser le réaménagement proposé des 155-165, rue Chapel du versement de toute redevance d'aménagement municipale future jusqu'à concurrence de 1 516 250 \$ en vertu de l'article 7(t) du Règlement sur les redevances d'aménagement 2014-229, conformément aux lignes directrices du Programme de réduction des redevances d'aménagement en raison de la contamination de l'emplacement, approuvées par le Conseil le 11 juin 2014, et de faire en sorte que cette dispense soit incluse dans la demande de subvention de 2 040 999 \$, comme le précise la recommandation 1.**

## **BACKGROUND**

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 Brownfields 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.

The Council approved BRCIP update on October 14, 2015 identified this property as being processed based on the 2010 BRCIP Program.

The BRCIP presents the rationale behind the redevelopment of brownfields in Ottawa, and the actions and strategies that will promote brownfield redevelopment. The BRCIP contains comprehensive framework for the following incentive programs:

- Project Feasibility Study Grant Program;

- Environmental Site Assessment Grant Program;
- Property Tax Assistance Program;
- Rehabilitation Grant Program; and
- Building Permit Fee Grant Program.

Trinity Rideau GP Inc. has filed an application under the 2010 BRCIP for the clean-up and redevelopment of 155 - 165 Chapel Street, having a lot area of 7,569 square metres with 100.94 metres frontage on Chapel Street, 60.72 metres frontage on Beausoleil Drive and 60.52 metres frontage on Rideau Street (see Documents 1 and 2). The sites one (1) storey institutional building, formerly the Ottawa Torah Institute High School as well as an OC Transpo Lost and Found, has been demolished.

A Phase I and II Environmental Site Assessment (ESA) was prepared by Paterson Group Inc., which identified soil contaminated with petroleum hydrocarbon fractions (PHC, F1-F3) associated with the historical presence of the heating oil UST, was identified on the northwest corner of the property which exceeded MECP Table 3.

Portions of the site had groundwater at the site slightly exceeding the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 3 standards for petroleum hydrocarbons (PHC) likely stemming from the associated use of the property.

The site qualifies as an eligible brownfield priority area candidate due to its location along a traditional main street.

The purpose of this report is to bring the application before the Finance and Economic Development Committee and Council for consideration and approval.

## **DISCUSSION**

The Ottawa 2010 BRCIP specifies individual programs dealing with grants and credits available to property owners. This application is for the Development Charge Credit and Rehabilitation Grant Programs. The total grants from these programs shall not exceed 50 per cent of the eligible cost specific to each program for rehabilitating said lands and buildings. If the development does not proceed, no grants are provided.

### **155 - 165 Chapel Street Brownfield Grant Application**

The required documents that are to be submitted to the City as part of a Brownfields Redevelopment Grant Program application are described in Document 3. Staff reviewed

the submissions and deemed the application to be complete as of June 27, 2014. Revised estimates have been submitted for 2020 works.

#### 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. This will involve excavation to depths up to approximately 6 m below grade in the area of the former UST to remove all hydrocarbon impacted soil, excavation to depths up to three metres below grade on the northern portion of the site to remove all metal impacted soil (10,000 m<sup>3</sup> / 20,000 mt), and to collect, treat, and dispose of any potentially impacted groundwater from within the boundaries of the subject site.

While the groundwater beneath the eastern portion of the subject property is expected to be in compliance with the Ministry of the Environment and Conservation Parks (MECP) Table 3 standards for the site, groundwater impacts may be identified during excavation activities. Groundwater quality will be reassessed at the time of the remediation. If required, a portable treatment system will be installed to treat on-site accumulated groundwater by means of granular activated carbon. A collection pit will be excavated on site to allow groundwater to accumulate for treatment purposes. The groundwater treatment system, consisting of one unit, will remain in place until the on-site groundwater concentrations are in compliance with the MECP Table 3 standards and/or City of Ottawa sewer use by-law. Building demolition of the existing buildings has occurred.

#### Proposed Redevelopment

This property is being developed through Site Plan Control application D07-12-19-0064.

The proposed mixed-use development features one storey retail space fronting directly onto Rideau Street and Chapel Street, with a nine-storey podium stepped back by two (2) metres and fronting onto Rideau Street. The south 25-storey residential tower is located adjacent to the intersection at Rideau and Chapel Streets, containing 315 residential units and one-storey retail space. The north 25-storey tower (including a two-storey podium) fronts onto Beausoleil Drive and contains 318 residential units and one-storey retail space. The development includes 477 parking spaces in two levels of underground parking, accessed from Chapel Street. Loading will occur within the podium, accessed via Beausoleil Drive. The subject property is currently designated as "Traditional Mainstreet" in the Official Plan.



The addresses for the site development will be 155 and 165 Chapel Street.

#### Calculating the Brownfield Redevelopment Grant

Under the Brownfields Redevelopment Grant Program guide, the applicant is required to submit various technical documents to determine eligibility as well as the costs eligible for the Rehabilitation Grant and Development Charge Reduction program. Staff reviewed the submissions and has determined that the total costs eligible for a grant under the program are \$ 4,081,997.

The BRCIP specifies that the total eligible costs be capped at 50 per cent of the total costs. A breakdown of the eligible costs is shown in Document 4. Applying this cap results in the calculation of the grant to be \$2,040,999 (see Document 5), subject to any additional development charge credits which may occur.

The ability to receive the brownfields grant can occur over a number of venues and timing for the payouts of the grants.

- **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 up to ten 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 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.

- **Development Charge Reduction Due to Site Contamination Program**

The owners are eligible for the Development Charge Reduction Due to Site Contamination Program which allows a maximum reduction of development charges up to 50 per cent of eligible cost items but the amount credited will be reduced from eligible grants under the Brownfields Redevelopment Grant Program. This program allows the owners to receive a credit at the time of application for building permits. The eligible development charge credit of 50 per cent of the eligible cost items is calculated as \$ 1,516,250 (see Document 7), while the anticipated development charge is estimated to be \$9,726,830. A payment scenario is presented in Document 8.

As per the Development Charges By-law update in June of 2014, the

development charge credits exercised by the proponent will be required to be accounted for by the City through its annual budget process to direct credit amounts to the Development Charge Fund.

- **Municipal Leadership Strategy Program**

As part of the Brownfields 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 increment 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 total funding under this program for this site is estimated at \$164,432.

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

The overall economic impact of the proposed commercial development is estimated by the applicant at \$150 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 building demolition, site remediation and the construction period through payroll, purchased material supplies and services and equipment rentals.

The applicant estimates that over \$265 million in new commercial and residential assessment would be added to the property tax assessment roll at full development. Developer's Tax Consultant estimates that over \$2.46 million per year in increased municipal property and education taxes can be expected at the completion of the project, after the brownfields grant ends, which would subsequently go to the City's general revenues (see Document 6), based on the applicants projections.

#### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

There was no public consultation required for this report.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Matthew Fleury is aware of the application related to this report.

## **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations of this report. If approved, Legal Services (Innovative Client Services Department) will prepare an agreement with respect to the terms and conditions applicable to the grant.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

The maximum grant under the 2010 Brownfield Redevelopment Community Improvement Plan Program (BRCIP) is \$2,040,999, including estimated Development Charge exemptions of \$1,516,250 and a Rehabilitation Grant of \$524,749. In addition, the estimated Municipal Leadership Strategy contribution is \$164,432, for a total requirement of \$2,205,431.

All Development Charge exemptions provided to the developer through the BRCIP will be repaid through the Provision for Development Charge Exemptions (funded by General Revenues) into the Development Charge Funds, as per Section 7(t) of the Development Charges By-law 2014-229, under the Guideline for the Development Charge Reduction due to Site Contamination Program, approved by Council June 11, 2014.

Actual payments of the Rehabilitation 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 and the actual contribution to the Municipal Leadership Strategy fund.

Actual Development Charge exemptions will be reviewed at the end of each year to confirm the amount of the credits prior to transferring funds from the Provision for Development Charge Exemptions to the Development Charge Funds.

Budget authority requirements will be brought forward through the annual budget process.

## ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

## ENVIRONMENTAL IMPLICATIONS

The approval of this rehabilitation 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 assists in meeting the Environmental Strategy's goal of clean air, water and earth.

## TERM OF COUNCIL PRIORITIES

This application is directly related to the 2018-2021 Term of Council Priorities:

- **Economic Growth and Diversification:** Encourage economic growth and diversification by supporting business investment and expansion, talent attraction and retention, showcasing the city's bilingual and multicultural character, and branding Ottawa as a place to be
- **Environmental Stewardship:** Grow and protect a healthy, beautiful, and vibrant city that can adapt to change.

## SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Aerial View

Document 3 Brownfields Redevelopment Grant Application Requirements

Document 4 Brownfields Redevelopment Grant-Eligible Costs

Document 5 Calculating the Brownfields Redevelopment Grant/Development Charge Reduction

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

Document 7 Calculating the Development Charges Payable

Document 8 Payment Option Scenario

Document 9 Elevations

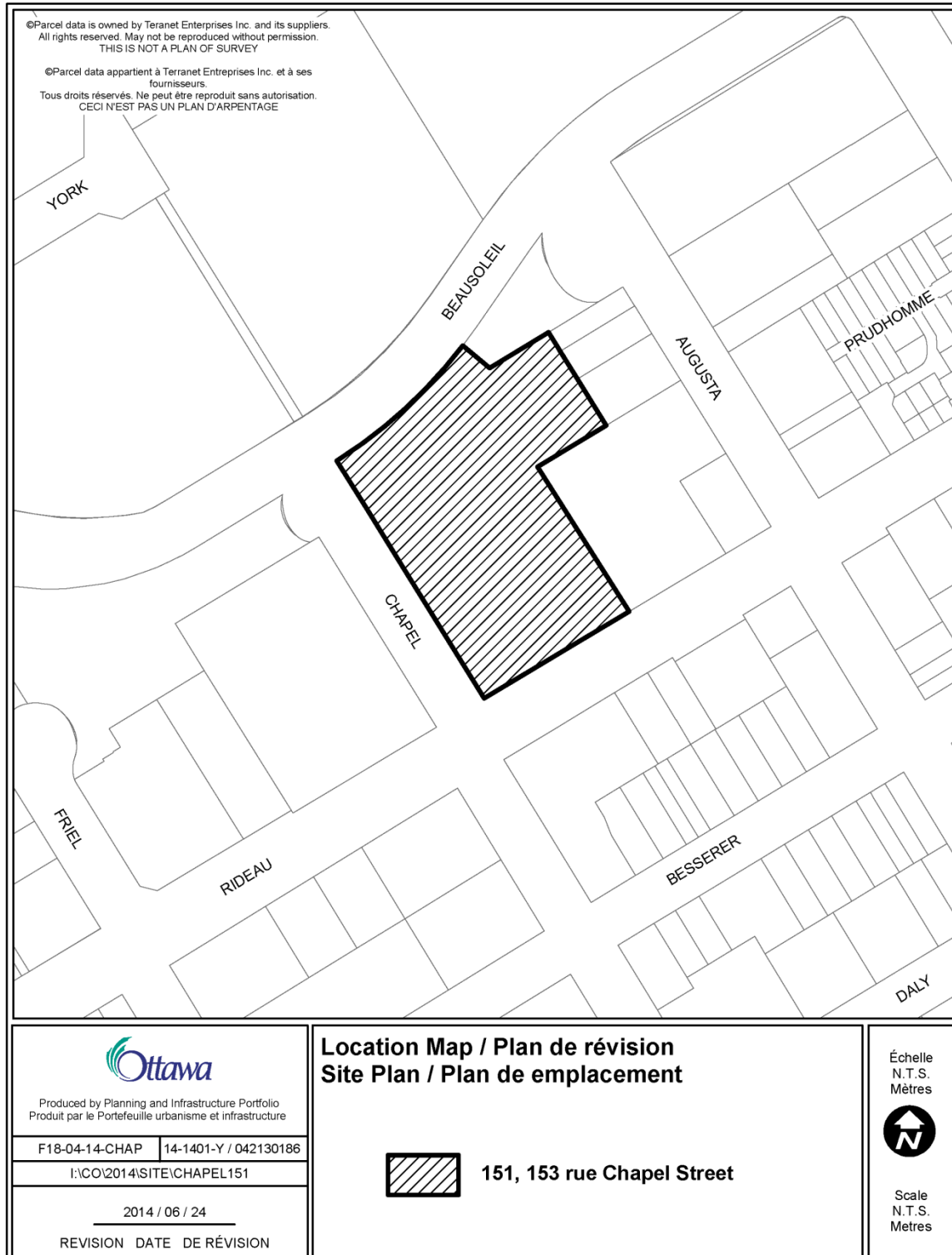
## **DISPOSITION**

Legal Services, Innovative Client Services Department to prepare the Brownfields Rehabilitation Grant/Redevelopment Grant Agreement.

Planning and Growth Management Department and Finance Department, Revenue Branch to develop a general administrative approach to implement the Brownfields Redevelopment Financial Incentive Program and more specifically for this application.

Planning and Growth Management Department to notify the applicant of Council's decision.

**Document 1 – Location Map**



Document 2 – Aerial View



### Document 3 – Brownfields Redevelopment Grant Application Requirements

A Brownfields Redevelopment Grant Program guide was prepared as part of the administration of the Brownfields 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 – Brownfields Redevelopment Grant – Eligible Costs**

The costs eligible for a Brownfields Redevelopment Grant for 155 - 165 Chapel Street are estimated as follows:

**Table 1 – Eligible Cost and Estimated Cost**

	Eligible Costs	Estimated Cost
1	Environmental studies, Remedial Work Plan and Risk Assessment not covered by Environmental Site Assessment Grant Program	\$70,500
2	Environmental Remediation including the cost of preparing an Record of Site Condition	\$2,731,000
3	Placing clean fill and grading	\$231,000
4	Installing environmental and/or engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	
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	N/A
<b>Sub-Total</b>	<b>Total Costs eligible for DC reduction due to site contamination</b>	<b>\$3,032,500</b>
8	Cost of Feasibility Study	\$10,000
9	30 per cent of Building Permit	\$349,600
10	Building Demolition and Asbestos Abatement	\$602,451
11	50 per cent of the upgrading costs for on-site infrastructure including water services, sanitary sewers and stormwater management facilities	\$87,446

	Total Costs Eligible for Rehabilitation Grant	\$4,081,997
--	-----------------------------------------------	-------------

**Document 5 – Calculating the Brownfields Redevelopment Grant/Development Charge Reduction**

The Ottawa Brownfields Community Improvement Plan (CIP) specifies that the total of all grants and development charge reductions shall not exceed 50 per cent of the cost of rehabilitating said lands and buildings.\*

The owner is also eligible for the Development Charge Reduction Due to Site Contamination Program which allows a maximum reduction of development charges up to 50 per cent of eligible cost items, but the amount received will be deleted from eligible grants for the Brownfields Redevelopment Grants Program. This program allows the owner to receive a credit at the time of application for building permits. The anticipated, total Municipal Portion development charges for full build-out for this development are estimated at \$8,748,590 (including credit for existing building) and are calculated at time of building permit issuance. An eligible development charge of 50 per cent is equal to a credit of \$ 1,516,250 (50 per cent of items 1 – 7 in Document 4). Subject to finalizing building permit fees for the proposed development; the development charge credit provided under this grant application is estimated to be \$ 1,516,250.

**Table 2 – Total eligible costs**

1	Total eligible Costs- from Document 4	\$ 4,081,997
2	Total capping at 50 per cent of line 1	\$2,040,999
3	Total of Rehabilitation Grant Payable and development charge credit	\$2,040,999

\* The land is located along a Traditional Main Street. This location is therefore eligible for the Rehabilitation Grant program.

The total brownfields grant payable is \$2,040,999 (line 3 above). The Development Charge reduction program amount of \$ 1,516,250 is included in this amount.

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

**Pre-Project Property Tax Rates and Property Taxes**

Current (2017 tax year) Value Assessment on the property at 155 - 165 CHAPEL STREET is \$12,856,000 classified in the commercial land tax class. Current (2017 tax year) property taxes are approximately \$227,697 broken down as follows:

**Table 3 – Current (2017 tax year) Property Taxes**

Municipal Property Tax portion	\$145,883
Education Property Tax portion	\$81,814
<b>Total Pre-Project Property Taxes</b>	<b>\$227,697</b>

Based on a post-project assessment valuation prepared by Altus Group Tax Consulting Paralegal Professional Corporation, 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 \$265,000,000 (based on an effective valuation date of January 01, 2020). The estimated taxes (Municipal and Education) to be generated from full build-out is \$2,484,200 (2022 tax year), see Table 4.

**Table 4 – Estimated Annual Post-Project Municipal\Education Property Taxes (2020)**

Tax Class	Estimated assessment (2016)	Estimated Municipal Tax	Estimated Education Tax	Estimated Total Tax
Commercial and Residential	\$265,000,000	\$1,766,844	\$697,356	\$2,464,200

**Document 7 – Calculating the Development Charges Payable**

**Table 5 – Development Charges Payable**

1	Total eligible Costs from application	\$4,081,997
2	Total capping at 50 per cent of line 1 *	\$2,040,999
3	Estimated Development Charges (DC)  (incl. Dc Credit of Bldg)	\$8,748,590
4	Total cost eligible for DC reduction from application – total items 1 to 7 (Document 4) **	\$3,032,500
5	Capping at 50 per cent of line 4 – Development Charge reduction	\$ 1,516,250
6	Eligible cost cap is reduced by DC reduction  (line 2 – line 5)	\$524,749
7	Total potential Rehabilitation Grant	\$524,749

\*The maximum reduction of development charges is 50 per cent of the cost components of line 4 since the site is located a Traditional Main Street.

\*\*The environmental site assessment, remediation and grading costs and environmental insurance premiums cost component of an approved rehabilitation grant may be applied against development charges payable, subject to Council approval.

The total potential Rehabilitation Grant payable is \$524,749 (line 7 above) plus any development charge credits not used at the time of issuance of the building permit.

Document 8 – Payment Option Scenario

Table 1

151 Chapel Street, Trinity Development Group Inc.

Year	Calendar Year (from report)	Calendar Year (expected payout)	Existing Municipal Property Tax portion	Estimated Municipal Property Tax portion	Municipal Tax Increment	Dev. Charge Credit	Rehab Grant (50% of property tax increase)		Total Grant and DC Credit	BML Revolving Fund	Additional Revenue to City	Cumulative Grant Amount
							Eligible	Actual				
1	2023	2024	\$ 145,883	\$ 1,766,844	\$ 1,620,961	\$1,516,250	\$ 810,481	\$ 524,749	\$ 2,040,999	\$ 164,432	\$1,096,213	\$524,749
2	2024	2025	\$ 145,883	\$ 1,802,181	\$ 1,656,298		\$ -			\$ -	\$1,656,298	\$0
3	2025	2026	\$ 145,883	\$ 1,838,224	\$ 1,692,341		\$ -			\$ -	\$1,692,341	\$0
4	2026	2027	\$ 145,883	\$ 1,874,989	\$ 1,729,106		\$ -			\$ -	\$1,729,106	\$0
5	2027	2028	\$ 145,883	\$ 1,912,489	\$ 1,766,606		\$ -			\$ -	\$1,766,606	\$0
6	2028	2029	\$ 145,883	\$ 1,950,739	\$ 1,804,856		\$ -			\$ -	\$1,804,856	\$0
7	2029	2030	\$ 145,883	\$ 1,989,753	\$ 1,843,870		\$ -			\$ -	\$1,843,870	\$0
8	2030	2031	\$ 145,883	\$ 2,029,548	\$ 1,883,665		\$ -			\$ -	\$1,883,665	\$0
9	2031	2032	\$ 145,883	\$ 2,070,139	\$ 1,924,256		\$ -			\$ -	\$1,924,256	\$0
10	2032	2033	\$ 145,883	\$ 2,111,542	\$ 1,965,659		\$ -			\$ -	\$1,965,659	\$0
<b>Total</b>			\$ 1,458,830	\$ 19,346,449	\$ 17,887,619	\$1,516,250		\$524,749	\$ 2,040,999	\$ 164,432	\$ 17,362,870	

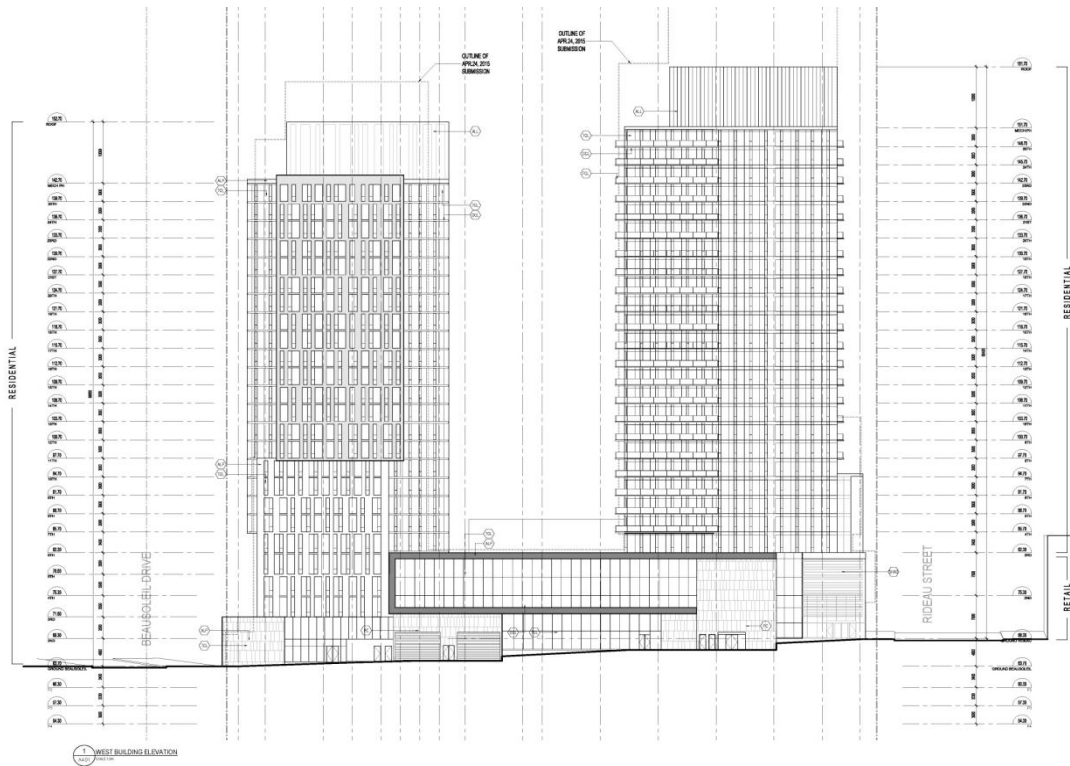
Maximum Brownfield Grant (including Development Charge Credit) = \$2,040,999

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.

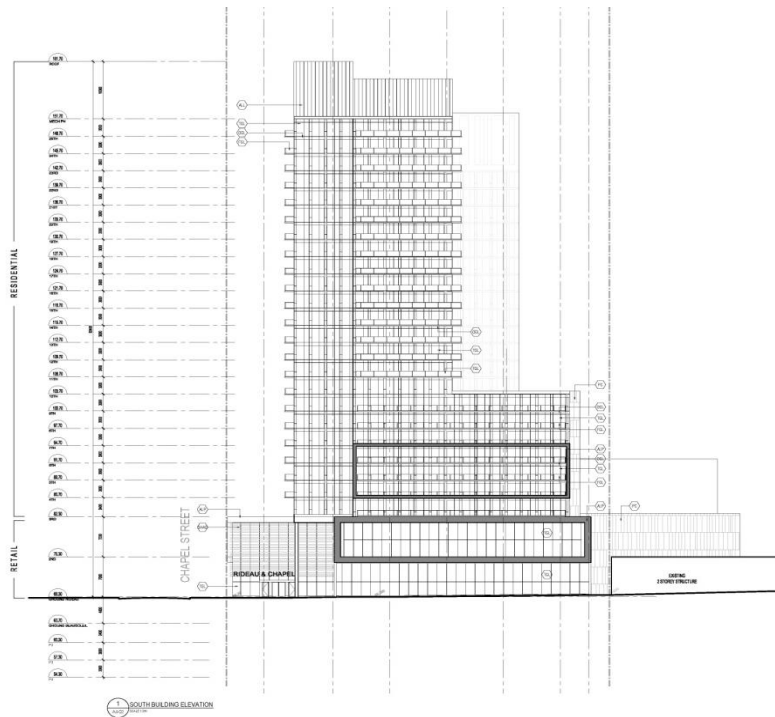
The administration of the rehabilitation grant program would require that any grants to be paid be based on actual Municipal Property Assessment Corporation (MPAC) property assessment (including any resolution of appeals) of improved properties. The prevailing tax rate would be applied and only after 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 would be capped at 50 per cent of the municipal share of the increase in property taxes over the pre-project municipal property taxes paid.

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 9 – Elevations



Chapel Street View



Rideau Street View