

**12. BROWNFIELD GRANT PROGRAM APPLICATION – 1445 AND 1451  
WELLINGTON STREET WEST**

**DEMANDE AU TITRE DU PROGRAMME DE SUBVENTION DES FRICHES  
INDUSTRIELLES – 1445 ET 1451, RUE WELLINGTON OUEST**

**COMMITTEE RECOMMENDATIONS**

**That Council:**

- 1. Approve the Brownfield Rehabilitation Grant application submitted by Mizrahi Development Group (1451 Wellington) Inc., owner of the property at 1445 and 1451 Wellington Street, for a Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan Program not to exceed a total of \$2,040,999 for which the grant payment period will be phased over a maximum of 10 years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement;**
- 2. Exempt the proposed redevelopment of 1445 and 1451 Wellington Street from paying future municipal development charges up to a maximum of \$1,516,250 under Section 7 (1) (s) of the Development Charges By-law 2019-280, under the Guideline for the Development Charge Reduction due to Site Contamination Program, is outlined in Recommendation 1; and**
- 3. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfields Redevelopment Grant Agreement with Mizrahi Development Group (1451 Wellington) Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 1445 and 1451 Wellington Street, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, the City Solicitor and the City Treasurer.**

## **RECOMMANDATIONS DU COMITÉ**

**Que le Conseil :**

- 1. Approuve la demande de subvention pour la remise en valeur de friches industrielles présentée par Mizrahi Development Group (1451 Wellington) Inc., propriétaire du bien-fonds situé aux 1445 et 1451, rue Wellington, pour une subvention de remise en valeur de friches industrielles dans le cadre du Plan d'améliorations communautaires pour le réaménagement de friches industrielles, pour un montant maximal de 2 040 999\$ réparti sur une période d'aménagement maximale de 10 ans, sous réserve de la conclusion d'une entente de subvention en vue du réaménagement des friches industrielles, et conformément à ses conditions;**
- 2. Dispense le réaménagement proposé aux 1445 et 1451, rue Wellington du versement de toute redevance d'aménagement municipale future jusqu'à concurrence de 1 516 250 \$ en vertu de l'article 7 (1) (s) du Règlement sur les redevances d'aménagement 2019-280, conformément aux lignes directrices du Programme de réduction des redevances d'aménagement en raison de la contamination de l'emplacement, et de faire en sorte que cette exemption soit incluse dans la demande de subvention de 2 040 999\$, comme il est précisé à la recommandation 1; et**
- 3. Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir de conclure une entente de subvention pour le réaménagement des friches industrielles avec Mizrahi Development Group (1451 Wellington) Inc., laquelle établira les modalités de paiement de la subvention pour le réaménagement des 1445 et 1451, rue Wellington, à la satisfaction du directeur général de Planification, Infrastructure et Développement économique, de l'avocat général et de la trésorière municipale.**

DOCUMENTATION/DOCUMENTATION

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development dated 22 May 2020 (ACS2020-PIE-PS-0034).

Rapport du Directeur, Services de la planification, Services de la planification, de l'infrastructure et du développement économique daté le 22 mai 2020 (ACS2020-PIE-PS-0034).

**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 May 22, 2020  
Soumis le 22 mai 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:  
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**

**SUBJECT: Brownfield Grant Program Application – 1445 and 1451 Wellington Street West**

**OBJET: Demande au titre du programme de subvention des friches industrielles – 1445 et 1451, rue Wellington Ouest**

### **REPORT RECOMMENDATIONS**

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

- 1. Approve the Brownfield Rehabilitation Grant application submitted by Mizrahi Development Group (1451 Wellington) Inc., owner of the property at 1445 and 1451 Wellington Street, for a Rehabilitation Grant under the Brownfield Redevelopment Community Improvement Plan Program not to exceed a total of \$2,040,999 for which the grant payment period will be phased over a maximum of 10 years of development, subject to the establishment of, and in accordance with, the terms and conditions of the Brownfield Redevelopment Grant Agreement;**
- 2. Exempt the proposed redevelopment of 1445 and 1451 Wellington Street from paying future municipal development charges up to a maximum of \$1,516,250 under Section 7 (1) (s) of the Development Charges By-law 2019-280, under the Guideline for the Development Charge Reduction due to Site Contamination Program, is outlined in Recommendation 1; and**
- 3. Delegate the authority to the General Manager, Planning, Infrastructure and Economic Development, to execute a Brownfields Redevelopment Grant Agreement with Mizrahi Development Group (1451 Wellington) Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 1445 and 1451 Wellington Street, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, the City Solicitor and the City Treasurer.**

### **RECOMMANDATIONS DU RAPPORT**

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

- 1. Approuver la demande de subvention pour la remise en valeur de friches industrielles présentée par Mizrahi Development Group (1451 Wellington) Inc., propriétaire du bien-fonds situé aux 1445 et 1451, rue Wellington, pour une subvention de remise en valeur de friches industrielles dans le cadre**

**du Plan d'améliorations communautaires pour le réaménagement de friches industrielles, pour un montant maximal de 2 040 999\$ réparti sur une période d'aménagement maximale de 10 ans, sous réserve de la conclusion d'une entente de subvention en vue du réaménagement des friches industrielles, et conformément à ses conditions;**

- 2. Dispenser le réaménagement proposé aux 1445 et 1451, rue Wellington du versement de toute redevance d'aménagement municipale future jusqu'à concurrence de 1 516 250 \$ en vertu de l'article 7 (1) (s) du Règlement sur les redevances d'aménagement 2019-280, conformément aux lignes directrices du Programme de réduction des redevances d'aménagement en raison de la contamination de l'emplacement, et de faire en sorte que cette exemption soit incluse dans la demande de subvention de 2 040 999\$, comme il est précisé à la recommandation 1; et**
- 3. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir de conclure une entente de subvention pour le réaménagement des friches industrielles avec Mizrahi Development Group (1451 Wellington) Inc., laquelle établira les modalités de paiement de la subvention pour le réaménagement des 1445 et 1451, rue Wellington, à la satisfaction du directeur général de Planification, Infrastructure et Développement économique, de l'avocat général et de la trésorière municipale.**

## **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 [Brownfield Redevelopment Community Improvement Plan](#) (BRCIP) was adopted by Council on April 27, 2007 and amended by Council on May 12, 2010, and October 14, 2015. The 2015 BRCIP update identified this property as being processed based on the 2010 BRCIP Program.

The BRCIP presents the rationale behind the redevelopment of Brownfield in Ottawa, and the actions and strategies that will promote brownfield redevelopment. The BRCIP contains a comprehensive framework of incentive programs which include the Brownfield Rehabilitation Grant Program.

Mizrahi Development Group (1451 Wellington) Inc. has filed an application under BRCIP for the clean-up and redevelopment of 1445 and 1451 Wellington Street, having a lot area of approximately 1,843 square metres (0.18 hectares) with 53.8 metres frontage along Wellington Street and 39.72 metres frontage along Rockhurst Road. (see Documents 1, 2 and 8). The property previous uses were listed as commercial.

A Phase I and II Environmental Site Assessment was prepared by Paterson Group Inc. in May and June 2013, which identified that the fill material at the subject site is impacted with metals and exceeds the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 3.

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

The site qualifies to be eligible for a Brownfield priority area candidate due to its location and criteria under the BRCIP, as it is located on an Arterial Mainstreet.

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 BRCIP specifies grants available to the development industry. This application is for the Development Charge Credit and Rehabilitation Grant program. 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.

The Brownfield Redevelopment Grant Program includes a Rehabilitation grant, which is a tax-increment based grant funded through the tax increase that results from redevelopment of the property but is limited to 50 per cent of the increase in municipal tax and is payable annually for up to 10 years of development, or up to the time when the total grant payments equal the maximum amount of grant, whichever comes first. The City will only pay the annual grant after property taxes have been paid in full each year.

The Brownfield Redevelopment Grant Program also includes a Development Charge maximum Credit which is limited to 50 per cent of the total eligible item costs. This credit will be reduced from the Rehabilitation Grant.

Mizrahi Development Group (1451 Wellington) Inc. Brownfield Grant Application

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

the submissions and deemed the application to be complete as of October 21, 2019.

### Proposed Remediation

The suggested remedial action plan consists of a full depth generic approach including the excavation and disposal of impacted soil at an approved waste disposal facility (approximately 18,000 mt). If impacted water is identified in the overburden, a licensed contractor will be commissioned to pump the water for off-site treatment and disposal.

### Proposed Redevelopment.

It is anticipated that the remediation work will take six to eight months. Mizrahi Development Group (1451 Wellington) Inc. is redeveloping the property at 1445 and 1451 Wellington Street to accommodate a development consisting of a 12-storey mixed-use development with approximately 10,248 square meters of new residential space (98 residential units), approximately 572 square meters of new retail space and four levels of underground parking with 146 vehicular parking spaces.

An application for Site Plan Control, File D07-12-13-0212 was granted approval by the Ontario Municipal Board on October 29, 2018.

### Calculating the Brownfield Grant

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

Eligible items that are covered in the Brownfields Rehabilitation Grant Program are indicated in Document 4. Eligible item 2 deals with remediation works involved in the cleanup. A portion of these costs (estimated at \$845,000.00) are attributed to the extent of additional works required to deal with the potential for groundwater contamination migrating into the proposed building and the need to construct waterproofing to prevent the infiltration of groundwater from entering the building. These works are considered contingent on the basis the structure does not experience any groundwater infiltration after the construction of the works for one year. After one year of completion of the proposed works, an assessment report shall be prepared by a professional engineer, registered in the province of Ontario, to confirm the proposed waterproofing measures have been preventing the migration of groundwater into the new construction in the past year and its ability to maintain this function. This report shall be submitted to the General Manager, Planning, Infrastructure and Economic Development for review and approval. The Owner acknowledges and agrees to allow the city periodic access to the



structure during this one year to conduct its own observations and inspections. All Brownfield grants for the provisional item shall not be released until this review has taken place. Once the review has been reviewed and the General Manager has made their determination on acceptance of the report, no further investigations will be considered and a final determination of the payment of the grant will be made.

The BRCIP specifies that the total eligible costs be capped at 50 per cent of the total. 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).

The ability to receive the Brownfield grant occurs through the Rehabilitation Grant process which deals with the timing for the payouts of the grants. As part of the process, the Municipal Leadership Strategy Program runs in parallel to the payments of the Rehabilitation Grant. The following three programs are as follows:

- Rehabilitation Grant

Grants would be capped at 50 per cent of the municipal share of the increase in municipal property taxes that result from the redevelopment, payable annually for up to 10 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. The eligible development charge credit of 50 per cent of the eligible cost items is calculated as \$1,516,250 (see Document 7).

As per the Development Charges By-law update in June of 2019 (By-law 2019-280), 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 Brownfield Grant Program, a Municipal Leadership Strategy is a general program of municipal property acquisition, investment and involvement in

pilot projects with the private sector to remediate and rehabilitate Brownfield sites in Ottawa. The program is funded from 15 per cent of the 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 generated fund is expected to be \$101,002.

### Economic Benefits to the Community

The overall economic impact of the proposed residential development is estimated at over \$44.5 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 \$2.7 million in new residential/commercial assessment would be added to the property tax assessment roll at full development. The developer's taxation consultant estimates that over \$1 million per year in increased municipal property and education taxes can be expected at the completion of the project, after the Brownfield grant ends, which would subsequently go to the City's general revenues (see Document 6).

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

There was no public consultation for this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Leiper concurs with the recommendations in 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 a Brownfield Rehabilitation Grant Agreement.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

**FINANCIAL IMPLICATIONS**

The maximum grant under the 2010 Brownfield Redevelopment Community Improvement Plan Program is \$ 2,040,999, including the Development Charge exemptions estimated to be \$1,516,250. In addition, the estimated Municipal Leadership Strategy contribution is \$ 101,002, for a total requirement of \$2,142,001. Budget authority requirements will be brought forward through the annual budget process. 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. All Development Charge Credits 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 (1) (s) of the Development Charges By-law 2019-280, under the Guideline for the Development Charge Reduction due to Site Contamination Program. 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.

**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 2019-2022 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.
- **Sustainable Infrastructure:** Ensure sustainable infrastructure investment to meet the future growth and service needs of the city.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Aerial View

Document 3 Brownfield Rehabilitation 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 Elevation

## **DISPOSITION**




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

Planning, Infrastructure and Economic Development Department and Finance Department, Revenue Branch to develop a general administrative approach to implement the Brownfield Redevelopment Financial Incentive Program and more specifically for this application.

Planning, Infrastructure and Economic Development Department to notify the applicant of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION BROWNFIELDS REDEVELOPMENT PROGRAM / PROGRAMME DE RÉAMÉNAGEMENT DES FRICHES INDUSTRIELLES	
F18-04-16-WELL	20-0211-B		
I:\CO\2020\Brownfields\Wellington_1445_1451			
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REVISION / RÉVISION - 2020 / 02 / 28		 <b>1445 and/et 1451 rue Wellington Street</b>	

**Document 2 – Aerial View**



**1445 and 1451 Wellington Street**

### **Document 3 – Brownfield Rehabilitation Grant Application Requirements**

A Brownfield Rehabilitation 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

The costs eligible for a Brownfield Redevelopment Grant for 1445 and 1451 Wellington Street are estimated as follows:

Table 1 - Eligible Items and Estimated Cost

<b>Project Address: 1445 &amp; 1451 Wellington Street, Mizrahi Development Group (1451 Wellington)</b>		
<b>Item #</b>	<b>Eligible Items</b>	<b>Estimate Cost</b>
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 a 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	
6	Environmental Insurance Premiums	
	Subtotal of items cost 1-6	\$3,032,500
7	Leadership Program	
8	Cost of Feasibility Study	\$10,000
9	30% of Building Permit	\$349,600
10	Building Demolition	\$602,451
11	Building rehab	
12	50% of the upgrading costs for on-site infrastructure including water services, sanitary sewers and stormwater management facilities	\$87,446
	Subtotal of cost items 7-12	\$1,049,497
	<b>Total eligible cost for Rehab Grant</b>	<b>\$4,081,997</b>
	<b>Maximum Rehab Grant (50% of eligible cost)</b>	<b>\$2,040,999</b>
	<b>Total Development Credit (50% of eligible items cost items 1-7)</b>	<b>\$1,516,250</b>



### Document 5 – Calculating the Brownfield Redevelopment Grant

The Ottawa Brownfield Community Improvement Plan (CIP) 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	\$4,081,997
2	Total capping at 50 per cent of line 1	\$ 2,040,999
3	Total of Redevelopment Grant Payable	\$ 2,040,999

\* The land is located within a priority area. This location is therefore eligible for the Rehabilitation Grant equivalent to 50 per cent of the municipal property tax increase that results from the redevelopment, payable annually for up to ten years.

The total Brownfield grant payable is \$ 2,040,999 (line 3 above).

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

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

Recent (2019 tax year) Value Assessment on the property at 1445 and 1451 Wellington Street is \$2,689,000, classified as Commercial Tax (CT) tax class. Recent (2019 tax year) property taxes are approximately \$82,794 broken down as follows:

**Table 3 – Recent (2018 tax year) Property Taxes**

Municipal Property Tax portion	\$48,311
Education Property Tax portion	\$33,840
<b>Total Pre-Project Property Taxes</b>	<b>\$82,794</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 \$85.5 million (based on an effective valuation date of 2020). The estimated taxes (Municipal and Education) to be generated from full build-out is \$1,097,464 million (2022 tax year for complete development constructed), see Table 4.

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

Tax Class	Estimated assessment (2020)	Estimated Municipal Tax (2020)	Estimated Education Tax (2021)	Estimated Total Tax (2020)
Mixed Used (R4)	\$85,500,000	\$868,498	\$228,967	\$1,097,464

## Document 7 – Payment Option Scenario

Table 1

1445 & 1451 Wellington Street, Mizrahi Development Group (1451 Wellington) 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	\$ 48,311	\$ 637,793	\$ 589,482	\$ 1,516,250	\$ 294,741	\$ 294,741	\$ 1,810,991	\$ 44,211	\$294,741	\$294,741
2	2024	2025	\$ 48,311	\$ 656,926	\$ 608,615		\$ 230,008	\$ 230,008	\$ 230,008	\$ 56,791	\$378,608	\$524,749
3	2025	2026	\$ 48,311	\$ 676,634	\$ 628,323		\$ -	\$ -	\$ -	\$ -	\$628,323	\$524,749
4	2026	2027	\$ 48,311	\$ 696,933	\$ 648,622		\$ -	\$ -	\$ -	\$ -	\$648,622	\$524,749
5	2027	2028	\$ 48,311	\$ 717,841	\$ 669,530		\$ -	\$ -	\$ -	\$ -	\$669,530	\$524,749
6	2028	2029	\$ 48,311	\$ 739,377	\$ 691,066		\$ -	\$ -	\$ -	\$ -	\$691,066	\$524,749
7	2029	2030	\$ 48,311	\$ 761,558	\$ 713,247		\$ -	\$ -	\$ -	\$ -	\$713,247	\$524,749
8	2030	2031	\$ 48,311	\$ 784,405	\$ 736,094		\$ -	\$ -	\$ -	\$ -	\$736,094	\$524,749
9	2031	2032	\$ 48,311	\$ 807,937	\$ 759,626		\$ -	\$ -	\$ -	\$ -	\$759,626	\$524,749
10	2032	2033	\$ 48,311	\$ 832,175	\$ 783,864		\$ -	\$ -	\$ -	\$ -	\$783,864	\$524,749
<b>Total</b>			\$ 483,110	\$ 7,311,579	\$ 6,828,469	\$1,516,250		\$524,749	\$ 2,040,999	\$ 101,002	\$ 6,303,721	

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 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 8 – Elevation**

Elevation Drawing of proposed development

