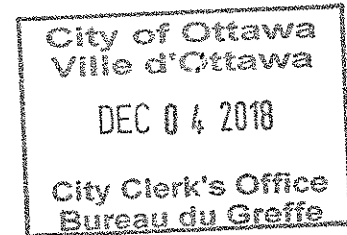


November 29, 2018  
Hand delivered

**M. Rick O'Connor**  
City Clerk and Solicitor  
CITY OF OTTAWA  
110 Laurier Ave. W  
Ottawa, ON K1P 1J1



Dear Mr. O'Connor:

**Re: Complaint(s) to Council  
Development and Education Development Charges  
2720 Richmond Road, Ottawa**

We are the solicitors for the Conseil des écoles public de l'Est de l'Ontario (CEPEO) with respect to this matter.

On November 1, 2018, our client paid under protest to the City of Ottawa the sum of \$394,763.37 for development charges and education development charges with respect to the property owned by it at 2720 Richmond Road, the former Grant School. Copies of the relevant Development Charge Summary, Building Permit Invoice Summary and Cheque are attached.

Pursuant to the provisions of section 20(1) of the *Development Charges Act*, and to the provisions of section 257.85(1) of the *Education Act*, CEPEO hereby complains to the council of the municipality that there was an error in the application of the development charge by-law of the municipality and the education development charge by-laws of the four co-terminus boards.

With respect to the education development charge, all of the co-terminus boards agree that the charge is improperly levied. While we could argue the point with respect to each of such charges, as the statutory framework and the arguments closely parallel those set out below, there seems little point at this stage.

James R. McIninch  
Roger R. Mills  
Wade L. Smith  
Patricia A. Lawson

Geoffrey A. Howard  
Helmut R. Brodmann  
James D. Wilson  
John E. Summers  
Laura A. Hunt

Martin D. Owens  
Cheryl L. Hess  
James F. Leal  
Matthew D. Frye

Counsel: Paul A. Webber, Q.C.,  
John C. Clarke, Q.C. (Ret'd), David C. Thompson, Q.C. (Ret'd)

We turn, therefore, to the municipal development charge.

With respect to the municipal development charge, the Act provides for an exemption from the charge:

“3 No land, except land owned by and used for the purposes of a municipality or a board [emphasis added] as defined in subsection 1 (1) of the *Education Act*, is exempt from a development charge by reason only that it is exempt from taxation under section 3 of the *Assessment Act*. 1997, c. 27, s. 3.”

- CEPEO is a “French language district school board”, and therefore a “district school board”, and therefore a “board” as defined in section 1(1) of the *Education Act*;
- The land in question is owned by CEPEO; and,
- The land and premises are used for the purposes of CEPEO. A more detailed reference to “purposes” is set out below. It will suffice to reference, at this stage, section 171(1)(24) of the *Education Act* which empowers a board to “permit the school buildings and premises ... owned by the board to be used for any ... lawful purpose.”

The land is therefore exempt from the charge.

In addition, or in the alternative, section 3 of the *Assessment Act* also provides for an exemption, as follows:

“3 (1) All real property in Ontario is liable to assessment and taxation, subject to the following exemptions from taxation:

4. Land owned, used and occupied solely by a university, college, community college or school as defined in the *Education Act* or land leased and occupied by any of them if the land would be exempt from taxation if it was occupied by the owner.”

Through its long lifetime, Grant School has never been assessed or taxed, either with respect to the school building itself or the “annex” associated with it. A history of the Grant School and the current approved proposals for renovation are detailed in a report submitted on February 21, 2018, a copy of which is attached, to Built Heritage Sub-committee, Planning Committee and Council.

As to the continuation of the exemption:

- CEPEO is the owner of the land occupied by it, the former Grant School site.
- “School” is a defined term in the *Education Act*, and consists of the body of pupils organized as a unit for educational purposes including pupils enrolled in extended day programs, the faculty and support staff associated with the unit, and “the lands and premises used in connection with the unit [emphasis added]”

- The duties and powers of boards are extremely broad, and are set out primarily in Part VI of the *Education Act*. Of particular relevance, pursuant to section 171(1)(24) as noted above express powers are granted to allow the use of a school “to be used for any educational or other lawful purpose” [emphasis added]. By way of further example, a board is permitted to allow the use of a gymnasium for “others”, i.e., non pupils, whether in the school year or vacation periods, pursuant to section 171(1)(24).
- The primary purpose of the entire site is quite obviously that of a school. The other uses proposed to be hosted at the Grant School are simply examples of activities “used in connection with” the “school” narrowly defined. The land is therefore exempt from the charge.

We look forward to an opportunity to appear before Council, in committee of the whole council, to make further representations and presentations in support of this complaint.

Please acknowledge receipt of this letter, by email to [pwebber@bellbaker.com](mailto:pwebber@bellbaker.com)

Trusting this is satisfactory, we remain,

Yours very truly,

**BELL BAKER LLP**



**Paul A. Webber, Q.C.**

PAW/nml

Enclosures

c.c. Gary Baker



DEVELOPMENT CHARGE SUMMARY

Report:

RPTC\_OT\_DEV0117

Run On:

22 Oct 2018 at: 09:04:27

Application number: A18-004725  
 Address: 2720 RICHMOND RD  
 Rate Category: NON-RESIDENTIAL  
 Education Fees Units: 0  
 Education Fees Sq.ft.: 17,023.00

Applicable Fees:

Fee Type	Charge Amount
Development Charges (Municipal)	
Ottawa Carleton Catholic (English Separate)	\$367,356.34
French Public	\$5,787.82
French Catholic (French Separate)	\$3,745.06
Ottawa Carleton District (English Public)	\$9,022.19
	\$8,851.96
	<b>\$394,763.37</b>

Comments:

Development Charge last update:

Date: 22-Oct-2018  
 Updated by: SARAZIN, CHARLES  
 Action: Calculated

Use Record(s):

Use Status	Use Type	Dwelling Units	Rooming Units	Total floor area
Institutional	Institutional	0	0	17023

**Important Note:** The fees provided in this statement are subject to change, e.g. changes to the proposed work, square footage added or deleted, and when development charges are affected by by-law changes or indexing. See Ottawa.ca for more information regarding <http://ottawa.ca/en/city-hall/planning-and-development/how-develop-property/development-charges>.

You will be notified by a Building Technical Clerk when the building permit is ready for permit issuance and pickup. This notification will include advisement of final fees due at permit issuance.



# Building Permit Invoice Summary

RPTC\_OT\_DEVC083

Application Number: A18-004725  
 Address: 2720 RICHMOND RD  
 Applicant/Agent: JL RICHARDS  
 Business (613) 728-3571  
 sdivell@jlrichards.ca  
 Property Owner: COOPERATIVE MULTISERVICES FRANCOPHONE DE L'OUEST  
 Business (613) 797-9458  
 Pickup Location: Ben Franklin

Application Date: 2018-Jul-05

	Amount Due	Amount Exempted	Amount Paid	Balance Owning
Construction	\$50,420.55	\$0.00	-\$50,420.55	\$0.00
<b>Sub-Total:</b>	<b>\$50,420.55</b>	<b>\$0.00</b>	<b>-\$50,420.55</b>	<b>\$0.00</b>
<b>Total:</b>	<b>\$50,420.55</b>	<b>\$0.00</b>	<b>-\$50,420.55</b>	<b>\$0.00</b>

### Outstanding Fees:

Fee Name	Amount
Development Charges	\$367,356.34
Ottawa Carleton Catholic (English Separate)	\$5,787.82
French Public	\$3,745.06
French Catholic (French Separate)	\$9,022.19
Ottawa Carleton District (English Public)	\$8,851.96
Construction Additional	\$0.00
<b>Sub-Total</b>	<b>\$394,763.37</b>

### Total Amount Outstanding

**\$394,763.37**

Deferred Charges: N/A

\$0.00

EASE NOTE: Effective August 1, 2017, Building Code Services Branch will no longer accept payments to be made in 'cash' for branch services (e.g. building/demolition/pool enclosure permits). On August 1, 2017, payments can be made by debit card, cheque, money order, and bank draft (made payable to the City of Ottawa). Credit card payments are not accepted. Thank you.

Conseil des écoles publiques de l'Est de l'Ontario

2445, boulevard St-Laurent Ottawa ON K1G 6C3  
 Téléphone: 613-742-8960 Télécopieur: 613-747-3840

Fournisseur: 100260

Page 1 / 1  
 Chèque 0001/0068496  
 Date 01.11.2018  
 Document 2000245484

Ville d'Ottawa  
 Comptes recevables  
 110 avenue Laurier Ouest  
 Ottawa ON K1P 1J1

N° de facture	Date	Montant brut	Réduction	Montant net
DP83396	25.10.2018	394,763.37	0.00	394,763.37
<b>Totaux:</b>		<b>394,763.37</b>	<b>0.00</b>	<b>394,763.37</b>

THIS CHEQUE IS VOID WITHOUT A COLORED BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

0068496



Conseil des écoles publiques de l'Est de l'Ontario

2445, boulevard St-Laurent Ottawa ON K1G 6C3  
 Téléphone: 613-742-8960 Télécopieur: 613-747-3840

01.11.2018

DATE JJ.MM.AAAA

Caisse Populaire Rideau d'Ottawa Inc.  
 147, rue Rideau  
 Ottawa, (Ontario) K1N 5X4

\*\*\* TROIS CENT QUATRE-VINGT-QUATORZE MILLE SEPT  
 CENT SOIXANTE-TROIS CAD et TRENTE-SEPT cents

\*\*\*\*\*394,763.37 \$

PAYEZ A Ville d'Ottawa  
 L'ORDRE DE Comptes recevables  
 110 avenue Laurier Ouest  
 Ottawa ON K1P 1J1

*Edith Roussel*  
 Directrice de l'éducation et secrétaire trésorière

*Danielle Fyfe*  
 Directrice des finances

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
March 8, 2018 / 8 mars 2018**

**and / et**

**Planning Committee / Comité de l'urbanisme  
March 27, 2018 / 27 mars 2018**

**and Council / et au Conseil  
April 11, 2018 / 11 avril 2018**

**Submitted on February 21, 2018  
Soumis le 21 février 2018**

**Submitted by**

**Soumis par:**

**Court Curry,**

**Manager / Gestionnaire,**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du  
patrimoine et du design urbain**

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

**Contact Person**

**Personne ressource:**

**Ashley Kotarba, Planner / Urbaniste, Heritage Services Section / Section des  
Services du Patrimoine, Right of Way, Heritage & Urban Design / Emprises,  
Patrimoine et Design urbain**

**(613) 580-2424, 23582, Ashley.Kotarba@ottawa.ca**

**Ward: BAY (7) / BAIE (7)**

**File Number: ACS2018-PIE-RHU-0005**

**SUBJECT: Application to alter the former Grant School, 2720 Richmond Road, a  
property designated under Part IV of the *Ontario Heritage Act***

**OBJET:** Demande de modification de l'ancienne école Grant, située au 2720, chemin Richmond et désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

#### **REPORT RECOMMENDATIONS**

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to alter the former Grant School, 2720 Richmond Road, according to the plans prepared by J.L. Richards & Associates Limited, received on 22 January 2018;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
3. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on 26 April 2018.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

#### **RECOMMANDATIONS DU RAPPORT**

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. D'approuver la demande de modification de l'ancienne école Grant, située au 2720, chemin Richmond, conformément aux plans préparés par J.L. Richards & Associates Limited et reçus le 22 janvier 2018;
2. De déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
3. De délivrer un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal avant sa date d'échéance.



**(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la Loi sur le patrimoine de l'Ontario, prendra fin le 26 avril 2018.)**

**(Nota : L'approbation de la demande de modification aux termes de la Loi sur le patrimoine de l'Ontario ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)**

## **BACKGROUND**

The former Grant School was designated as an excellent example of a consolidated school and as a rare example of a public building constructed during the brief period when the United Farmers of Ontario formed the government of Ontario. Designed by Ottawa architects Richards and Abra, it is a simple two-storey, red brick structure with large windows and a flat roof. The front lawn is included in the designation (see Documents 2-6).

This report has been prepared because an application has been submitted to alter the former Grant School, 2720 Richmond Road, to convert it into the Maison de la francophonie d'Ottawa (see Document 1). A heritage permit was previously granted in 2012 for a similar project, however the work was never completed and the heritage permit expired. This application is for a new heritage permit with revised plans. Site plan approval is also required prior to the issues of a building permit for this project.

The building has been vacant for many years, and is on the vacant buildings list as part of the Mayor's Task Force on Heritage Matters. The interventions necessary to adapt the current building for this new use include construction of an elevator on the east façade, a new two-storey gymnasium structure near the current location of a 1949 classroom annex, and a new daycare annex. Both additions will be connected to the heritage structure by a link. The complex will provide space for Francophone community groups and classrooms for the Centre multiservices francophone de l'Ouest d'Ottawa, the Ami Jeunesse cooperative, La Cité college and the Conseil des écoles publiques de l'Est de l'Ontario. According to the *Ontario Heritage Act*, the permission of City Council is required before a major addition to a heritage building can proceed. .

## **DISCUSSION**

### Recommendation 1

The adaptive re-use of the former Grant School into the Maison de la francophonie d'Ottawa requires changes to the structure. The project will involve the construction of a two-storey annex (gymnasium) near the site of the former annex, which is not included

in the heritage designation, the construction of a daycare wing, the construction of a link between the additions and the former school, and the construction of an elevator on the east façade of the building that will make it accessible on all floors (Document 8).

The two-storey gymnasium, one storey daycare, and link will complement the design and character of the historic building. The gymnasium annex features a flat roof and red brick. A stone stringcourse that continues from the former school, and large windows in vertical bands, set between brick panels in a matter that echoes the tall bands of windows separated by brick panels of the former school. The daycare annex also features a flat roof, and will be clad in brick and glass. The link between the new and the old building is a simple glass corridor with flat roof. A small portion of the existing attached one-storey gymnasium to the south of the heritage building will be demolished to make way for the glass link. The elevator, to be located on the east façade on the former school, set back from the front façade on the site of a 1950 staircase addition, will be half brick and half glass. The brick will be slightly different in colour and texture from the original red brick of the school to create a clear distinction between new and old.

The heritage permit issued in 2012 included the construction of a two-storey annex to the south of the building, the construction of a link between the annex and the former school and the construction of an elevator on the east façade. In order to create the link between the existing school and the new addition, the existing gymnasium to the south would be demolished. Changes from the 2012 heritage permit include the retention of more of the existing gymnasium at the rear of the heritage building, and the inclusion of a new daycare wing, adjacent to the new gymnasium addition. This results in an increase in Gross Floor Area of approximately 350 square metres from the previously approved plans.

The 1922 arched windows of the historic building were replaced in the 1950s. These windows will be replaced with new aluminum windows that echo the character of the 1922 windows. The original doors to the school were located on the front façade and were reached up a long flight of stairs. These doors were changed to windows when they were removed in the 1950s. The new design maintains these windows but includes metal screens around the opening to recall the former stairs and arched windows.

The City of Ottawa uses Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" in its analysis of projects involving designated heritage buildings. The "Standards" outline general principles, while the

“Guidelines” provide project-specific advice. For this project, Standards 1, 5 and 11 were applicable:

Standard 1

Conserve the heritage value of the historic place.

Standard 5

Find a use for a historic place that requires minimal change to its character-defining elements.

Standard 11

Conserve the heritage value and character defining elements when creating any new additions to an historic place or any related new construction. Make new work physically and visually compatible with and distinguishable from the historic place.

Section 4.3.1 has “Guidelines” that are applicable to rehabilitation projects. Guidelines 2, 6, 12-16 recommend the following:

- Understand the design principles used by the original designer or building, and any changes made to the exterior form over time;
- Retain the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings;
- New uses should suit the original building form;
- Additions should be located to ensure the value of the heritage place is maintained;
- New additions should be distinct and distinguishable from the original building;
- The materials and massing should be compatible with the exterior form of the building.

There are also Guidelines for accessibility:

- Find solutions to meet accessibility requirements that are compatible with the exterior form of the building.

The current project respects the Standards as the new use will make use of the former classrooms, and the original form and massing of the building will be maintained with only a small additions housing other new functions proposed for the site.

A Cultural Heritage Impact Statement (CHIS) for the project was submitted to the City with the 2012 heritage application. Since this current application has not changed significantly, a new CHIS is not required. The CHIS concluded that the “proposed project is appropriate for the heritage building” and states that “...we agree that the proposed project is appropriate for the heritage building.”

The current project respects the Guidelines as the proposed work is clearly distinguishable from the historic building, respects its character and setting, and locates the elevator on a secondary façade, set back from the front façade, so it does not detract from the character of the front façade.

The Department has no objection to the proposed work at the former Grant School as it is consistent with the heritage character of the building, respects its historic fabric and setting, and provides access by a sensitively placed and designed elevator.

#### Recommendation 2

Delegation of authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development department is being recommended as often minor changes to a building arise during the working drawing phase. This recommendation is included to allow the Planning, Infrastructure and Economic Development department to approve these minor changes.

#### Recommendation 3

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. In this instance, a two-year expiry date, unless otherwise extended by Council, is recommended to ensure that the project is completed in a timely fashion.

#### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

#### **Conclusion**

Staff in Right of Way, Heritage and Urban Design support the proposed addition project.

#### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

**CONSULTATION**

Heritage Ottawa is aware of the application.

Neighbours within 30 metres of the property were notified of the dates of Built Heritage Sub-Committee, Planning Committee and Council and invited to comment on the proposal.

The Community Associations are aware of the application.

**COMMENTS BY THE WARD COUNCILLOR**

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

**LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

**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**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

HC4 – Support Arts, Heritage and Culture

**APPLICATION PROCESS TIMELINE STATUS**

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

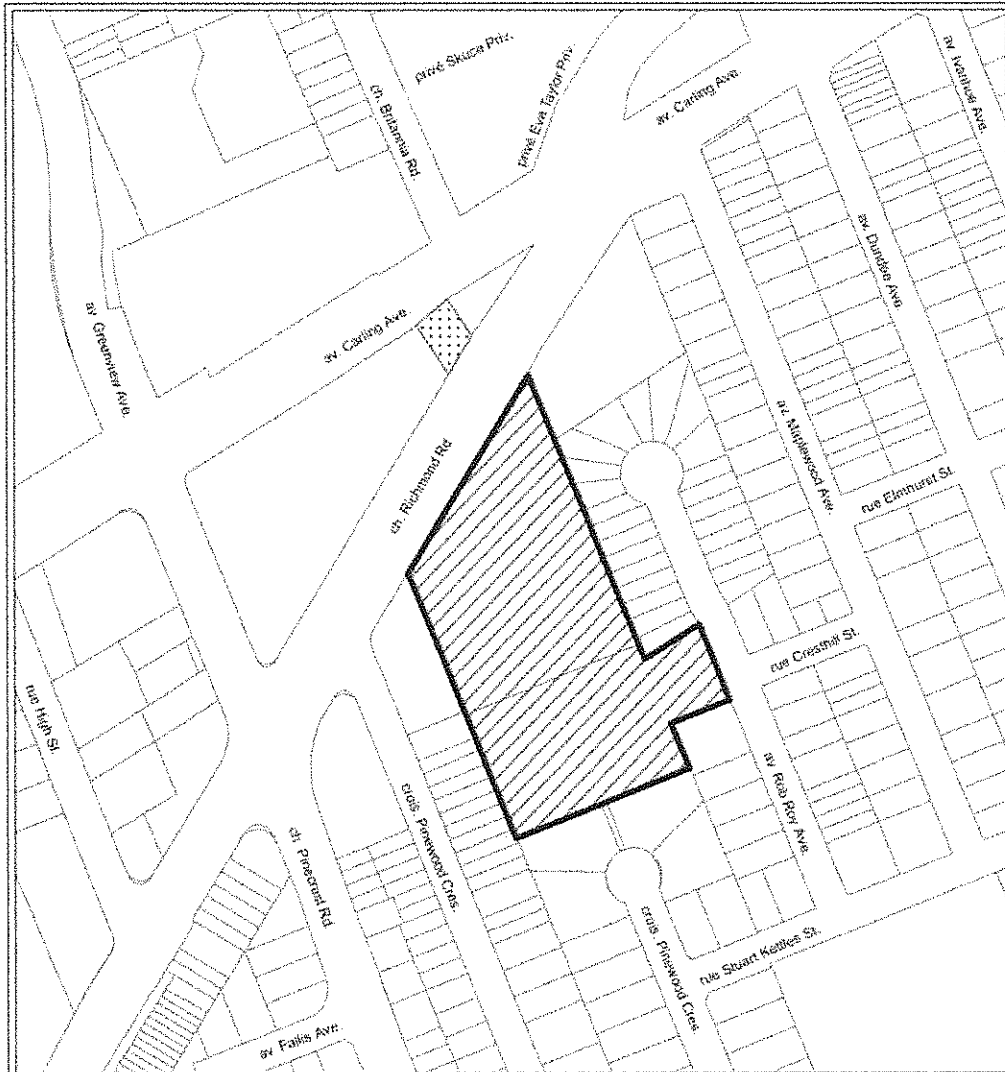
**SUPPORTING DOCUMENTATION**




- Document 1 Location Map
- Document 2 Bird's Eye View
- Document 3 Current conditions
- Document 4 Statement of Cultural Heritage Value
- Document 5 Historic Photograph
- Document 6 Original Elevation 1922
- Document 7 Site Plan
- Document 8 Elevations
- Document 9 Perspectives
- Document 10 Cultural Heritage Impact Statement (CHIS)

**DISPOSITION**

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D08-01-RICH/20	18-0100-B	 <b>2720 chemin Richmond Road</b>	
I:\CD\2018\Heritage-Richmond\2720.mxd			
<small>Parcel site is owned by Tridel Development Inc. and is subject to other interests. Map is for informational purposes only. This is not a plan of survey.                  Site est en possession de Tridel Développement Inc. et est soumis à d'autres intérêts. Cette carte est à titre d'information. Ce n'est pas un plan de levé.</small>			
REVISION / RÉVISION - 2018 / 1 / 24			

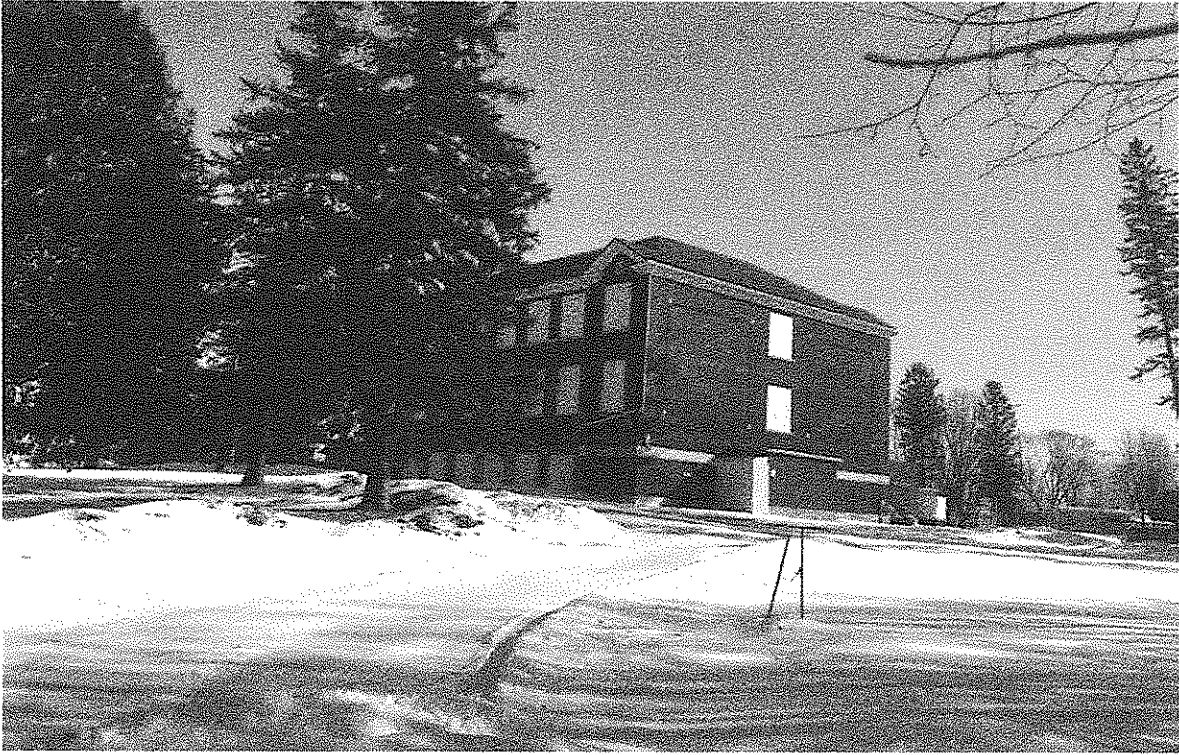
Document 2 – Birds' Eye View





**Document 3 – Current Conditions**







1949 Annex to be demolished, replaced with new structure to be linked to heritage building.

## Document 4 – Statement of Cultural Heritage Value

Bylaw 2006-420

Statement of Cultural Heritage Value- Grant School, 2720 Richmond Road East

Grant School, 2720 Richmond Road East, is recommended for designation under Part IV of the *Ontario Heritage Amendment Act*, 2005 for its cultural heritage value.

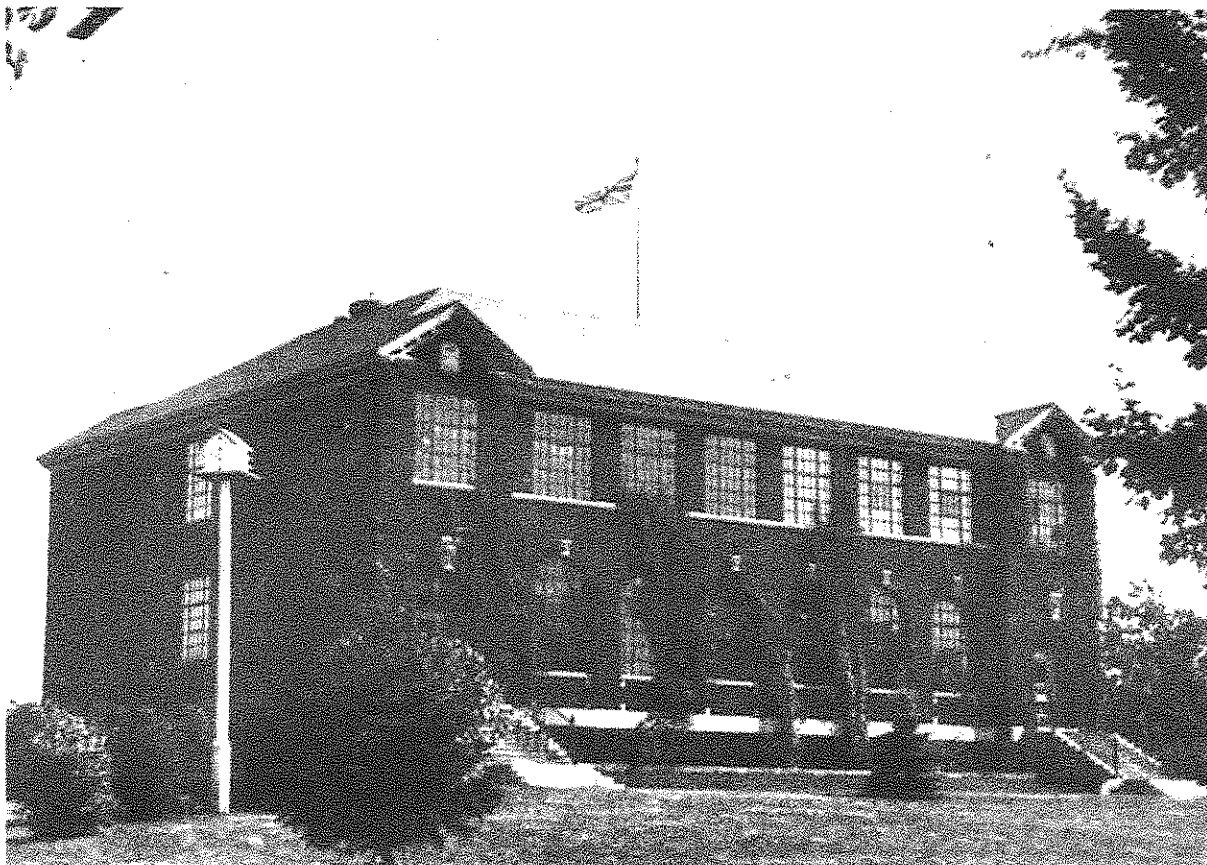
Grant School was completed in 1922 by the then Township of Nepean as a consolidated school to “consolidate” four one room schools into a new facility, better suited to the needs of the students. Built during the period when the United Farmers of Ontario (UFO) held power in the legislature with the support of Labour, it was originally designed to incorporate a community hall, an initiative of the UFO government to improve the lives of rural dwellers through increased amenities. It was named after the then-Minister of Education R.H. Grant. After the defeat of the UFO government, the new government threatened to withhold funds to cover the costs of the community hall. The school served the community for many years as the area around it urbanized. It closed in 1988, reopening as an alternative school in 1991.

### Heritage Attributes

Designed by the Ottawa architectural firm of Richards and Abra, Grant School is a symmetrical two storey, red brick structure with a truncated hipped roof. It features a painted metal cornice with dentils, and pedimented pavilions on the east and west ends of the building with stone crests in the gable ends. Brick details such as quoins and voussoirs, are found on each façade. The north and south façades are distinguished by large windows that light the classrooms inside. The original multi-paned windows were replaced in the 1950s, at the same time that the first floor, rounded arched windows and flanking doors were altered to become rectangular. The building’s large windows demonstrate the emphasis placed on providing adequate light and air circulation by school architects of the era, while its restrained classical details convey a sense of permanence and solidity suitable for a modern public school, in sharp contrast to the small one-room schools it replaced. The lawn with its landscaping facing Richmond Road to the North of the school is integral to the heritage character of the site.

The interior of the school, the one storey wing to the south of the building, the one storey staircase enclosures and the detached one room annex are not included in this designation.

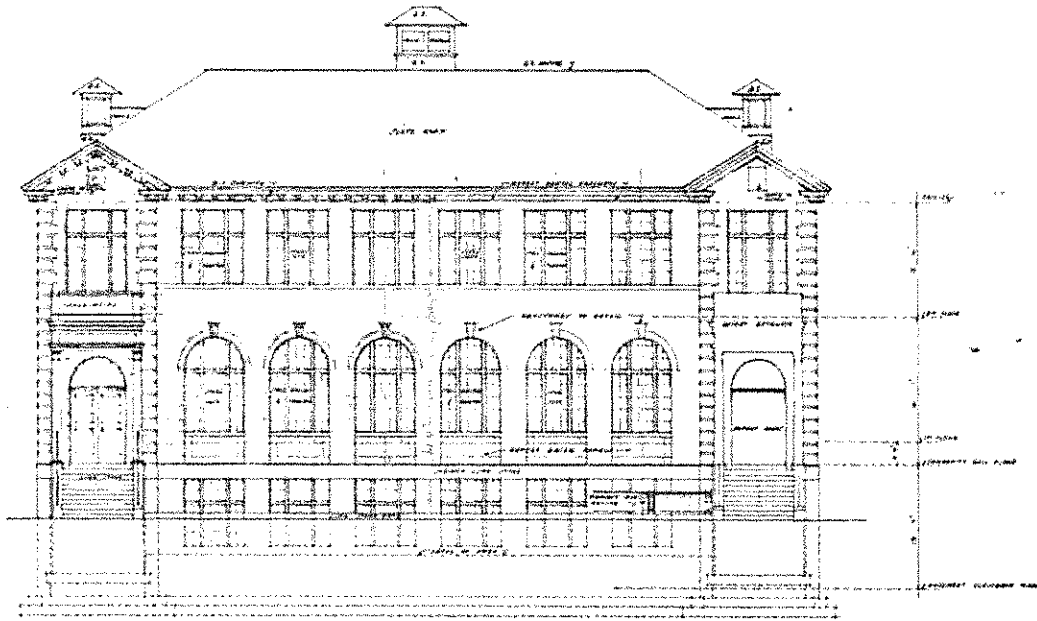
Document 5 – Historic Photograph



Document 6 – Original Elevation, 1922

GRANT CONSOLIDATED SCHOOL  
BRITANNIA HEIGHTS - ONTARIO

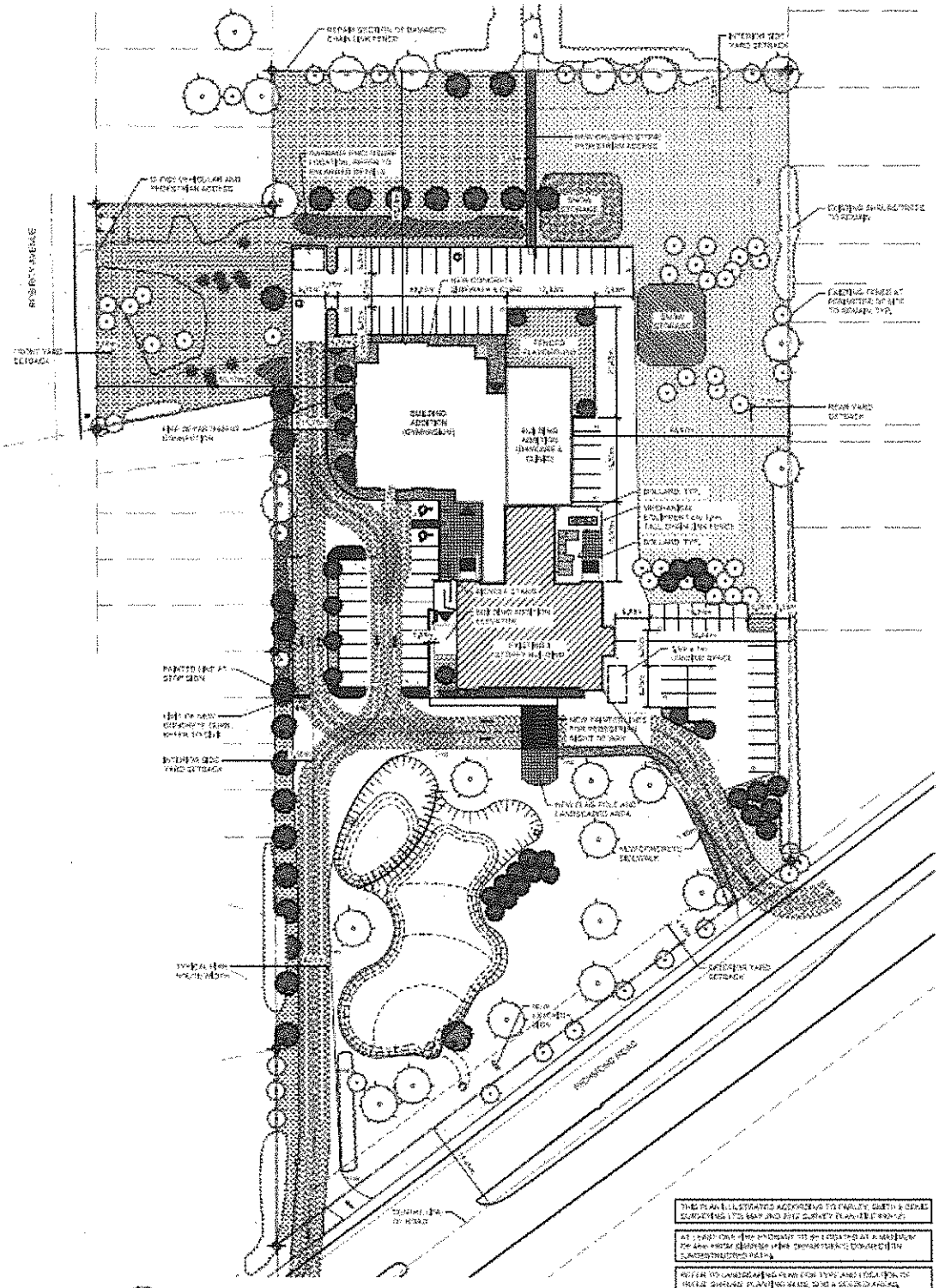
RICHARDS & ABRA - ARCHITECTS 125 SPARKS ST OTTAWA



FRONT ELEVATION

SCALE 3/8" = 1' 0"

Document 7 – Site Plan



1 ARCHITECTURAL SITE PLAN  
SCALE 1/8" = 1'-0"

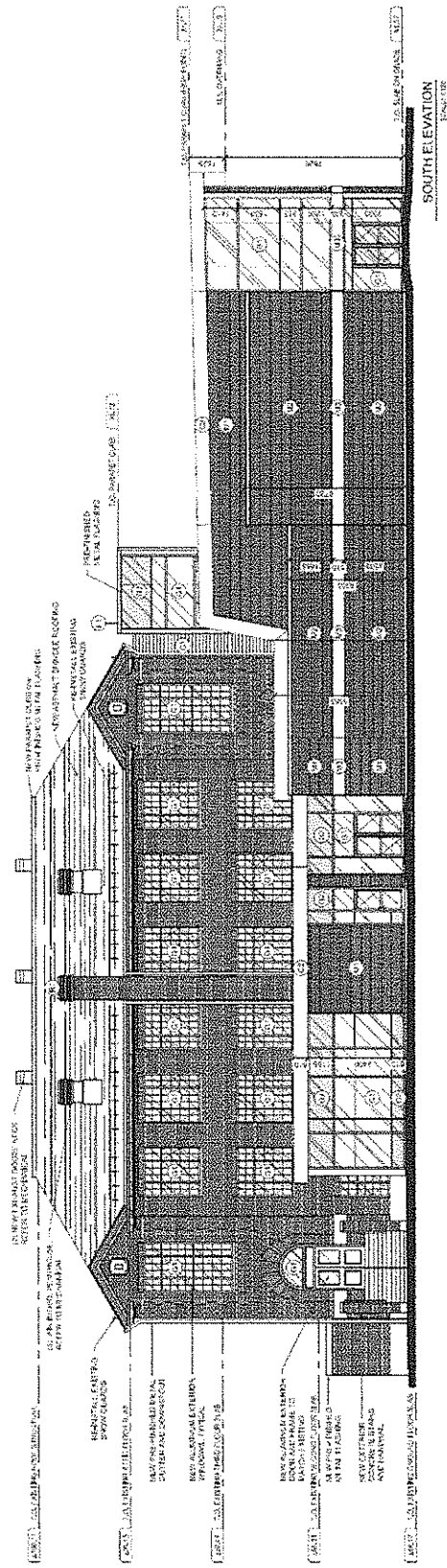
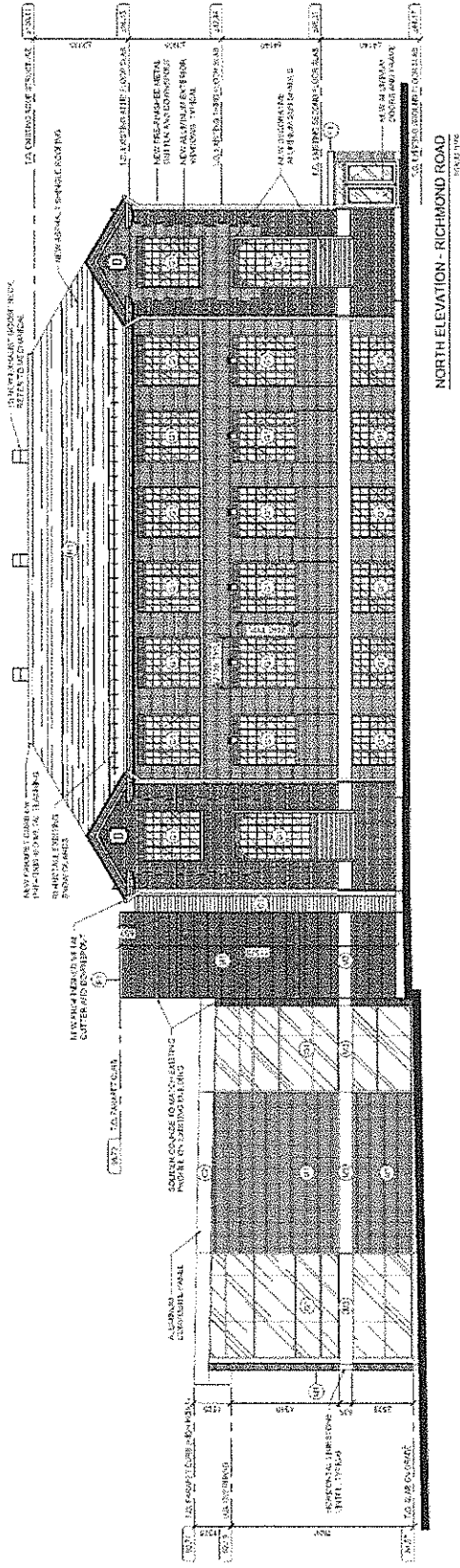
THIS PLAN ILLUSTRATES APPROXIMATE FACILITY LAYOUT & DEMONSTRATES THE GENERAL SITE LAYOUT. IT IS NOT TO BE USED AS A BASIS FOR ANY OTHER DESIGN OR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LAYOUT OF THE BUILDING AND THE LAYOUT OF THE PAVEMENT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

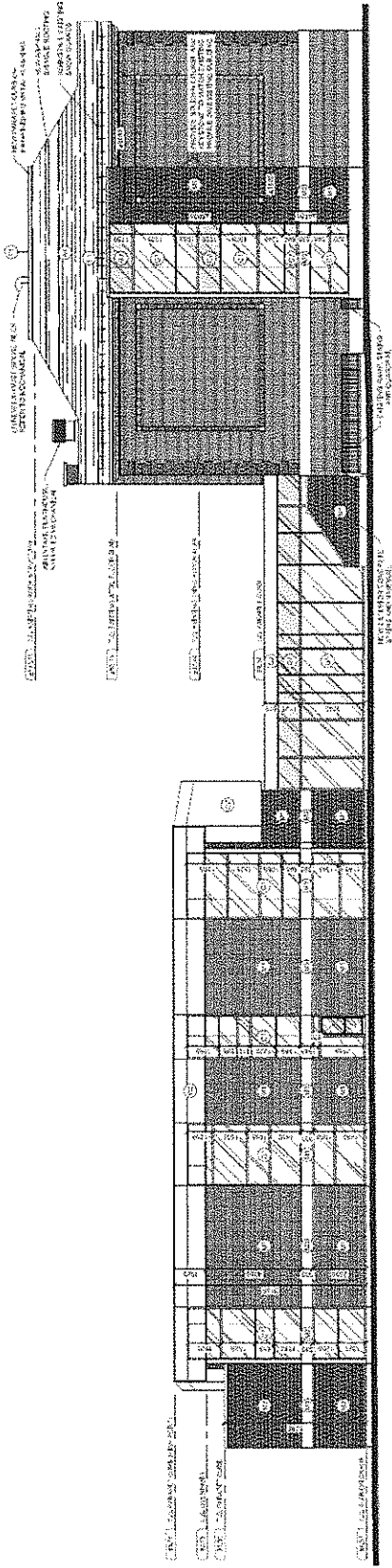
REFER TO THE CIVIL ENGINEERING PLANS FOR THE LAYOUT OF THE WATER MAINS AND THE LAYOUT OF THE SEWER MAINS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



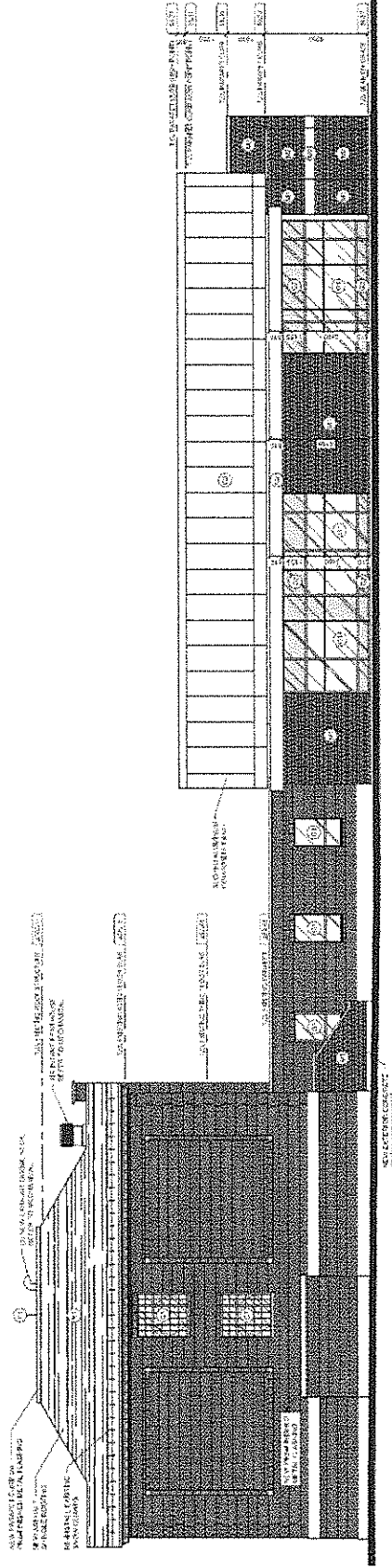
Document 8 - Elevations







EAST ELEVATION - ROB ROY ROAD



WEST ELEVATION

**Document 9 – Perspectives**



**CITY OF OTTAWA**

**BY-LAW NO. 2017-175**

**BEING A BY-LAW OF  
THE CITY OF OTTAWA  
TO AMEND BY-LAW 2014-229  
RESPECTING DEVELOPMENT CHARGES**

**WHEREAS** the City of Ottawa enacted By-law 2014-229 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act"), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

**AND WHEREAS** the Smart Growth for Our Communities Act, 2015, Statutes of Ontario, Chapter 26, amended the *Development Charges Act* to provide for certain amendments pertaining to a municipality's authority to impose development charges relating to Transit services;

**AND WHEREAS** Section 19 of the *Development Charges Act* provides for amendments to a development charges by-law;

**AND WHEREAS** Council has before it a report entitled "Development Charges Amendment Background Study: Transit and Roads and Related Services" prepared by Hemson Consulting Ltd., dated March 24, 2017 (the "update study");

**AND WHEREAS** the update study was made available to the public and Council gave notice to the public and Planning Committee held a meeting pursuant to section 12 of the Act on May 09, 2017, prior to which the update study and the proposed development charge by-law amendment were made available to the public in accordance with the *Development Charges Act* and Planning Committee heard comments and representations from all persons who applied to be heard (the "public meeting");

**AND WHEREAS** Council at its meeting held on May 24, 2017 approved the Study and determined that no further public meeting was required under Section 12 of the *Development Charges Act*;

**NOW THEREFORE THE COUNCIL OF THE CITY OF OTTAWA HEREBY ENACTS  
AS FOLLOWS:**

1. By-law 2014-229, as amended, is hereby further amended as follows:

(a) The following definition is added to section 1 of the by-law:

“derelict building” means a building or structure that is vacant, neglected, poorly maintained and unsuitable for occupancy

(b) The definition of “residential use” in section 1 is amended by adding “but excludes a hotel or motel use” to the end of the definition.

(c) The expression “5(5)” in subsection 6(1) is repealed and the expression “5(6)” is substituted therefore.

(d) The following clause is added to section 7:

(j.1) Unserviced storage structures with a dirt floor and being less than 2,400 square feet in area.

(e) Subsection 9(1) is amended by adding the following immediately after the expression “structure” in the third line:

“, other than a derelict building,”

(f) Subsection 9(2) is amended by adding the following immediately after the expression “structure” in the third line:

“, other than a derelict building,”

(g) Subsection 9(3) is amended by adding the following immediately after the expression “building” in the second line:

“, other than a derelict building,”

(h) The following subsection is inserted as subsection 18(4):

18(4) The development charge components for Public Transit and Roads & Related Services as enacted by By-law 2017-175 will be subject to indexing commencing August 1, 2017.

2(1) The lines in By-law 2014-229, Schedule "B", as amended, identified as "Public Transit" and "Roads & Related Services" and the respective totals in the following tables are repealed:

- (i) Inside the Greenbelt (Area #1) table Effective October 1, 2014, inclusive of the line "Total Inside the Greenbelt";
- (ii) Outside the Greenbelt (Area #2) table Effective October 1, 2014, inclusive of the line "Total Outside the Greenbelt";
- (iii) Rural Serviced (Area #3 Part) table Effective October 1, 2014, inclusive of the line "Total Rural Serviced" and
- (iv) Rural Unserviced (Area #3 Part) table Effective October 1, 2014, inclusive of the line "Total Rural Unserviced".

(2) The lines in By-law 2014-229, Schedule "C", as amended, identified as "Public Transit" and "Roads & Related Services" and the total in the following table are repealed:

- (i) City-Wide, Table Effective October 1, 2014, inclusive of the line "Total".

(3) The following table is added to By-law 2014-229, Schedule "B", as amended, under the heading "Inside the Greenbelt (Area #1) following the table entitled "Effective October 1, 2014):

Additional Development Charge Amounts Effective May 25, 2017

Service Category	Singles and Semi-detached (\$ per unit)	Apartment Dwelling, Back to Back & Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment Dwelling (less than 2 bedrooms) (\$ per unit)	Multiple, Row and Mobile Dwelling (\$ per unit)
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Area 1				
Inside the Greenbelt				
Roads & Related Services	\$7,350	\$4,330	\$3,186	\$5,755
Public Transit	\$8,397	\$4,575	\$3,369	\$6,335

(4) The following table is added to By-law 2014-229, Schedule "B", as amended under the heading "Outside the Greenbelt (Area #2) following the table entitled "Effective October 1, 2014):

Additional Development Charge Amounts Effective May 25, 2017:

<b>Service Category</b>	<b>Singles and Semi-detached (\$ per unit)</b>	<b>Apartment Dwelling, Back to Back &amp; Stacked Townhouse (2+ bedrooms) (\$ per unit)</b>	<b>Apartment Dwelling (less than 2 bedrooms) (\$ per unit)</b>	<b>Multiple, Row and Mobile Dwelling (\$ per unit)</b>
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<b>Area 2</b>				
<b>Outside the Greenbelt</b>				
Roads & Related Services	\$10,182	\$5,381	\$3,977	\$7,661
Public Transit	\$8,397	\$4,575	\$3,369	\$6,335

(5) The following table is added to By-law 2014-229, Schedule "B", as amended under the heading "Rural Serviced (Area #3 Part) following the table entitled "Effective October 1, 2014":

Additional Development Charge Amounts Effective May 25, 2017:

<b>Service Category</b>	<b>Singles and Semi-detached (\$ per unit)</b>	<b>Apartment Dwelling, Back to Back &amp; Stacked Townhouse (2+ bedrooms) (\$ per unit)</b>	<b>Apartment Dwelling (less than 2 bedrooms) (\$ per unit)</b>	<b>Multiple, Row and Mobile Dwelling (\$ per unit)</b>
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<b>Area 3</b>				
<b>Rural-Serviced</b>				
Roads & Related Services	\$7,143	\$4,099	\$3,020	\$4,645
Public Transit	\$8,397	\$4,575	\$3,369	\$6,335

(6) The following table is added to By-law 2014-229, Schedule "B", as amended under the heading "Rural Unserviced (Area #3 Part) following the table entitled "Effective October 1, 2014":

Additional Development Charge Amounts Effective May 25, 2017:

Service Category	Singles and Semi-detached (\$ per unit)	Apartment Dwelling, Back to Back & Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment Dwelling (less than 2 bedrooms) (\$ per unit)	Multiple, Row and Mobile Dwelling (\$ per unit)
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Area 3				
Rural-Unserved				
Roads & Related Services	\$7,143	\$4,099	\$3,020	\$4,645
Public Transit	\$8,397	\$4,575	\$3,369	\$6,335

(7) The following table is added to By-law 2014-229, Schedule "c", as amended under the heading "City-Wide" following the table entitled "Effective October 1, 2014":

Additional Development Charge Amounts Effective May 25, 2017

Service Category	Non-Industrial Use (\$ per sq.ft.)	Industrial Use (\$ per sq.ft.)
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Area 1, 2 & 3		
City-wide		
Roads & Related Services	\$7.79	\$3.65
Public Transit	\$8.47	\$3.32

3. This by-law shall come into force on May 25, 2017.
4. Except as amended by this By-law, all provisions of By-law 2014-229, as amended, shall remain in full force and effect.

Enacted and passed this 24<sup>th</sup> day of May, 2017.

Mayor

City Clerk