

<p><b>6. BROWNFIELDS GRANT PROGRAM APPLICATION – 2012 OGILVIE ROAD DEMANDE DANS LE CADRE DU PROGRAMME DE SUBVENTION POUR LES FRICHES INDUSTRIELLES – 2012, CHEMIN OGILVIE</b></p>
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**COMMITTEE RECOMMENDATIONS**

That Council:

- 1. Approve the Rehabilitation Grant and Development Charge Reduction Program application submitted by Lawrence Soloway, Desjardins Fin Sec Assurance, and Riotrin Shoppers City East Inc., owner of the property at 2012 Ogilvie Road, for a grant, under the 2010 Brownfield Redevelopment Community Improvement Plan Program not to exceed \$4,555,417 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 and Growth Management Department, to execute a Brownfields Redevelopment Grant Agreement with Lawrence Soloway, Desjardins Fin Sec Assurance, and Riotrin Shoppers City East Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 2012 Ogilvie Road, to the satisfaction of the General Manager, Planning and Growth Management Department, the City Clerk and Solicitor and the City Treasurer; and**
- 3. Exempt the proposed redevelopment of 2012 Ogilvie Road from paying future municipal development charges up to a maximum of \$3,493,068 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 \$4,555,417 grant request, as outlined in Recommendation 1.**

## RECOMMANDATIONS DU COMITÉ

Que le Conseil :

1. Approuve la demande de subvention pour la mise en valeur des friches industrielles et de réduction des redevances d'aménagement présentée par Lawrence Soloway, Desjardins Fin Sec Assurance et Riotrin Shoppers City East Inc., propriétaires du bien-fonds situé au 2012, chemin Ogilvie, une subvention qui serait versée en vertu du Plan d'améliorations communautaires de 2010 pour le réaménagement des friches industrielles n'excédant pas 4 555 417 \$ 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 du service de l'Urbanisme et de la gestion de la croissance le pouvoir d'exécuter l'Entente de subvention pour la remise en valeur de friches industrielles conclue avec Lawrence Soloway, Desjardins Fin Sec Assurance et Riotrin Shoppers City East Inc., qui établit les modalités relatives au versement de la subvention permettant le réaménagement de la propriété située au 2012, chemin Ogilvie, et ce, à la satisfaction du directeur général, Urbanisme et Gestion de la croissance, du greffier municipal et chef du contentieux et de la trésorière municipale;
3. Dispense le réaménagement proposé au 2012, chemin Ogilvie du versement de toute redevance d'aménagement municipale future jusqu'à concurrence de 3 493 068 \$ 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 exemption soit incluse dans la demande de

**subvention de 4 555 417 \$, comme il est précisé à la  
recommandation 1.**

**DOCUMENTATION / DOCUMENTATION**

1. John L. Moser, Acting Deputy City Manager, Planning and Infrastructure, report dated 21 February 2016 / Directeur municipal adjoint par intérim, urbanisme et infrastructure, rapport daté le 21 février 2016 (ACS2016-PAI-PGM-0018)
2. Extract of Draft Minutes, Finance and Economic Development Committee, 5 April 2016 / Extrait de l'ébauche du procès-verbal du Comité des finances et du développement économique, le 5 avril 2016.

**FINANCE AND ECONOMIC  
DEVELOPMENT COMMITTEE  
REPORT 13  
13 AVRIL 2016**

**81**

**COMITÉ DES FINANCES ET DU  
DÉVELOPPEMENT ÉCONOMIQUE  
RAPPORT 13  
LE 13 AVRIL 2016**

**Report to  
Rapport au:**

**Finance and Economic Development Committee / Comité des finances et du  
développement économique  
April 5, 2016 / 5 avril 2016**

**and Council / et au Conseil  
April 13, 2016 / 13 avril 2016**

**Submitted on February 21, 2016  
Soumis le 21 février 2016**

**Submitted by  
Soumis par:**

**John L. Moser,**

**Acting Deputy City Manager / Directeur municipal adjoint par intérim,  
Planning and Infrastructure / Urbanisme et Infrastructure**

**Contact Person**

**Personne ressource:**

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Planning and Growth Management / Urbanisme et Gestion de la croissance  
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**Report Author / Auteur du rapport:**

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**Ward: BEACON HILL-CYRVILLE (11)**

**File Number: ACS2016-PAI-PGM-0018**

**SUBJECT: Brownfields Grant Program Application – 2012 Ogilvie Road**

**OBJET: Demande dans le cadre du Programme de subvention pour les  
friches industrielles – 2012, chemin Ogilvie**

### **REPORT RECOMMENDATIONS**

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

- 1. Approve the Rehabilitation Grant and Development Charge Reduction Program application submitted by Lawrence Soloway, Desjardins Fin Sec Assurance, and Riotrin Shoppers City East Inc., owner of the property at 2012 Ogilvie Road, for a grant, under the 2010 Brownfield Redevelopment Community Improvement Plan Program not to exceed \$4,555,417 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 and Growth Management Department, to execute a Brownfields Redevelopment Grant Agreement with Lawrence Soloway, Desjardins Fin Sec Assurance, and Riotrin Shoppers City East Inc., establishing the terms and conditions governing the payment of the grant for the redevelopment of 2012 Ogilvie Road, to the satisfaction of the General Manager, Planning and Growth Management Department, the City Clerk and Solicitor and the City Treasurer; and**
- 3. Exempt the proposed redevelopment of 2012 Ogilvie Road from paying future municipal development charges up to a maximum of \$3,493,068 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 \$4,555,417 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 subvention pour la mise en valeur des friches industrielles et de réduction des redevances d'aménagement présentée par Lawrence Soloway, Desjardins Fin Sec Assurance et Riotrin Shoppers City East Inc., propriétaires du bien-fonds situé au 2012, chemin Ogilvie, une subvention qui serait versée en vertu du Plan d'améliorations communautaires de 2010 pour le réaménagement des friches industrielles n'excédant pas 4 555 417 \$ 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 du service de l'Urbanisme et de la gestion de la croissance le pouvoir d'exécuter l'Entente de subvention pour la remise en valeur de friches industrielles conclue avec Lawrence Soloway, Desjardins Fin Sec Assurance et Riotrin Shoppers City East Inc., qui établit les modalités relatives au versement de la subvention permettant le réaménagement de la propriété située au 2012, chemin Ogilvie, et ce, à la satisfaction du directeur général, Urbanisme et Gestion de la croissance, du greffier municipal et chef du contentieux et de la trésorière municipale;**
- 3. De dispenser le réaménagement proposé au 2012, chemin Ogilvie du versement de toute redevance d'aménagement municipale future jusqu'à concurrence de 3 493 068 \$ 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 exemption soit incluse dans la demande de subvention de 4 555 417 \$, comme il est précisé à 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.

Lawrence Soloway, Desjardins Fin Sec Assurance, and Riotrin Shoppers City East Inc. has filed an application under the 2010 BRCIP for the clean-up and redevelopment of 2012 Ogilvie Road, having a lot area of 78,550 square metres and 245 metres frontage on Ogilvie Road and 260 metres frontage on Blair Place Road (see Documents 1, 2 and 9). The property had previous uses such as a car wash, a fast food restaurant, a retail fuel outlet, an automotive service garage, and a dry cleaning business.

A Phase I and II Environmental Site Assessment (ESA) was prepared by Paterson Group in October of 2013 along with a Supplemental Phase II ESA prepared by

Paterson Group in April 2015, which identified that both fill material and groundwater at the site exceeds the Ontario Ministry of the Environment (MOE) Table 3 standards for petroleum hydrocarbons (PHC), benzene, toluene, ethylbenzene and xylenes (BTEX), and volatile organic compound (VOC) parameters likely stemming from the associated use of the property.

The site qualifies as an eligible brownfield priority area candidate due to its location within a Mixed Use Centre and within 600 metres of a transit station.

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 a number of individual programs dealing with grants and credits available to the development industry. 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 paid.

### **2012 Ogilvie Road Brownfields 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 May 11, 2015.

### **Proposed Remediation**

The suggested remedial action plan consists of a risk assessment to determine site specific standards to obtain a Record of Site Condition (RSC) for a portion of the site and a generic approach will be used the remaining portion of the site to obtain a RSC with the generic site condition standards.

The generic approach includes an excavation and segregation program and groundwater treatment program. Excavated soil will be screened using visual and



olfactory observations and a portable soil vapour analyser. Impacted soil will be transferred to an approved waste disposal facility while non-impacted soil will remain on-site as clean material. Impacted soil exceeding the Ministry of the Environment and Climate Change (MOECC) Table 3 standards is expected to be present from approximately surface to as deep as four metres below the existing grade on the northwestern portion of the subject site and as deep as 3.5 metres below the existing grade on the southeastern portion of the subject site. An estimated quantity of 12,000 cubic metres or 24,000 metric tonnes of contaminated soil will be disposed of at an MOECC licensed waste disposal facility. The excavation will be backfilled in the excavated area with granular material and excavated non-impacted material.

The groundwater beneath the site exceeds the MOECC Table 3 standards for PHCs and VOCs. A portable treatment system and tanker truck will be set up on the subject site to treat on-site groundwater by means of an air stripper or granular activated carbon. Bedrock will be excavated to have access to pump and treat impacted groundwater and any impacted excavated bedrock will be disposed off site. Impacted groundwater exceeding the MOECC Table 3 standards can be expected to be encountered for a period of approximately 18 months. Impacted groundwater encountered will be treated on-site, to comply with municipal sewer discharge parameters, prior to being discharged to the municipal sanitary sewer system. The groundwater treatment system will remain in place for the duration of the remediation program, until the groundwater concentrations meet the MOECC Table 3 standards and/or municipal sewer discharge parameters. Prior to discharging treated groundwater to the municipal sewer system, a Sanitary Sewer Agreement will be obtained from the City's Sewer Use Program. Testing, reporting and discharge requirements will be carried out in compliance with the agreement.

A confirmatory soil sampling program will be completed to ensure that the site meets the MOECC Table 3 standards, following the implementation of the remediation program. Upon completion of the groundwater remediation program, groundwater monitoring wells will be installed within the perimeter of the subject property to collect representative groundwater samples and ensure the site groundwater is in compliance with the MOECC Table 3 standards.

The generic approach remediation program is expected to be complete within approximately 18 months.

The risk assessment approach will assess human health risk and ecological risk. Recovery wells will be installed to gain access to groundwater with concentrations exceeding the MOECC Table 3 standards.

#### Proposed Redevelopment

This property is being developed through Site Plan Control application D07-12-13-0198.

The proposed commercial development will consist of 19,330 square metres of new building area within a shopping centre format over three blocks (Block A, Block B and Block C). Block A will consist of two commercial retail buildings (670 square metres and 1400 square metres) and 93 vehicles parking spaces. Block B will consist of a large commercial retail building (15,000 square metres) and 1590 vehicles parking spaces. Block C will consist of a commercial restaurant (420 square metres), two commercial retail buildings (1250 square metres and 600 square metres) and 97 vehicles parking spaces.

#### 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 \$9,110,833.

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 \$4,555,417 (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 \$3,493,068 (see Document 7), while the anticipated development charge is estimated to be \$936,594. Since the total development charge for full build-out is anticipated to be less than the eligible development charge credit the difference of the eligible development charge credit and the actual development charge (calculated at the time of building permit) will be rolled into the Rehabilitation Grant Program. A payment scenario is presented in Document 8. The payment scenario represents the anticipated development charge for this development which is estimated to be \$936,594.

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 \$315,531.

#### Economic Benefits to the Community

The overall economic impact of the proposed commercial development is estimated by the applicant at \$23.7 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 \$20.6 million in new commercial assessment would be added to the property tax assessment roll at full development. Staff estimate that over \$602,021 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 applicants projections.

#### **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 Tierney is aware of the application related to this report.

## **LEGAL IMPLICATIONS**

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

## **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 is \$4,555,417; including development charge exemptions estimated to be \$936,594, and to an upset limit of \$3,493,068. The estimated Municipal Leadership Strategy contribution is \$315,531. 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 2015-2018 Term of Council Priorities:

SE1 – Improve the client experience through established service expectations.

FS2 – Align strategic priorities to Council’s financial targets.

**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 Site Plan

**DISPOSITION**

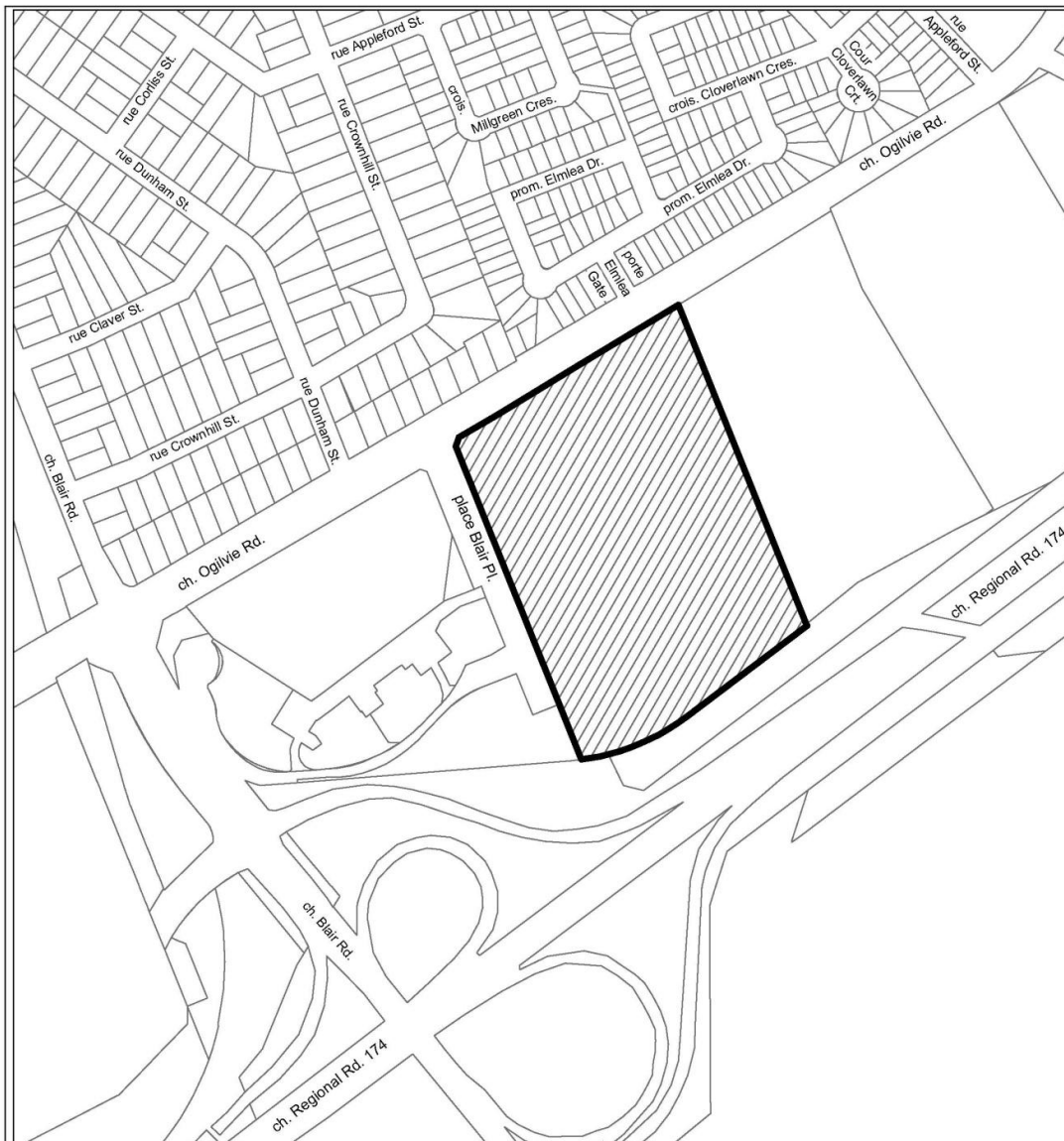
City Clerk and Solicitor Department, Legal Services, to prepare the Brownfields Rehabilitation Grant/Redevelopment Grant Agreement.

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



LOCATION MAP / PLAN DE LOCALISATION

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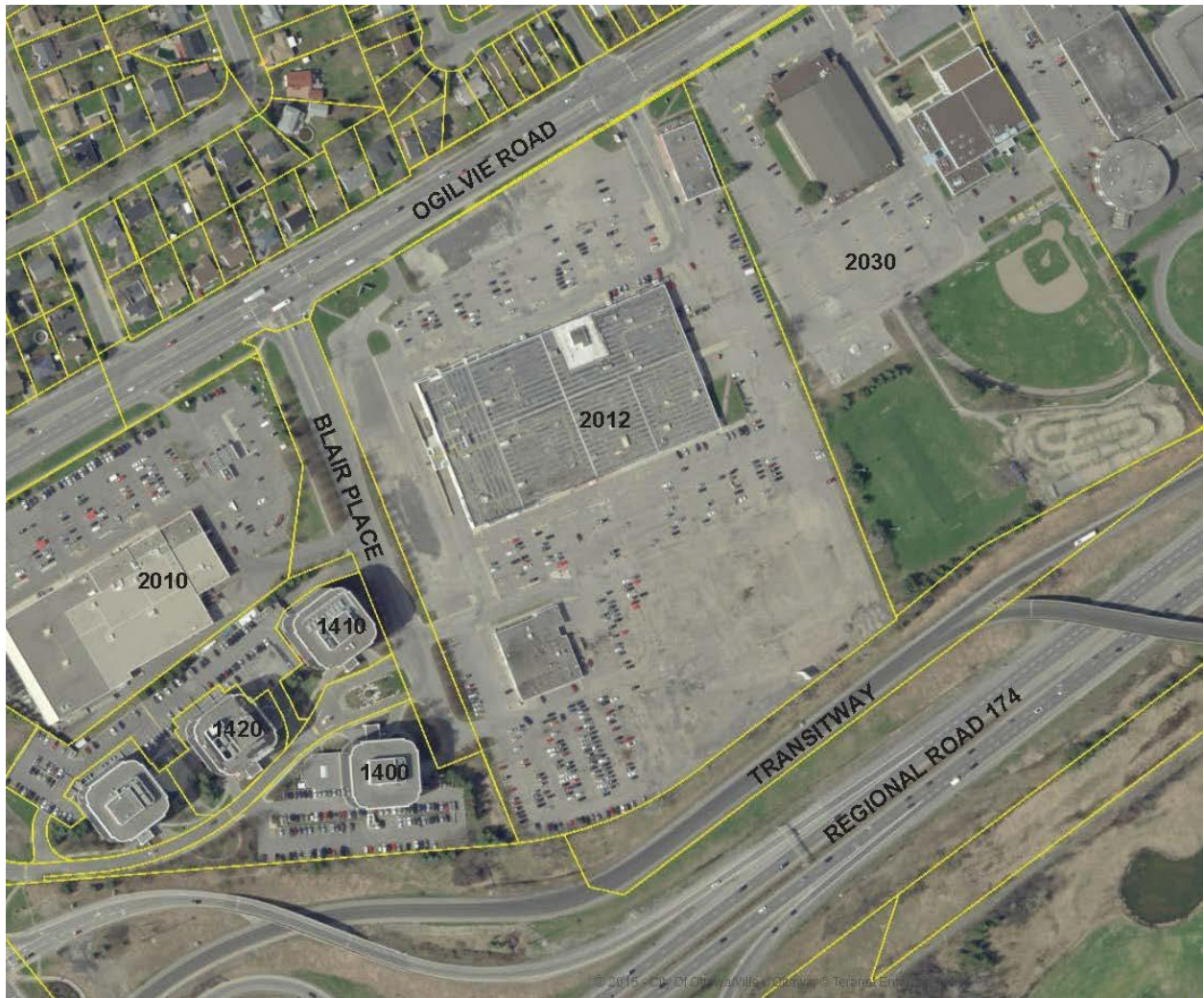
REVISION / RÉVISION - 2015 /10 / 27



2012 ch. Ogilvie Rd.



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 2012 Ogilvie Road 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	\$61,450
2	Environmental Remediation including the cost of preparing an Record of Site Condition	\$4,575,625
3	Placing clean fill and grading	\$1,403,100
4	Installing environmental and/or engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	\$570,960
5	Monitoring, maintaining and operating environmental and engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	\$300,000
6	Environmental Insurance Premiums	\$75,000
7	Leadership Program	N/A
<b>Sub-Total</b>	<b>Total Costs eligible for DC reduction due to site contamination</b>	<b>\$6,986,135</b>
8	Cost of Feasibility Study	\$10,000
9	30% of Building Permit	\$71,154

10	Building Demolition and Asbestos Abatement	\$1,060,000
11	50% of the upgrading costs for on-site infrastructure including water services, sanitary sewers and stormwater management facilities	\$983,544
	Total Costs Eligible for Rehabilitation Grant	\$9,110,833

**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 \$936,594 and are calculated at time of building permit issuance. An eligible development charge of 50 per cent is equal to a credit of \$3,493,068 (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 \$936,594.

**Table 2 – Total eligible costs**

1	Total eligible Costs- from Document 4	\$9,110,833
2	Total capping at 50 per cent of line 1	\$4,555,417
3	Total of Rehabilitation Grant Payable and development charge credit	\$4,555,417

\* The subject land is located within a Mixed Use Centre and within 600 metres of a transit station. This location is therefore eligible for the Rehabilitation Grant program.

The total brownfields grant payable is \$4,555,417 (line 3 above). The Development Charge reduction program amount of \$936,594 is included in this amount. The remaining \$3,618,823 is rolled over into the Rehabilitation Grant program.

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

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

Current (2015 tax year) Value Assessment on the property at 2012 Ogilvie Road is \$30,053,000 classified in the commercial land tax class. Current (2015 tax year) property taxes are approximately \$705,306 broken down as follows:

**Table 3 – Current (2015 tax year) Property Taxes**

Municipal Property Tax portion	\$415,589
Education Property Tax portion	\$289,717
<b>Total Pre-Project Property Taxes</b>	<b>\$705,306</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 \$50,661,000 (based on an effective valuation date of January 01, 2012). The estimated taxes (Municipal and Education) to be generated from full build-out is \$1,307,327 (2016 tax year), see Table 4.

**Table 4 – Estimated Annual Post-Project Municipal\Education Property Taxes (2016)**

Tax Class	Estimated assessment (2016)	Estimated Municipal Tax	Estimated Education Tax	Estimated Total Tax
Commercial and Residential	\$50,661,000	\$763,761	\$546,566	\$1,307,327

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

**Table 5 – Development Charges Payable**

1	Total eligible Costs from application	\$9,110,833
2	Total capping at 50 per cent of line 1 *	\$4,555,417
3	Estimated Development Charges (DC)	\$936,594
4	Total cost eligible for DC reduction from application – total items 1 to 7 (Document 4) **	\$6,986,135
5	Capping at 50 per cent of line 4 – Development Charge reduction	\$3,493,068
6	Eligible cost cap is reduced by DC reduction (line 2 – line 3)	\$3,618,823
7	Total potential Rehabilitation Grant	\$3,618,823

\*The maximum reduction of development charges is 50 per cent of the cost components of line 4 since the site is located within a Mixed Use Centre and within 600 metres of a Transit Station.

\*\*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 \$3,618,823 (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

Rehabilitation Grant Program and Development Charge Reduction Program

Site Address: 2012 Ogilvie Rd.

Year	Base Tax	Proposed Tax	Increment	Eligible Amount	Applied Amount	DC Reduction	Sub Total	Cummulative Grant Amount	Municipal Leadship
0	\$ 415,589	\$ 415,589	\$ -	\$ -	\$ -	\$ 936,594	\$ 936,594	\$ 936,594	\$ -
1	\$ 415,589	\$ 763,761	\$ 348,172	\$ 174,086	\$ 174,086	\$ -	\$ 174,086	\$ 1,110,680	\$ 26,113
2	\$ 415,589	\$ 779,036	\$ 363,447	\$ 181,723	\$ 181,723	\$ -	\$ 181,723	\$ 1,292,403	\$ 27,259
3	\$ 415,589	\$ 794,617	\$ 379,028	\$ 189,514	\$ 189,514	\$ -	\$ 189,514	\$ 1,481,917	\$ 28,427
4	\$ 415,589	\$ 810,509	\$ 394,920	\$ 197,460	\$ 197,460	\$ -	\$ 197,460	\$ 1,679,377	\$ 29,619
5	\$ 415,589	\$ 826,719	\$ 411,130	\$ 205,565	\$ 205,565	\$ -	\$ 205,565	\$ 1,884,942	\$ 30,835
6	\$ 415,589	\$ 843,254	\$ 427,664	\$ 213,832	\$ 213,832	\$ -	\$ 213,832	\$ 2,098,774	\$ 32,075
7	\$ 415,589	\$ 860,119	\$ 444,530	\$ 222,265	\$ 222,265	\$ -	\$ 222,265	\$ 2,321,039	\$ 33,340
8	\$ 415,589	\$ 877,321	\$ 461,732	\$ 230,866	\$ 230,866	\$ -	\$ 230,866	\$ 2,551,905	\$ 34,630
9	\$ 415,589	\$ 894,868	\$ 479,278	\$ 239,639	\$ 239,639	\$ -	\$ 239,639	\$ 2,791,544	\$ 35,946
10	\$ 415,589	\$ 912,765	\$ 497,176	\$ 248,588	\$ 248,588	\$ -	\$ 248,588	\$ 3,040,132	\$ 37,288
Total				\$ 2,103,538	\$ 2,103,538	\$ 936,594	\$ 3,040,132		\$ 315,531

Tax Form	Existing	Proposed
Municipal	\$ 415,589	\$ 763,761
Education	\$ 289,717	\$ 543,566
Total	\$ 705,306	\$ 1,307,327

Rehabilitation Grant \$ 2,103,538  
DC Reduction \$ 936,594

Total Redevelopment Grant \$ 3,040,132

Municipal Leadship Strategy is 15 % of the increment that is retained by the City.

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 – Site Plan



**KEY PLAN**

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF OTTAWA.
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**TRINITY**

**13151 SA-001**

**SITE PLAN - BLOCK A**

**COMMERCIAL DEVELOPMENT**

**CITY CENTRE EAST**

**PETROFF**

**DRAFT PLAN OF SURVEY OF PART OF LOT 20, CONCESSION TO OTTAWA FRONT) GEORGIAN TOWNSHIP OF CITY OF OTTAWA**

PROVIDED BY STANTEC

ITEM	QUANTITY	UNIT
TOTAL SITE AREA	2,841.32	SQ. METERS
TOTAL BUILDING AREA	2,841.32	SQ. METERS
TOTAL PARKING SPACES	11	SPACES
TOTAL LANDSCAPED AREA	18,719.17	SQ. METERS
TOTAL SITE SPACES PROVIDED	11	SPACES
TOTAL SPACES REQUIRED	2	SPACES
LOT COVERAGE	100.00%	%
LOT FOOTPRINT	100.00%	%
LOT AREA	2,841.32	SQ. METERS