

**Report to  
Rapport au:**

**Finance and Economic Development Committee  
Comité des finances et du développement économique**

**and Council  
et au Conseil**

**April 24, 2014  
24 avril 2014**

**Submitted by  
Soumis par:**

**Nancy Schepers, Deputy City Manager / Directrice municipale adjointe, Planning  
and Infrastructure / Urbanisme et Infrastructure**

**Contact Person**

**Personne ressource:**

**Michael Mizzi, Chief / Chef, Development Review Services / Services d'Examen  
des projets d'aménagement, Planning and Growth Management / Urbanisme et  
Gestion de la croissance**

**(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca**

**Ward: RIDEAU-ROCKCLIFFE (13)**

**File Number: ACS2014-PAI-PGM-0109**

**SUBJECT: Brownfields Property Tax Assistance, Rehabilitation Grant and  
Development Charge Reduction Program Application – 7947062  
Canada Inc. – 460 St. Laurent Boulevard**

**OBJET: Demande au Programme d'allègement de l'impôt foncier et de  
subvention pour la remise en valeur des friches industrielles, et de  
réduction des redevances d'aménagement – 7947062 Canada Inc. –  
460, boulevard St-Laurent**

## REPORT RECOMMENDATIONS

That Finance and Economic Development Committee recommend Council:

1. **Approve the Brownfields Property Tax Assistance, Rehabilitation Grant and Development Charge Reduction Program Application submitted by 7947062 Canada Inc., owner of the property at 460 St. Laurent Boulevard, for a Brownfields Property Rehabilitation Grant not to exceed \$1,530,113 over a maximum of five years, subject to the establishment of, and in accordance with the terms and conditions of the Brownfields Property Rehabilitation Grant Agreement;**
2. **Delegate the authority to staff to execute a Brownfields Tax Assistance Rehabilitation Grant Agreement with 7947062 Canada Inc., establishing the terms and conditions governing the payment of the Brownfields Property Tax Assistance and Rehabilitation Grant for the redevelopment of 460 St. Laurent Boulevard, to the satisfaction of the General Manager, Planning and Growth Management Department, the City Clerk and Solicitor and the City Treasurer; and**
3. **Resolve to exempt the proposed redevelopment of 460 St. Laurent Boulevard from paying future municipal development charges up to a maximum of \$762,556, under Section 7(t) of the Development Charges By-law 2009-216, under the Guideline for the Development Charge Reduction Program due to Site Contamination, approved by Council on March 28, 2007 and included in the \$1,530,113 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 d'allègement de l'impôt foncier pour la remise en valeur des friches industrielles/subvention pour la remise en valeur de site et de dispense des redevances d'aménagement présentée par 7947062 Canada Inc., propriétaire de la propriété situé au 460, boulevard St-Laurent, en vue d'une subvention pour la remise en valeur de friches industrielles ne devant pas excéder 1 530 113 \$ sur une période maximale de cinq ans,**

**sous réserve de la conclusion d'une entente de subvention pour la remise en valeur de friches industrielles, et conformément à ses modalités;**

- 2. Déléguer au personnel le pouvoir d'exécuter une entente d'allègement de l'impôt foncier pour la remise en valeur des friches industrielles/subvention pour la remise en valeur de site avec 7947062 Canada Inc., établissant les modalités régissant le versement de la subvention pour le réaménagement du 460, boulevard St-Laurent, à la satisfaction du directeur général, Service de l'Urbanisme et Gestion de la croissance, du greffier municipal et chef du contentieux, et du trésorier municipal;**
- 3. Prendre les dispositions nécessaires pour dispenser le réaménagement proposé au 460 St. Laurent Boulevard du versement de toute redevance d'aménagement municipale future jusqu'à concurrence de 762 556 \$, conformément à la section 7(t) du Règlement 2009 216 2009 sur les redevances d'aménagement, en vertu de la directive en matière de réduction des redevances d'aménagement à cause de la contamination de l'emplacement, approuvée par le Conseil le 28 mars 2007, et faire en sorte que cette dispense soit incluse dans la demande de subvention de 1 530 113 \$, tel que 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.

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 a comprehensive framework of incentive programs which include the Brownfields Rehabilitation Grant Program.

7947062 Canada Inc. has filed an application under BRCIP for the clean-up and redevelopment of 460 St. Laurent Boulevard, having a lot area of 2538 square metres

and a frontage of 51.05 metres on Dunbarton Court and 49.71 metres on St. Laurent Boulevard (see Documents 1 and 8).

The property was previously used as a vehicular maintenance garage.

A Phase I and II Environmental Site Assessment was prepared by Inspec-Sol Inc. in 2011 identifying a number of environmental impacts from aromatic hydrocarbons (PAHs) to heavy metals, exceeding both Ministry of Environment (MOE) Table 1 and Table 3, which were found among the fill materials, likely stemming from the associated use of the property.

The soil and groundwater analytical test results are in excess of the applicable MOE site standards for development. The recommendations of the Inspec-Sol Inc. report indicate that the contaminated soil and groundwater must be removed from the site during redevelopment.

The site qualifies as an eligible brownfield, but is not in the Central Area, a Mixed Use Centre, along a Mainstreet or within 600 metres of an existing/planned rapid transit station, under the City's BRCIP which defines a different coverage portion under the program.

The purpose of this report is to bring the application for 460 St. Laurent Boulevard before Committee and Council for consideration.

## **DISCUSSION**

The BRCIP specifies that the total of all property tax assistance, rehabilitation grants and development charge reduction shall not exceed 50 per cent of the eligible cost for rehabilitating said lands and buildings.

The property tax assistance would commence first and will equal 100 per cent of the City portion and matching education portion (subject to Ministry of Municipal Affairs approval) of the increase in property taxes that results from the redevelopment for up to three years, or up to the time when the total tax assistance equals the total eligible costs, whichever comes first.

The rehabilitation grant program is also 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 increment. The tax-increment grant is not paid in advance, but is directly tied to the amount of development actually completed on the property. If the development does not proceed then no grants are paid.

The rehabilitation grant will equal 50 per cent of the City portion of the increase in property taxes that results from the redevelopment and is payable annually for up to five years, or up to the time when the total grant payments equal 50 per cent of the balance of the total eligible costs, whichever comes first. The City will only pay the annual grant after property taxes have been paid in full each year.

The owners are eligible for the Development Charge Reduction Due to Site Contamination Program, which allows a maximum reduction of municipal development charges up to 25 per cent of eligible cost items. The 25 per cent represents the different coverage discussed in the Background section of this report. The amount credited is reduced from the eligible cost cap under the rehabilitation grant program. This program allows the owner to receive a development charge credit at the time of application for building permits.

#### 7947062 Canada Inc. Grant Application

The required documents that are to be submitted to the City as part of an application are described in Document 3. Staff reviewed the submissions and deemed the application to be complete as of December 19, 2013.

#### Proposed Remediation

The remediation program will consist of a generic, full depth approach. An excavation program will be carried out. Inspec-Sol Inc. estimates that 14,500 m<sup>3</sup> of impacted soil by hydrocarbons and metals will be excavated from the site for off-site disposal at a MOE licensed landfill facility. The treatment of contaminated groundwater from the site will be accomplished with a portable treatment system over a two-month period.

#### Proposed Redevelopment Scheme

This property is being developed through a site plan application.

The application is as follows;

- The property owner proposes to build a 13-storey high-rise building containing one and two-bedroom dwelling units that is designed as a full service retirement home where residents rent their units, under the long-term ownership and management of one owner. In total, the proposal includes 137 dwelling units to be distributed throughout 13 floors, and a total of 146 parking spaces located at-grade and distributed throughout four levels of underground parking containing 117 parking spaces. Access and egress to the underground parking levels will

remain from Dunbarton Court and feature double drive aisles (approximately 6.3 metres). The underground parking levels also include 150 storage lockers and 69 bicycle parking spaces. In total, the building will be comprised of over 17,050 square metres of Gross Floor Area with a FSI of approximately 8,708 square metres.

### Calculating the Property Rehabilitation Grant

Under the rehabilitation grant program guide, the applicant is required to submit various technical documents to determine eligibility as well as the costs eligible for the Property Tax Assistance, Rehabilitation Grant and Development Charge Reduction. Staff reviewed the submissions and has determined that the total costs eligible for a rehabilitation grant under the program are \$1,530,113.

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 rehabilitation grant to be \$1,530,113 (see Document 5).

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

### Property Tax Assistance Program

The Property Tax Assistance Program portion defines the municipal and education property tax increase that would normally occur on a brownfield property that has undergone environmental remediation/risk management and redevelopment for up to three years in order to assist with paying for remediation costs. The City will only pay the annual portion 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.

The portion of the property tax increase in the education portion is specified in a by-law. The application for education tax assistance is made by the City to the Province via the Brownfields Financial Tax Incentive Program (BFTIP). It is not an automatic approval. If the Province does not approve of the education tax assistance then the balance would be included in the City's rehabilitation grant, payable up to five years from the end of the property tax assistance period.

The present municipal tax portion on the property is \$7,667.74 and the education tax portion is \$4,915.66 while the post-construction estimated maximum municipal tax portion is \$223,203 and education tax portion is \$161,630.

The annual tax benefit would be based on the actual property tax increase calculated for that year and what had been paid through this program in the past years under this agreement.

#### Rehabilitation Grant program

Grants, paid in the form of property tax rebates, 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 five years or up to the time when the total grant payments equal the maximum amount of the grant, 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 Program Due to Site Contamination

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 Rehabilitation Grants Program. This program allows the owners to receive a credit at the time of application for building permits. The anticipated total development charges for full build-out for this development is \$3,196,476. The eligible development charge credit of 25 per cent of the eligible cost items is calculated as \$762,556 (see Document 7).

#### Economic Benefits to the Community

The overall economic impact of the proposed commercial development is estimated at \$50 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.

Over \$34 million in new assessment would be added to the property tax assessment roll at full development. Staff estimates that over \$360,000 per year in increased municipal property and education taxes can be expected at the completion of the project after the rehabilitation grant ends, which would subsequently go to the City's general revenues (see Document 6).

The project will earn the City over \$2,500,000 in present value dollars in development charges, building permit fees and other development fees.

**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 Clark has reviewed this report and finds it to be acceptable.

**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 total eligible costs for a Brownfields Property Tax Assistance, Rehabilitation Grant and Development Charge Reduction Program are \$3,060,225 as detailed in Document 3. The Brownfields Redevelopment Community Improvement Plan caps assistance/grant at 50 per cent of eligible costs, or \$1,530,113, as detailed in Document 4. Of the \$1,530,113, \$762,556 will be funded through reductions to Development Charges, and \$767,556 will be funded through incremental taxes resulting from the increased assessments. In addition, \$115,133 will be contributed to the Municipal Leadership Revolving Fund, which will be funded through incremental taxes resulting from the increased assessments. Details are in Document 7.

According to the Development Charge Act, 1997, c.27 s.5(6)3) "An exemption may not be offset through an increase in fees for other categories." Therefore a reduction in the development charge (DC) collections arising from an exemption may result in a shortfall in funding to support growth-related projects. This shortfall will be addressed in the periodic review of the Development Charge By-law as required by legislation.

The expenditure authority for the grant payments and revolving fund contributions will be brought forward through the annual budget process. Actual payments of the Property Tax Assistance and 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.

### **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 (RSC) 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.

### **TECHNOLOGY IMPLICATIONS**

Information Technology approved this report without comment.

### **TERM OF COUNCIL PRIORITIES**

One of the City's priorities, as a strategic direction, is planning and growth management. An important objective is to respect the existing urban fabric, neighbourhood form and the limits of existing hard services, so that new growth is integrated seamlessly with established communities (Code F2). The proposed use of this underutilized site, made possible through rehabilitation, intensifies development within the City's current urban boundary. This will result in the more efficient use of existing infrastructure in a manner that enhances and complements the desirable characteristics of the area.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Rehabilitation Grant Application Requirements

Document 3 Rehabilitation Grant-Eligible Costs

Document 4 Calculating the Property Tax Assistance/Rehabilitation  
Grant/Development Charge Reduction

Document 5 Estimated Future City Property Tax Increment and Annual

Municipal/Education Grant Payable

Document 6 Calculating the Development Charges Payable

Document 7 Payment Option Scenario

Document 8 Elevation

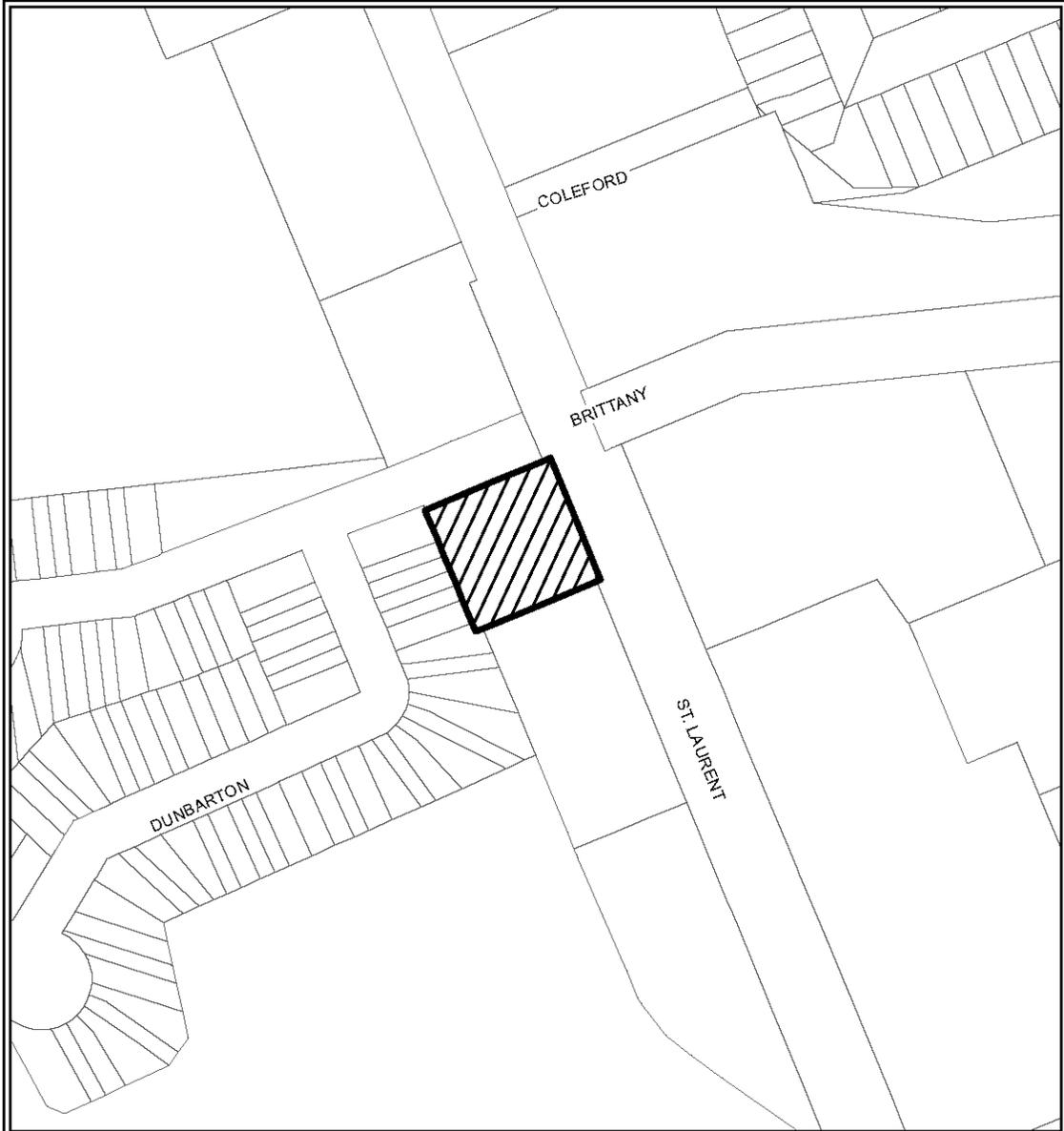
**DISPOSITION**

City Clerk and Solicitor Department, Legal Services, to prepare the Brownfields Property Tax Assistance/Rehabilitation 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 Plan



 Produced by Planning and Infrastructure Portfolio Produit par le Portefeuille urbanisme et infrastructure		 <b>Location Map / Plan de révision</b> <b>460 boulevard St. Laurent Boulevard</b>	Échelle N.T.S. Mètres  Scale N.T.S. Mètres
F18-04-13-STAL	14-0445-X		
I:\CO\2014\LOCATION\ST_LAURENT_460			
2014 / 03 / 07			
REVISION DATE DE RÉVISION		042300240 Denotes Teranet-Polaris Parcel Identification Number	

## **Document 2 – Rehabilitation Grant Application Requirements**

A Brownfields Rehabilitation 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 3 – Rehabilitation Grant-Eligible Costs

The costs eligible for a Brownfields Rehabilitation Grant for 460 St. Laurent Boulevard are estimated as follows:

Table 1 - Rehabilitation Grant Eligible Costs

	<b>Eligible Costs</b>	<b>Estimated Cost</b>
1	Environmental studies, Remedial Work Plan and Risk Assessment not covered by Environmental Site Assessment Grant Program	\$26,000
2	Environmental Remediation including the cost of preparing an Record of Site Condition	\$2,319,225
3	Placing clean fill and grading	\$105,000
4	Installing environmental and/or engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	\$450,000
5	Monitoring, maintaining and operating environmental and engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment	\$150,000
6	Environmental Insurance Premiums	\$0
<b>Sub-Total</b>		<b>\$3,050,225</b>
7	Leadership Program	\$0
8	Cost of Feasibility Study	\$10,000
9	30 % of Building Permit	\$0
10	Building removal	\$0
11	Building Rehab	\$0
12	50 % of the upgrading costs for on-site infrastructure including water services, sanitary sewers and stormwater management facilities	\$0

	<b>Total Costs Eligible for Rehabilitation Grant</b>	<b>\$3,060,225</b>
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#### **Document 4 – Calculating the Property Tax Assistance/ Rehabilitation 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 25 per cent of eligible cost items but the amount received will be deleted from eligible grants for the Rehabilitation Grants Program. This program allows the owner to receive a credit at the time of application for building permits. The anticipated, total development charges for full build-out for this development are \$3,196,476. Eligible Development Charges of 25 per cent is equal to a credit of \$968,556 (25 % of items 1 – 6 in Document 3). Actual Development Charge Reductions are applied at the time of building permit applications.

Table 2 - Total eligible costs

1	Total eligible Costs- from Document 3	<b>\$3,060,225</b>
2	Total capping at 50 per cent of line 1	<b>\$1,530,113</b>
3	Total of Property Tax Assistance, Rehabilitation Grant Payable and development charge credit	<b>\$1,530,113</b>

\* The subject land is not located within the programs “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 5 years, or until the time when the total grant payments equal the total eligible costs whichever comes first.

The total Brownfields Rehabilitation Grant payable is \$1,530,113 (line 3 above). The Development Charge Reduction program amount of \$762,556 applied for is included in this amount. The total maximum Property Tax Assistance and Rehabilitation grant is therefore \$767,556.

## Document 5 – Estimated Future City Property Tax Increment and Annual Municipal\Education Grant Payable

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

Current (2013) Value Assessment on the property at 460 St. Laurent Boulevard. is \$673,250, classified in the commercial tax class. Current (2013) property taxes are \$12,582.40, broken down as follows:

**Table 1 - Existing Property Taxes**

Municipal Property Tax portion	\$7,667.74
Education Property Tax Portion	\$4,915.66
<b>Total Pre-Project Property Taxes</b>	<b>\$12,582.40</b>

Based on a post-project assessment valuation prepared by AEC 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 in excess of \$35,140,000 (2016\$). The estimated taxes (Municipal and Education) to be generated from full build-out is \$384,833.12 (2015\$), see Table 2.

Table 2

Estimated Annual Post-Project Municipal\Education Property Taxes (2015)

**Table 2 - Projected Assesment and Taxes**

Tax Class	Estimated assessment (2016)	Estimated Municipal Tax	Estimated Education Tax	Estimated Total Tax
Commercial	\$ 35,140,000	\$223,203	\$161,630	\$384,833.12

## Document 6 – Calculating the Development Charges Payable

### Table 3 - Calculation of the Development Charges Payable

1	Total eligible Costs from application	\$3,060,225
2	Total capping at 50 per cent of line 1 *	\$1,530,113
3	Estimated Development Charges	\$3,196,476
4	Total cost eligible for DC reduction from application – total items 1 to 6 (Document 3) **	\$3,050,225
5	Capping at 25 per cent of line 4 – development charge reduction	\$762,556
6	Development charge is reduced by the amount in line 5 (line 3 – line 5)	\$2,433,920 payable as DCs
7	Eligible cost cap is reduced by DC reduction (line 2 – line5)	\$767,556
8	Total potential grant	\$767,556

\*The maximum reduction of development charges is 25 percent of the cost components of line 4 if the site is located outside a priority area. This location would qualify as being outside a priority area under the Brownfields CIP and therefore is eligible for the 25 per cent maximum reduction.

\*\*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 development charge is reduced to \$2,433,920 (line 6 above) payable after the DC credit of \$762,556.

The total potential property tax assistance/rehab grant payable is \$767,556 (line 8 above).

**Document 7 – Payment Option Scenario**

**Table 1**

Property Tax Assistance/Rehabilitation Grant (Municipal only) reduction with and DC Reduction - 460 St. Laurent Boulevard.

Year	Base Tax	Proposed Tax	Increment	Eligible Amount	Applied Amount	DC Reduction	Sub Total	Cumulative Grant Amt	BRADMIN 15%
1	\$ 7,667	\$ 7,667	\$ -	\$ -	\$ -	\$ 762,556	\$ 762,556	\$ 762,556	
2	\$ 7,667	\$ 223,203	\$ 215,536	\$ 215,536	\$ 215,536	\$ -	\$ 215,536	\$ 978,093	\$ 32,330
3	\$ 7,667	\$ 223,203	\$ 215,536	\$ 215,536	\$ 215,536	\$ -	\$ 215,536	\$ 1,193,629	\$ 32,330
4	\$ 7,667	\$ 223,203	\$ 215,536	\$ 215,536	\$ 215,536	\$ -	\$ 215,536	\$ 1,409,165	\$ 32,330
5	\$ 7,667	\$ 223,203	\$ 215,536	\$ 107,768	\$ 107,768	\$ -	\$ 107,768	\$ 1,516,934	\$ 16,165
6	\$ 7,667	\$ 223,203	\$ 215,536	\$ 13,179	\$ 13,179	\$ -	\$ 13,179	\$ 1,530,113	\$ 1,977
7	\$ 7,667	\$ 223,203	\$ 215,536	\$ -	\$ -	\$ -	\$ -	\$ 1,530,113	\$ -
8	\$ 7,667	\$ 223,203	\$ 215,536	\$ -	\$ -	\$ -	\$ -	\$ 1,530,113	\$ -
9	\$ 7,667	\$ 223,203	\$ 215,536	\$ -	\$ -	\$ -	\$ -	\$ 1,530,113	\$ -
10	\$ 7,667	\$ 223,203	\$ 215,536	\$ -	\$ -	\$ -	\$ -	\$ 1,530,113	\$ -
				\$ 767,556	\$ 767,556	\$ 762,556	\$ 1,530,113		\$ 115,133

Tax Form	Existing
Municipal	\$ 7,667
Education	\$ 4,916
Total	\$ 12,582

Rehabilitation Grant	\$ 767,556
DC Reduction	\$ 762,556
<b>Total Grant</b>	<b>\$ 1,530,113</b>

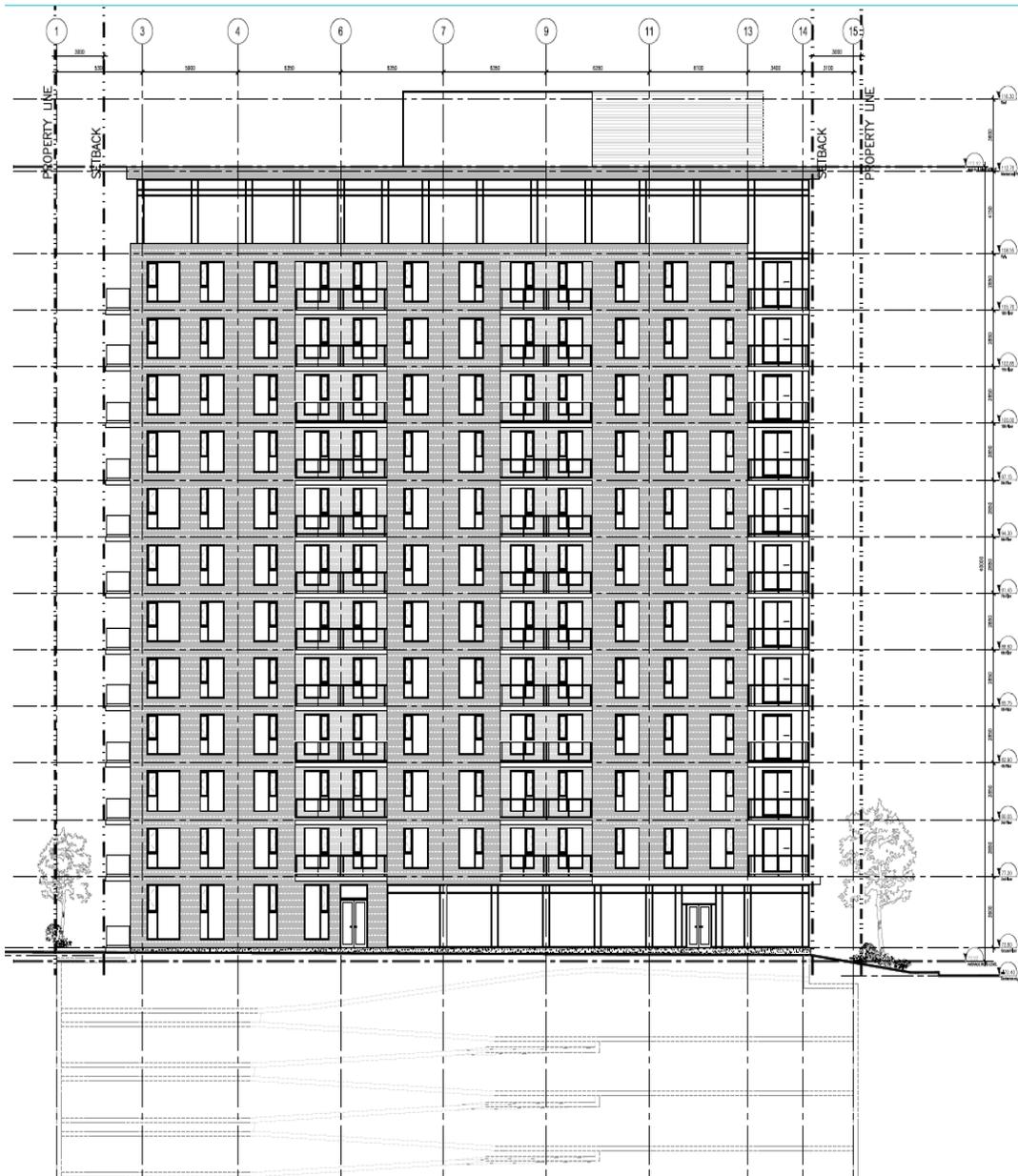
BRADMIN is 15 % of Proposed Tax Increment of City Portion.

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 8 – Elevation



**NOTES (REVISED)**

1. The architect is responsible for the overall design of the building and is not responsible for the structural design of the building.
2. The architect is responsible for the overall design of the building and is not responsible for the structural design of the building.
3. The architect is responsible for the overall design of the building and is not responsible for the structural design of the building.
4. The architect is responsible for the overall design of the building and is not responsible for the structural design of the building.

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**PROJETS**

**MAE ENGINEERING**  
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**PROJETS**

**GOODRICH PARTNERS INC.**  
1234567890

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**PROJETS**

**LAROCQUE LEVTEK**  
1234567890

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**PROJETS**

**NEUP architect(s)**  
1234567890

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**PROJETS**

**BRIGIL**  
1234567890

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**PROJETS**

**460, St-Laurent Blvd.**  
Ottawa, ON 10495

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NO	REVISION	DATE
A	REV. PLAN APPROVAL	2013/06/26
B	REV. PLAN APPROVAL	2013/07/15
C	REV. PLAN APPROVAL	2013/07/15
D	REV. PLAN APPROVAL	2013/07/15
E	REV. PLAN APPROVAL	2013/07/15
F	REV. PLAN APPROVAL	2013/07/15
G	REV. PLAN APPROVAL	2013/07/15
H	REV. PLAN APPROVAL	2013/07/15
I	REV. PLAN APPROVAL	2013/07/15
J	REV. PLAN APPROVAL	2013/07/15
K	REV. PLAN APPROVAL	2013/07/15
L	REV. PLAN APPROVAL	2013/07/15
M	REV. PLAN APPROVAL	2013/07/15
N	REV. PLAN APPROVAL	2013/07/15
O	REV. PLAN APPROVAL	2013/07/15
P	REV. PLAN APPROVAL	2013/07/15
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T	REV. PLAN APPROVAL	2013/07/15
U	REV. PLAN APPROVAL	2013/07/15
V	REV. PLAN APPROVAL	2013/07/15
W	REV. PLAN APPROVAL	2013/07/15
X	REV. PLAN APPROVAL	2013/07/15
Y	REV. PLAN APPROVAL	2013/07/15
Z	REV. PLAN APPROVAL	2013/07/15

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**PROJETS**

**CURJURBIA**  
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**PROJETS**

**ANT, C.**  
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**ELEVATION EAST**

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**PROJETS**

**D A401**