

Figure 1 - Scenario 1 Special Service Area for Britannia Village

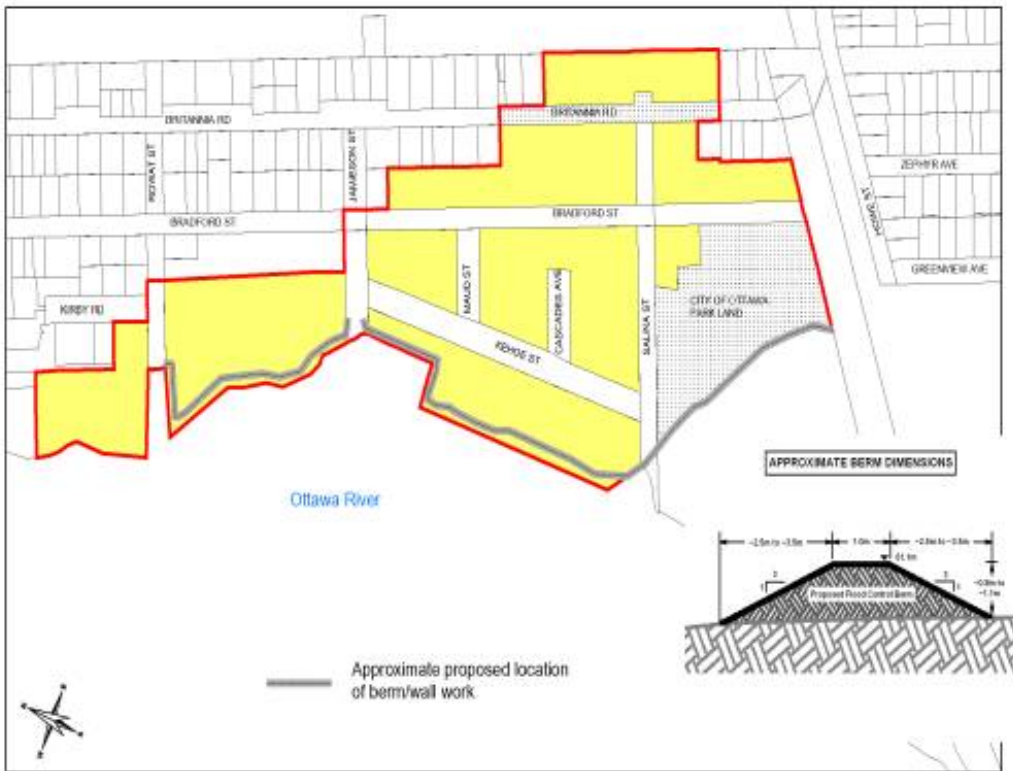
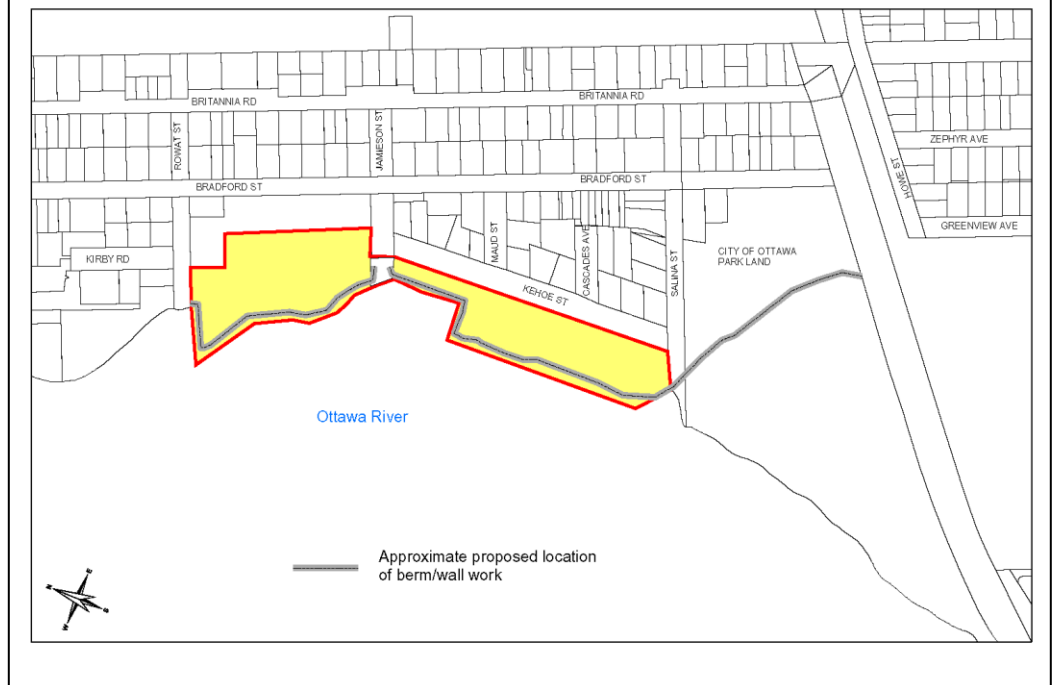


Figure 2 - Scenario 2 Special Service Area for Britannia Village





## Britannia Village

### Ottawa River Flood Protection – Special Service Area Charge

## FACT SHEET/ FICHE DE RENSEIGNEMENTS

### What is a Special Service?

Under Ontario Regulation 305/02 and Section 326 of the Ontario Municipal Act, 2001, a service that is not being provided throughout the City of Ottawa may be pursued for an existing local community or neighbourhood so that the City may provide the service, with cost recovery from properties that receive the service. This type of service is known as a Special Service and can include flood protection works, such as those proposed for the area of Britannia Village that is within the 100-year Ottawa River flood level.

### How does a Special Service Charge Work?

When the City of Ottawa approves work as a Special Service, the City is enabled to recover the costs of work by levying charges against the properties identified within the Special Service area through their property tax bill.

For flood protection works within the proposed Britannia Village Special Service Areas (see Fig. 1 and 2 attached), the City intends to assume a portion of the costs, with the remainder of the costs to be recovered from the affected properties over the course of a ten-year period. Each property affected would be charged an amount based on its relative assessment value, the same value that is used for levying property taxes.

*Note: The total amount that the City would collect each year within the Special Service Area would be capped, so the yearly amount charged to a property would only change if there is a change in its assessed value relative to that of the rest of the properties in the Special Service Area.*

### Why would the charge be based on assessed property values, not property frontage?

As per Section 326 of the Municipal Act, 2001, the charge method required for a Special Service is based on assessed property values. The only other way the City could front-end the cost of the proposed works and receive reimbursement over a period of time using the property tax bill mechanism would be through Ontario Regulation 119/03 of the Municipal Act, 2001, which empowers the City of Ottawa to establish Local Improvement areas.

At the public meeting of 27 June 2005, the City was asked to review the apportionment among the properties, using the frontage method required under the provisions of Ontario Regulation 119/03. Based on the frontage of its properties, the City's share would be 14.1%, which is less than 1% difference from the share based on the assessed property values of its properties and a significant difference from the revised City share of 50% (see below).

The fundamental issue with the frontage method, however, is that costs reimbursed on the basis of property frontage could lead to significant inequities in the share of residential properties relative to each other where the property frontage is not representative of the property area or benefit. For example, using the following characteristics of two existing properties in the affected area of Britannia Village:

- **Property A** - 27 metre frontage, area of 200 square metres and \$116,000 assessed property value
- **Property B** - 16 metre frontage, area of 375 square metres, and \$349,000 assessed property value

Property A has the smaller area and value, yet it would be levied 69% more than Property B because it has the greater frontage.

By comparison, the assessed value of a property takes into account the characteristics of that property, including its size and the nature of any structures on it. Using the example properties noted above, Property A would be levied 67% less than its larger neighbour, Property B, on an assessed value basis. Given this, and that the primary benefit from the proposed works would be to protect the residential properties vulnerable to flood damage in Britannia Village, the City identified the Special Service mechanism as the most appropriate method to recover costs in this case.

### What would be the City's share?

#### Scenario 1 – Protection from 100-year flood level

At the public meeting of 27 June 2005, the City was asked to review its cost share. The costs currently estimated under Scenario 1 include: (1) construction on the berm and wall line and (2) the update of the engineering feasibility study.

As with all property owners, the City would assume a portion of the costs based on the assessed value of its property parcels within Special Service Area for Scenario 1 (this portion includes the total assessed value for the Britannia Park parcel).



# Britannia Village

## Ottawa River Flood Protection – Special Service Charge

### FACT SHEET/ FICHE DE RENSEIGNEMENTS

#### What would be the City’s share?

##### Scenario 1 – Protection from 100-year flood level (cont’d)

In addition to parcel specific costs, the city’s share includes an amount for roadway surface areas within the flood plain area and an amount for the access and egress to the Britannia Village community as a whole whether in the flood plain area or not. *On this basis, the City’s share of the costs is calculated to be 50%.* This will be subject to approval by City Council.

##### Scenario 2 – Protection from wave action

As noted previously, the Scenario 2 works are contingent on Scenario 1. The costs for Scenario 2 therefore cover the additional construction to the Scenario 1 works needed to provide increased protection against wave action to the private properties along the berm/wall line, including the storm sewers necessary for enhanced drainage. The cost estimate for these additional works is \$80,000. As these works only benefit the residential properties along the shoreline, the City would not assume a portion of these extra costs.

#### What would be the costs reimbursed by property owners?

##### Scenario 1 – Protection from 100-year flood level

The table below outlines the costs and identifies the capped amount that would be required in total each year from the residential properties identified in the Scenario 1 Special Service Area.

Scenario 1 Special Service Area	Estimated Value
Construction	\$355,000
Feasibility Study Update	\$35,000
Preliminary Project Cost Estimate	\$390,000
<i>50% City’s Share</i>	<i>-\$195,000</i>
Recoverable Portion	\$195,000
Carrying Charges/Interest (over 10 years)	\$27,300
Total Recoverable	\$222,300
<b>Capped Total Annual Requirement</b> (shared by 95 single res / 2 multi-res blocks)	<b>\$22,230</b>

##### Scenario 2 – Protection from wave action

The table below outlines the costs and identifies the additional capped amount that would be required in total each year from the residential properties identified in the Scenario 2 Special Service Area.

Scenario 2 Special Service Area	Estimated Value
Additional Construction for Scenario 2	\$80,000
Carrying Charges (10 years)	\$11,200
Total Recoverable	\$91,200
<i>Capped Total Annual Requirement</i> (shared by 21 single res. / 2 multi-res.)	<i>\$9,120</i>

#### What would be my yearly Special Service charge?

##### Scenario 1 – Protection from 100-year flood level

###### Estimate for Single Family Residential Properties

If your assessment roll identifies one or more property parcels as being in the single family residence tax class, or “RT” (refer to your most recent tax bill information), the charge would be **\$57 per year, per \$100,000 of assessed value**, which includes the carrying charges over ten years.

*For example:* If your property value is assessed at \$300,000, which is the approximate average assessed value for a “single residential” property in the Scenario 1 Special Service Area, then your charge would be:

$$(\$300,000 \div \$100,000) \times \$57/\text{year} = \$170/\text{year for ten years}$$

###### Estimate for Multiple Family Residential Properties

The two properties identified as being in the multiple-family residence tax class, or “MT” (refer to your most recent tax bill information), would together be charged a total of \$3,295 per year, including carrying charges, for ten years.

##### Scenario 2 – Protection from wave action

###### Estimate for Single Family Residential Properties

If your property would also be within the Scenario 2 Special Service Area, then the added charge would be **\$56 per year, per \$100,000 of assessed value**, which includes the carrying charges over ten years.





# Britannia Village

## Ottawa River Flood Protection – Special Service Area Charge

### FACT SHEET/ FICHE DE RENSEIGNEMENTS

#### What are the proposed works?

##### Scenario 1 – Protection from 100-year flood level

The 100-year Ottawa River flood level is approximately 60.8m, but some areas in Britannia Village are lower, making them vulnerable to flooding during the spring freshet period.

The works proposed under Scenario 1 (see Figure 1 attached) include raising the height of existing berms and walls in numerous places, with new berms and walls as needed, to provide a continuous and consistent protection system against the 100-year flood conditions. The height of the berms and walls would be raised by 0.3m to 61.1m. A simple drainage system would be placed behind some of these structures to prevent the ponding of rainfall/snowmelt.

##### Scenario 2 – Protection from wave action

The properties in the 100-year flood area of Britannia Village that abut the berm and wall line along the river shore are also vulnerable to waves over-topping the existing structures due to wave stacking action.

The works under Scenario 2 (see Figure 2 attached) would provide an option in the form of additional protection to these shoreline residences from substantial wave action by raising the height of the berm and wall higher than that proposed under Scenario 1. However, it would be necessary to provide more substantial drainage behind the structures in the form of storm sewers.

*Please note that Scenario 2 is contingent on Scenario 1.*

#### What would be the benefit to my property?

##### Scenario 1 – Protection from 100-year flood level

If your property has been identified in the Scenario 1 benefit area, the Rideau Valley Conservation Authority has determined that your property would benefit from the construction of the regulatory flood control system in one or more of the following ways:

- the system would prevent entry of water into the residence in a 100-year flood
- the system would prevent damages to the main floor of the residence, and its contents, during the 100-year flood and would enable residents to occupy the residence throughout the flood event

- the system will address concerns about safe access to and from your property during a 100-year flood, allowing the RVCA to issue permits for flood-proofed renovations, additions and new construction on existing lots. However, the RVCA will continue to recommend against land use intensification and new lot creation in the area protected by the system.

##### Scenario 2 – Protection from wave action

If your property has been identified in the Scenario 2 benefit area, your property would abut the protecting berm and wall line where work is proposed under Scenario 1, but would also have the additional benefit of protection from substantial wave action.

#### How would the proposed works be done?

The Rideau Valley Conservation Authority would be responsible for undertaking the works proposed under both Scenario 1 and Scenario 2. The City of Ottawa would fund the works if there was evidence of support among a majority of the owners of properties identified as benefiting from the works.

To determine if there is sufficient support for the proposed works, the City would provide the identified lead person for the community with two Survey of Interest forms, one for each of the work scenarios, for distribution among the respective property owners benefiting from each of the works.

*The criteria to establish a majority of support is 67% of the total number of properties affected by the proposed work must be represented by the owners' signatures on a Survey of Interest form.*

If there is majority support for Scenario 1 only, or for Scenario 2 with Scenario 1, then City staff would submit a report to City Council for approval to undertake the relevant proposed works as a *Special Service*, with the appropriate capital funding.

However, the City only has authority to fund and undertake works on lands to which it has access rights. Therefore, the Rideau Valley Conservation Authority would need to obtain land access rights at the berm and wall locations for the City, should City Council approve the proposed works. A detailed engineering design would also be needed before construction can commence.



## Britannia Village

Ottawa River Flood Protection – Special Service Charge

### FACT SHEET/ FICHE DE RENSEIGNEMENTS

#### What would be my yearly Special Service charge?

##### Scenario 2 – Protection from wave action (cont'd)

This would be on top of the \$57/year, per \$100,000 of assessed value for the Scenario 1 Special Service Area, because your property would be within both areas. So the total yearly charge to your property would be \$113 per \$100,000 of assessed value, for ten years.

*For example:* If your property value is assessed at \$300,000, then your total Special Service charge for Scenario 1 and Scenario 2 would be:

$$(\$300,000 \div \$100,000) \times (\$113/\text{year}) = \$340/\text{year for 10 years}$$

##### Estimate for Multiple Family Residential Properties

Because these properties would be in both the Scenario 1 and the Scenario 2 Special Service Areas, the added charge for the properties together total \$3,235 per year, including carrying charges. So the total yearly charge to both properties together would be \$6,530.

#### When would the charge be payable?

A Special Service charge for a property would be paid in ten annual installments. Each yearly charge amount would be identified as an additional levy on the final tax notice for a property, due and payable at the same time as the property taxes.

#### What would be the next steps?

This information package is a summary of material presented at the June 27, 2005 information session, with revisions to reflect the most current cost share proposed by the City. It is intended to help you understand the proposed works, what is involved to make them happen and what the cost would be to you individually.

Next steps include:

- a meeting to explain the Survey of Interest process
- identification of a community lead for the affected community to manage the process and circulate the two Survey of Interest forms
- feedback to the community once the results of the Surveys are known

#### Questions?

Copies of the preliminary plans for the proposed works are available upon request. Please direct plan requests and any questions regarding the proposed works or the Rideau Valley Conservation Authority's flood plain regulations to:

**Bruce Reid, P.Eng., Director**  
Watershed Science and Engineering Services  
Rideau Valley Conservation Authority  
Tel: (613) 692-3571 ext. 1103  
Fax: (613) 692-4816  
e-mail: [bruce.reid@rideauvalley.on.ca](mailto:bruce.reid@rideauvalley.on.ca)

For more information on the proposed Britannia Village Special Service Areas and/or their related costs, please contact:

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To contact your City Council representative, please contact:

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