

CONCISE APPRAISAL REPORT

of

**344 Elgin Street
Brantford, Ontario**

Prepared By:
ELLENS & ASSOCIATES INC.
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Hamilton, Ontario
L8P 1H1

Prepared For:
The City of Brantford
100 Wellington Square
Brantford, Ontario
N3T 2M2



May 24, 2022

The City of Brantford
Legal & Real Estate Department
100 Wellington Square
Brantford, ON N3T 2M2
Phone: (519) 759-4150 ext. 5407

Attention: Ron Gasparetto

Dear Mr. Gasparetto:

**RE: Request for Appraisal of 344 Elgin Street, Brantford, Ontario
Property of The Corporation of the City of Brantford
Our File No. 22-10263AV**

In accordance with your request of May 4, 2022, we submit a Concise Appraisal Report of the property known as **344 Elgin Street, Brantford, Ontario**.

The appraisal report has been developed in accordance with the Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") as developed by the Standards Board of the Appraisal Institute of Canada.

This is a Concise Appraisal Report and as such, it presents a brief, summarized description of the appraisal process. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. Definitions of Appraisal Terms and Explanations are included in the Addenda as **Appendix "A"**. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated in the report. The report can only be relied upon by the client.

We draw your attention to the "Certification" and the "Assumptions and Limiting Conditions" which appear on Pages 31 and 32-36, respectively, of this report. We also draw your attention to the following Extraordinary Assumptions and Limiting Conditions.

- *Values and opinions contained in this report are based on market conditions as of the effective date of this report. This point-in-time valuation assignment does not provide a prediction of future values. In the event of market instability and/or disruption, values and opinions may change rapidly and as a result, potential future events have NOT been considered in this report. As this report does not and cannot consider any changes to the property or market conditions after the effective date, clients and intended users are cautioned in relying on the report after the effective date noted herein.*

- *We assume that the building size as provided in the report is accurate. Should an architect's calculation of building area indicate that the building size is different than that reported, we reserve the right to adjust the value in proportion to the change in building area.*

As a result of our investigations and analysis, it is our considered opinion that the market value estimate of the subject property, as at May 12, 2022, is:

\$10,000,000

Details of our investigation and analysis are set out in the report following. If further information is required, we shall be pleased to furnish it upon request.

Respectfully submitted,

ELLENS & ASSOCIATES INC.

Aaron Snoek, B.A., AACI, P.App.

Matt Van Huizen, B.A., AACI, P.App.

SUMMARY OF SALIENT FACTS

EXECUTIVE SUMMARY	
Address:	344 Elgin Street
City:	Brantford
Municipality:	Brant
Property Type:	Institutional
Owner:	The Corporation of the City of Brantford
Inspection Date:	May 12, 2022
Effective Date:	May 12, 2022
Exposure Period:	Six months
Property Rights Appraised:	Fee Simple
PROPERTY DESCRIPTION	
Location:	On the northeast corner of the intersection of Wayne Gretzky Parkway and Elgin Street
Building Size:	61,136 Square feet
Lot Size:	7.25 Acres
Existing Use:	Institutional/Commercial office
LAND USE	
Official Plan:	Major Institutional, Major Commercial Centre
Zoning:	I1 – Institutional services, M2-23 – General Industrial
Highest & Best Use – As If Vacant	Institutional use
Highest & Best Use – As Improved	Continued institutional/commercial office use
ESTIMATE OF MARKET VALUE	
Income Approach to Value	\$9,890,000
Direct Comparison Approach to Value	\$10,090,000
FINAL ESTIMATE OF VALUE	\$10,000,000

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ADDENDUM

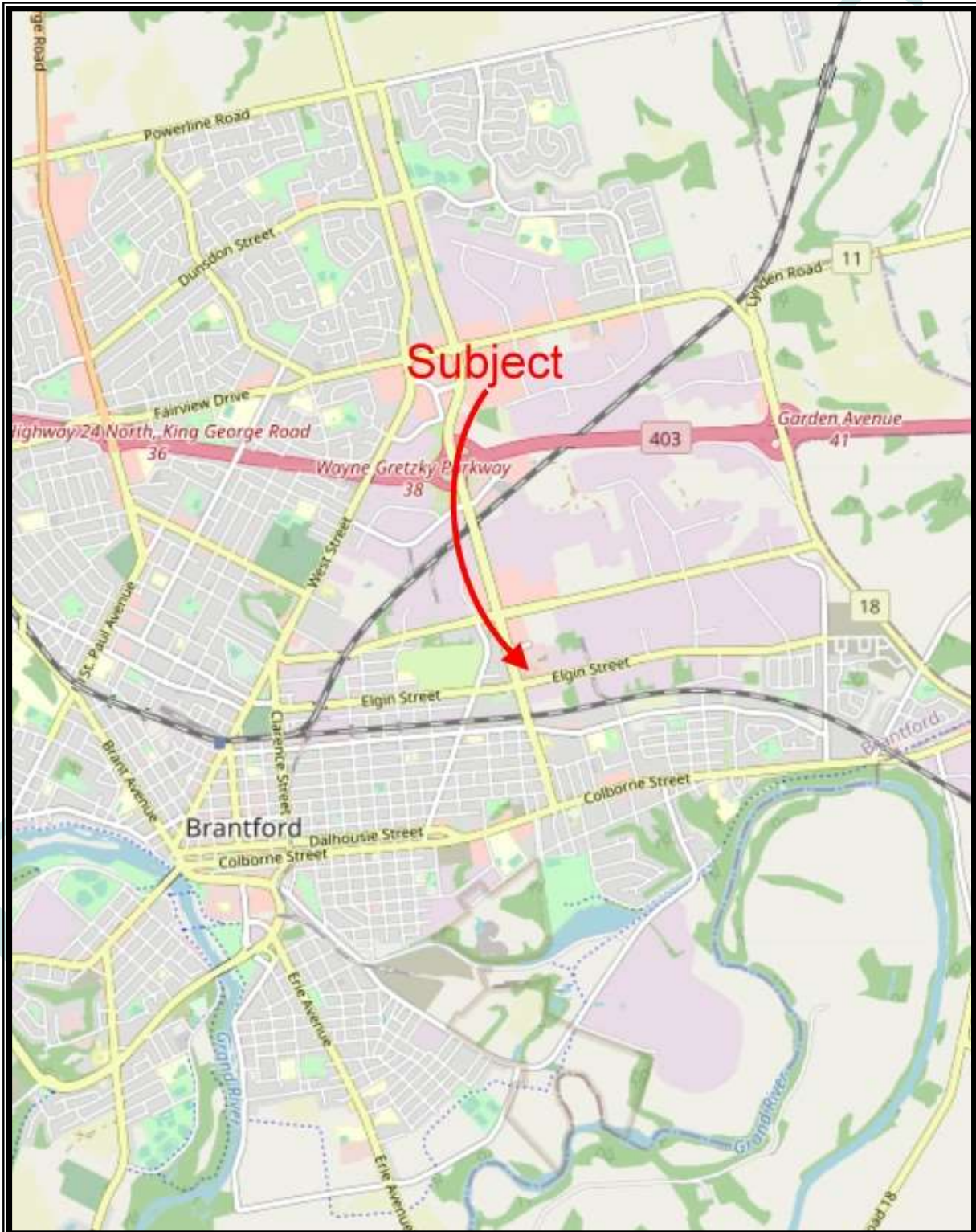
Appendix A – Definitions of Appraisal Terms & Explanations

Appendix B – Copy of Latest Transfer of Subject

Appendix C – Excerpts from Official Plan

Appendix D – Excerpts from Zoning By-Law

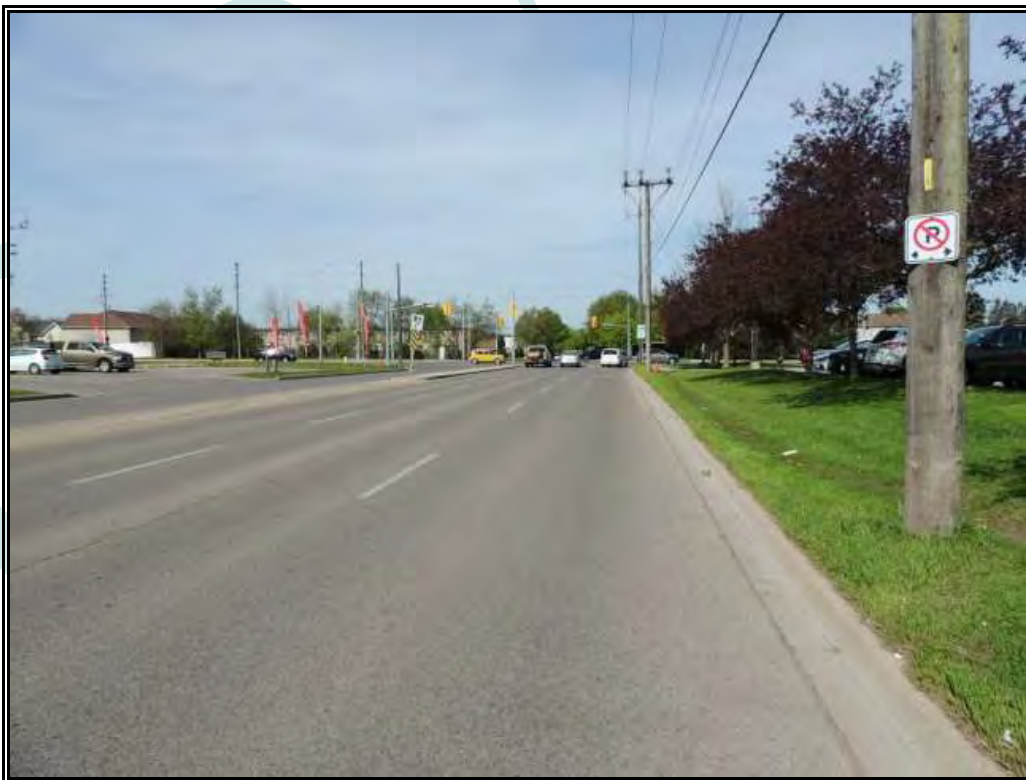
LOCATION MAP



PHOTOGRAPHS OF THE SUBJECT PROPERTY

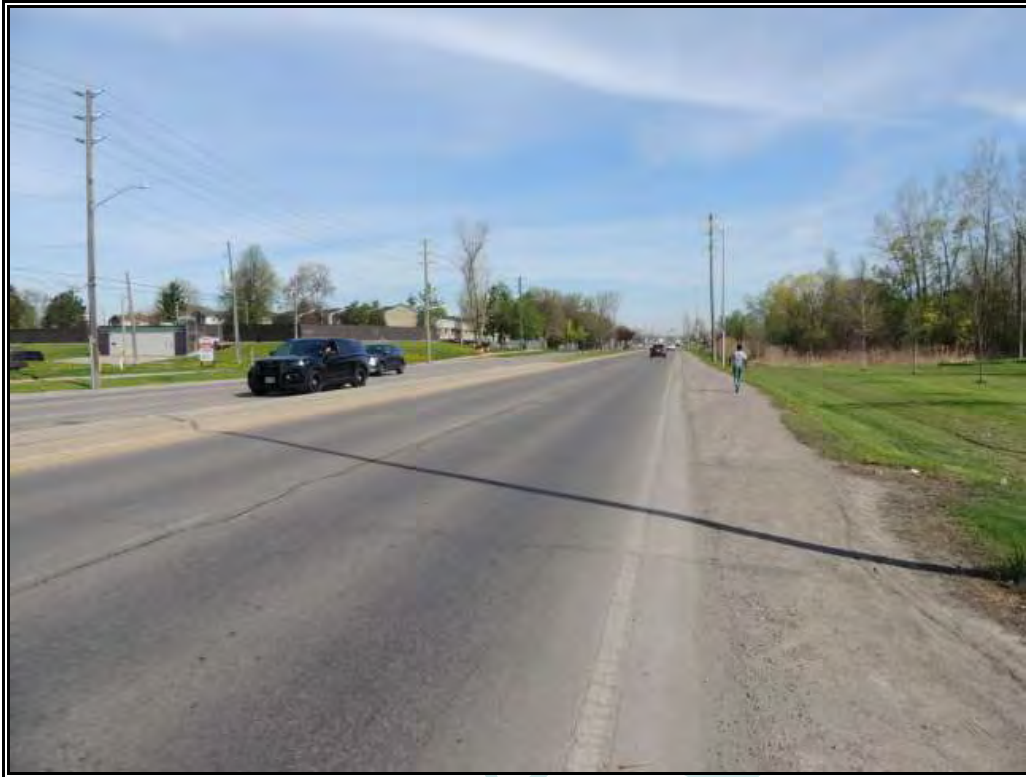


Streetscape of Elgin Street Looking East

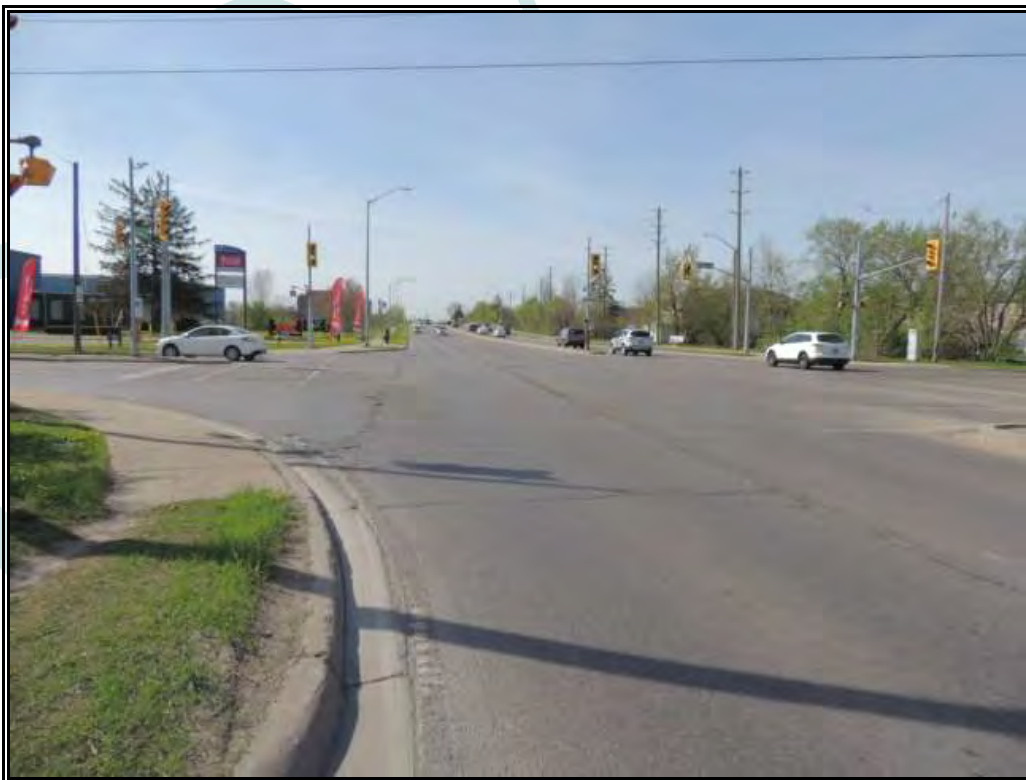


Streetscape of Elgin Street Looking West

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Streetscape of Wayne Gretzky Parkway Looking North



Streetscape of Wayne Gretzky Parkway Looking South

PHOTOGRAPHS OF THE SUBJECT PROPERTY



View of Subject Looking Southeast



View of Subject Looking Northwest

PHOTOGRAPHS OF THE SUBJECT PROPERTY



View of Subject Looking East



View of Subject Looking West

SCOPE OF THE APPRAISAL

In regard to the subject property, the appraisal process involved the following steps:

- Inspected and photographed the subject property on May 12, 2022.
- Property data including site and building areas was obtained by a personal inspection of the subject, review of the assessment roll and examination of any drawings or reports provided by the owner/client.
- Considered the development trends, economic and real estate market conditions in relation to the subject existing as at the effective date; reviewed and analyzed the sales history of the subject.
- Considered the physical, functional and economic characteristics of the subject property.
- Municipal data is based on information obtained from various sources including government publications, municipal economic development departments and real estate publications.
- Completed a subsearch of the subject property via Teraview to examine the public Land Registry Office record of the property.
- Reviewed the appropriate documents including current Zoning and Official Plan designation and, if necessary, discussed the land use controls with Planning Department officials.
- Considered and analyzed the Highest and Best Use of the property.
- Conducted market research with regard to comparable sales, vacancy, overall capitalization rates and rents.
- Sales data was obtained from the local real estate board, GeoWarehouse, MPAC, RealTrack, discussions with real estate agents and our files.
- In considering the purpose and intended use of the appraisal, we utilized the "Income" and "Direct Comparison" approaches to value. The "Cost" Approach has not been included in the report. While the approach can be quite useful, it is more applicable to new construction and/or special purpose properties. The approach is often used in estimating "value in use" as opposed to market value. Typically, buyers and sellers for this type of property would base their purchasing decisions more on the income and investment aspect than on the cost of construction. The "Income" and "Direct Comparison" approaches are typically used by buyers, sellers and agents, and are most applicable in the appraisal of the subject property.
- After assembling and analyzing the data defined, a final estimate of value was made.

MANDATE

Client: We have been requested by the client, the City of Brantford, to undertake a Concise Appraisal Report for the subject property. The appraisal assignment that is the focus of this engagement has been discussed and defined with the client. Upon agreement with the client, the appraisal report is a Concise Appraisal Report and is intended for use only by the client. Use of this report by others is not intended by the appraiser, and any liability in this respect is strictly denied.

Purpose: The purpose is to estimate the current market value of the subject property.

Intended Use: The intended use of this appraisal is for internal decision making purposes, as they relate to the subject.

Intended User: The intended user of this appraisal is the City of Brantford.

SUBJECT IDENTIFICATION

Address: The address of the subject property is 344 Elgin Street, Brantford, Ontario.

**Parcel Identification
No. (PIN):** [32119-0004 (LT)]

Legal Description: The property under appraisement is legally described as Part Lot 37, Concession 4, Brantford City, Part 1, Plan 2R-2842 and Part 1, Plan 2R-3305; Brantford City.

Property Rights: The subject property has been appraised in "Fee Simple".

Sales History:

The latest transfer of the property occurred on January 29, 1988, for consideration in the amount of \$36,750. A copy of the latest transfer of the subject is included in the Addenda as **Appendix "B"**.

This data has been included for information purposes only and is not to be construed as a legal opinion or statement on the title of the subject property. This report assumes that the title is good and marketable.

Assessment:

The subject property, according to the Assessment Roll of the City of Brantford, is assessed as follows:

Address:	344 Elgin Street
Roll #	2906 030 007 05810 0000
Assessed Value	\$6,687,000
2022 Assessed Value	\$6,687,000
2021 Taxes	Exempt
Source:	Estimated

Address:	Elgin Street
Roll #	2906 030 007 05850 0000
Assessed Value	\$262,000
2022 Assessed Value	\$262,000
2021 Taxes	Exempt
Source:	Estimated

Assessment Data has been included for information purposes only and is not to be construed as indicative of the property's market value. Details of the property assessment are retained in our files.

RELEVANT DATES & TIMES

Inspection Date: The subject property was inspected on May 12, 2022.

Effective Date: The appraisal is a current valuation, with an effective date of the value estimate being May 12, 2022. The appraisal was made in accordance with conditions pertaining at that date.

Reasonable Exposure Time: The Reasonable Exposure Time, based on sales evidence from comparable properties, is estimated to be approximately four months.

MARKET AND NEIGHBOURHOOD

Market Overview

An overview of the City of Brantford can be found on the City's website at www.brantford.ca

Neighbourhood Description

The subject property is located on the northeast corner of the intersection of Wayne Gretzky Parkway and Elgin Street, in the Braneida neighbourhood. This neighbourhood is bound by Highway 403 to the north, Garden Avenue to the east, the CN rail line to the south, and the western side running along a combination of Wayne Gretzky Parkway, Henry Street, and West Street.

This neighbourhood consists primarily of industrial uses, although there are a few commercial uses as well. The area is well served by both road and rail. Wayne Gretzky Parkway and Garden Avenue are accessible from the subject by means of Elgin Street and both of these, in turn, connect with limited access Highway #403 to the north.

SITE DESCRIPTION

Site: The subject site contains two parcels of land, both of which are rectangular in shape. There is a frontage of 780.45 feet along Elgin Street and an overall area of 7.25 acres, as per assessment information.

The subject is located on the northeast corner of the intersection of Wayne Gretzky Parkway and Elgin Street. The site contains a large asphalt paved parking area on the south, east, and north sides of the building. The western side of the site contains some landscaping with a pylon sign.

Services: The subject property is fully serviced with hydro, natural gas, telephone, and municipal water and sewage services. Storm drainage is provided along both Wayne Gretzky Parkway and Elgin Street in the form of enclosed sewers. Wayne Gretzky Parkway is a four-lane, lighted road. Elgin Street is a two-lane road, with four lanes where it intersects with Wayne Gretzky Parkway. Services such as fire and police protection are provided by the City of Brantford.

AERIAL MAP



BUILDING DESCRIPTION

General: The subject site is improved with a large single-storey commercial/institutional office building, originally constructed in 1999, with an addition in 2007.

Size: The building contains 61,136 square feet of space, according to building plans provided to the appraiser.

Structure: The building contains a slab on grad foundation with masonry supporting walls. There is a steel roof deck.

Exterior: The exterior of the building is largely finished with brick and a flat tar and gravel roof system. A portion of the roof was replaced in 2022. There is extensive glazing in the east and southeast portions of the building.

Interior: The main lobby is on the southwest side of the building. It is finished with rolled linoleum, painted walls, and a T-bar ceiling. The spaces are separated by masonry demising walls. The western side of the building is largely utilized for office space. The space is largely finished with carpet flooring, a combination of painted walls and painted concrete block walls, with T-bar ceilings.

On the north side of the building, there are the holding celling. There are fourteen holding cells containing a stainless-steel toilet/sink. This area has a self-contained entry garage for secure access. To the east of the holding cells is the garage, which contains the large evidence lockup. This space contains poured concrete floors, concrete block walls, and a ceiling exposed to the steel roof deck. Just south of the garage is the firing range. It is currently not in use. South of the firing range, there are the men's and women's locker rooms and the evidence lockup area. The locker rooms are finished with epoxy flooring, painted walls, and T-bar ceiling.

In the southeast corner of the building is a large gymnasium utilized for training. This space is divisible with a large curtain. It contains poured concrete flooring and painted concrete block walls.

The building has a second floor area utilized for maintenance and utilities. The space largely has painted concrete flooring and painted walls. It has access to the roof, as well as access to a cooling tower.

Components:

The building contains 1,200-amp electrical service. There is a diesel fired generator. The building is heated with three boilers. There are two air handlers for the structure. The roof contains three HVAC units, two for the gymnasium and the other for the main lobby area.

Overall Condition:

The building is attractively finished and deemed to be in good condition as of the effective date of the appraisal.

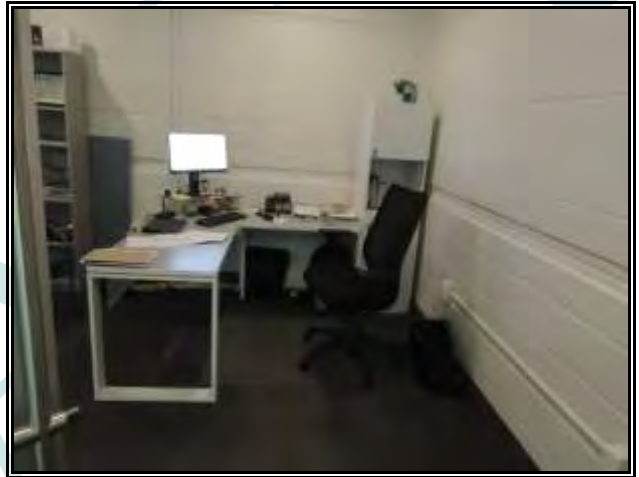
Remaining Economic Life:

The remaining economic life for the subject property is estimated at approximately 40 years.

INTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY



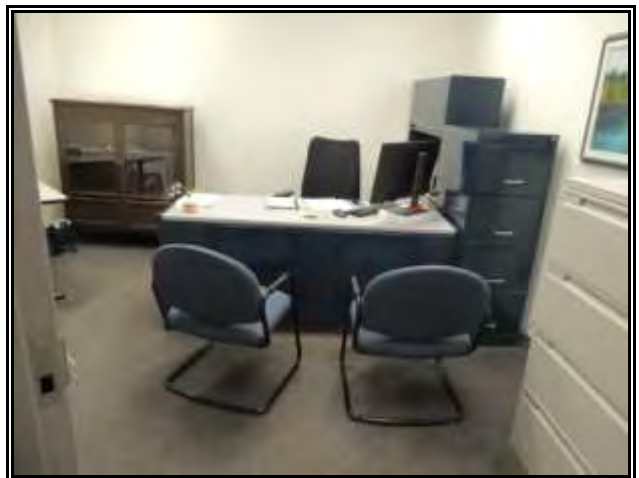
Main Lobby



Private Office



General Office Area



Private Office

INTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY



Holding Cell



Garage



Garage

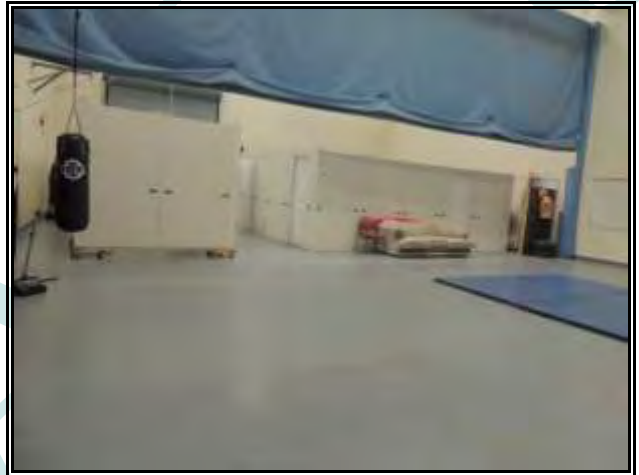


Firing Range

INTERIOR PHOTOGRAPHS OF THE SUBJECT PROPERTY



Locker Room



Gym Training Area



Utility Room



Utility Room

LAND USE & CONTROLS

Official Plan: The Official Plan of the City of Brantford designates the subject property **“Major Institutional”** and **“Major Commercial Centre”**.

This major institutional designation is intended for such uses as all large-scale public service facilities, hospitals, police stations, EMS stations, retirement homes, communal housing, large scale places of worship, and day care facilities, to name a few.

The major commercial centre designation allows for all uses in the downtown urban growth centre, as well as auto focused uses such as automotive service centres and repair shops.

Copies of the relevant sections from the Official Plan are found in the Addenda under **Appendix “C”**.

Zoning: The City of Brantford Zoning By-Law has zoned the property **“I1 – Institutional Services”** and **“M2-23 – General Industrial”**.

Permitted uses within the Institutional Services zone allows for ambulance stations, fire stations, police stations, and accessory uses.

The General Industrial zone, in the northwest corner of the site, allows for manufacturing, wholesale, research, autobody repairs, trade schools, kennels, postal stations, bus garages, transportation terminals, and printing establishments to name a few. Site specific policy 23 applies to the subject, which allows for retail sales of home comfort products restricted to gas, water, electrical, and heating conservation fixtures.

The current use of the subject appears to comply with those permitted in the By-Law; however, written confirmation should be obtained from the local municipality. Copies of the relevant sections from the Zoning By-Law are found in the Addenda under **Appendix “D”**.

Existing Use:

The existing use of the subject property is institutional/commercial office space.

**Highest and
Best Use:**

Based upon the information above, subject to the definitions in **Appendix “A”**, the Highest and Best Use of the subject site, as vacant, is **institutional**; and as improved, is **its continued institutional/commercial office space**.

ESTIMATE OF MARKET VALUE

Introduction and Definitions:

In the appraisal of the subject property, the Income and Direct Comparison approaches to value have been used. The "Cost" approach has not been included in the report. While the approach can be quite useful, it is more applicable to new construction and/or specialty purpose properties. The approach is often used in estimating "value in use" as opposed to market value. Typically, buyers and sellers for this type of property would base their purchasing decisions more on the income and investment aspect than on the cost of construction. The "Income" and "Direct Comparison" approaches are typically used by buyers, sellers and agents and are most applicable in the appraisal of the subject property.

Estimate of Value by Income Approach

The Income Approach involves a conversion of anticipated future benefits to be derived from the ownership of property into a value estimate through a capitalization process, which converts the anticipated future income and or reversions to a present worth estimate. In order to arrive at an estimated value by means of the Income Approach, the potential annual gross income is estimated, from which is deducted any vacancy loss or bad debt, in order to arrive at the effective gross income. The total annual operating expenses which are the responsibility of the owner are deducted from the effective gross income, in order to arrive at the net operating income. The net operating income is capitalized into value using an appropriate capitalization rate or rates.

Contract Rent:

The subject is currently occupied by the Brantford Police Force, which is considered to be a division of the City of Brantford. As such, the building is considered to be owner-occupied, having no contract rent. Market rent has been utilized in our calculation of net operating income.

Market Rent:

In order to ascertain the market rent for the property, we have reviewed some of the rental rates for similar space in the Brantford/Brant area.

Market Rents: Commercial					
Address	Area (sq.ft.)	Rate per sq ft	Lease Date	Term	Comments
Unit 106 - 750 Colborne St, Brantford	1,556	\$14.61	2020-08-15	u/k	Gross lease, in a retail plaza.
117 Charing Cross St, Brantford	1,400	\$22.04	2020-10-01	1 yr	Net Lease.
Unit 1C -3 Elm St, Paris	1,457	\$12.00	2020-11-01	u/k	Net Lease. TMI of \$6.32 per sq ft
Unit 7 - 170 Brantwood Park Rd, Brantford	2,000	\$20.10	2021-01-01	u/k	Gross lease, in a retail plaza.
Unit 10 - 84 Charing Cross St, Brantford	1,200	\$14.00	2021-01-01	u/k	Net Lease. TMI of \$7.50 per sq ft
224 King George Rd, Brantford	1,900	\$15.79	2021-02-01	u/k	Gross lease, stand alone building, converted from a residential
20 William St, Paris	1,624	\$14.78	2021-03-01	2 yrs	Gross lease, stand alone building converted from a residential
Unit B - 166 Charing Cross St, Brantford	600	\$14.00	2021-08-01	u/k	Net Lease. TMI of \$5.93 per sq ft
Unit 200B - 325 West St, Brantford	3,478	\$10.00	2021-09-15	u/k	Net lease. TMI of \$8.80 per sq ft. Professional office space.
160 Charing Cross St, Brantford	1,215	\$19.75	2021-10-01	3.5 yrs	Net Lease. TMI of \$5.93 per sq ft
80 Brant Ave, Brantford	1,375	\$26.18	2021-10-10	u/k	Gross Lease. Professional Office space
Unit D - 17 Corporate Pl, Brantford	6,630	\$11.50	2021-10-19	u/k	Net lease. TMI of \$6.50 per sq. ft. Office space.
72 Brant Ave, Brantford	600	\$15.00	2021-11-15	u/k	Gross lease. Medical office space.
Unit 5 - 625 Park Rd North, Brantford	2,400	\$12.50	2021-11-19	u/k	Net lease. TMI of \$6.00 per sq. ft. Professional office space.
40 Richmond St, Brantford	26,200	\$8.00	Active Listing	n/a	Net Lease. TMI of \$2.00 per sq ft
Unit 1 - 195 Henry St, Brantford	7,410	\$17.00	Active Listing	n/a	Net Lease. TMI of \$8.85 per sq ft

The rates, as noted in the table, are representative of lease rates for the Brantford/Brant area. These rates, however, need to be adjusted for time and location, as well as size and condition of building. Based on the above data, it is our opinion that the adjusted lease rate is \$10 per square foot, per annum.

Vacancy and Bad Debt Allowance:

Based on market evidence as determined from the comparable sales in the Direct Comparison Approach, the current vacancy allowances for similar properties within the City of Brantford are relatively low, considering the demand for this type of property. Based on this information, an overall vacancy rate of 5% would be deemed reasonable for the subject property.

Expenses:

The leases will be entirely net to the owner, and therefore we have calculated recoverables including estimated charges for realty taxes and common area maintenance. Based on market evidence and our discussion with local ICI realtors, we have deemed a common area maintenance charge of \$3.50 per square foot to be applicable to the subject property. The CAM charges include an allowance for management. As the subject is exempt from realty taxes, as it is owned by the City of Brantford, a rate of \$2.50 per square foot has been estimated for the subject's realty taxes.

In addition, a 2% expense allowance was included for non-recoverable expense items such as structural expenses, tenant inducements, and improvement allowances.

Calculation of Net Operating Income:

The following table summarizes the calculation of net annual income for the subject property.

CALCULATION OF NET OPERATING INCOME			
Annual Net Income			
Market Rent (61,136 sq. ft. @ \$10.00/sq. ft.)			\$611,360.00
Add: Recoverable Income			
		Per Sq.Ft.	
Realty Taxes (Est.)	\$152,840.00	\$2.50	
CAM (Est. Expense @ \$3.50/sq.ft.)	\$213,976.00	\$3.50	
Total Recoverables	\$366,816.00	\$6.00	<u>\$366,816.00</u>
Total Annual Gross Income			\$978,176.00
Total Vacancy and Bad Debt (5%)			\$48,908.80
Effective Annual Gross Income			\$929,267.20
Less Operating Expenses			
		Per Sq.Ft.	
Realty Taxes	\$152,840.00	\$2.50	
CAM	\$213,976.00	\$3.50	
Structural Repairs (2%)	\$18,585.34	\$0.30	
Total Expenses	\$385,401.34	\$6.30	<u>\$385,401.34</u>
Net Operating Income			<u><u>\$543,865.86</u></u>

The net operating income is then converted into value through a process of capitalization.

Selection of Overall Capitalization Rate:

Capitalization is the process of converting into a present worth, a series of anticipated future instalments of income. A capitalization rate is, therefore, the mathematical relationship between the income and the capital value of a property. The formula is as follows:

$$V = \frac{I}{R_o}$$

In which I = Annual Income; R_o = the Overall Capitalization Rate; and V = Value

While there are various techniques in arriving at an appropriate capitalization rate, the Direct Capitalization Method is most often employed. This method involves the selection of rates from comparable properties that have sold. The rates tend to fluctuate depending on the type of property, demand for the supply of alternate investments, as well as the anticipated risk associated with the investment. The selected overall rate is applied directly to the forecast net operating income to develop a market value estimate.

The following chart indicates the number of sales of income type properties and the overall capitalization rates which have been developed:

OVERALL CAPITALIZATION RATES				
Address	Sale Date	Sale Price	OCR	Comments
205 King George Rd, Brantford	28-Jun-19	\$1,200,000	5.53%	Single storey restaurant building containing 3,747 sq ft.
347 Colborne St, Brantford	19-Jul-19	\$1,475,000	6.90%	1 storey, 10,185 sq. ft. comm. bldg occupied by a medical clinic & retail outlet. 3 units total.
40 Charing Cross St, Brantford	6-Sep-19	\$420,000	5.70%	A former residence converted to a commercial use. On site parking available. Cap rate adj.
269 Brant Ave, Brantford	1-Jan-20	\$360,000	5.57%	1.5 storey mixed use building that contains a total of 1,620 sq ft of above grade space.
85 Charing Cross St, Brantford	15-Jul-20	\$750,777	6.16%	Single storey commercial with 3,431 sq feet of above grade space.
128 Nelson St, Brantford	1-Apr-21	\$1,350,000	4.25%	Single storey retail plaza. 11,125 sq ft. Ample parking. Sold over ask. Cap. rate adj.
603 Colborne St. East, Brantford	17-Jun-21	\$11,150,000	6.30%	Single storey retail plaza with a FoodBasics and retail outlet. 73,216 sq. ft. divided into multiple units. Large parking area. Corner lot.
240 King George Rd. Brantford	5-Jul-21	\$6,050,000	5.50%	Single occupant Retail. Tenant is Farmboy. Large parking area. Cap rate adjusted.
160 Brantwood Park, Brantford	29-Oct-21	\$2,900,000	5.10%	13,516 sq ft leasable space. Four units. Fully occupied space. Parking lot.
51-53 Charing Cross St, Brantford	31-Jan-22	\$2,650,000	5.70%	9,860 sq ft single storey office building. Sale negotiated Dec 29, 2021 and closing Jan 2022

The above-noted capitalization rates range from 4.25% to 6.90%. Taking into consideration the location, type of property, maintenance level, and degree of risk, it is appropriate to use a 5.50% Overall Capitalization Rate for the subject property.

Summary:

It is therefore our opinion that the estimate of value, as indicated by the Income Approach to Value, as at May 12, 2022, is:

N.O.I.	O.C.R	VALUE
\$543,866	5.50%	\$9,888,470

Rounded to:

\$9,890,000

Estimate of Value by Direct Comparison Approach

The Direct Comparison Approach studies the interaction of buyers and sellers in the marketplace. This approach has also been traditionally referred to as the comparative approach and involves a process of comparing the subject property, in all respects, to similar properties. Sales of comparable properties are gathered, analysed, and adjusted to reflect value to the subject. Adjustments are made for differences such as market conditions, size, location, and condition of properties.

We have analyzed the sales of similar properties within the City of Brantford. The following sales were selected as being most comparable. Details of those sales are as follows:



Property Data

Address: 411 Elgin Street
Municipality: Brantford
PIN(s): 32116-0016 (LT)
Registered Sale Date: May 21, 2021
Vendor: 1884055 Ontario Inc.
Purchaser: Six Nations Polytechnic
 Brantford Campus Inc.
Purchase Price: \$ 25,000,000
Legal Description: Lot 32, 31 Plan 1290 Brantford City; s/t A152808E (Partially released by BC255480); City of Brantford

Site Description

Lot Size: 24 Acres
Zoning: M2-57 - General Industrial
Location: Southern Side of Elgin Street

Building Data

Building Size: 149,956 Sq Ft

Unit Rates

Unit Rate 1: \$ 166.72 / sq. ft.

Remarks

This comparable site is improved with two structures. The first structure is a large school building on the eastern side of the site known as Six Nations Polytechnic containing 108,619 sq. ft. The second building on the western side of the site is an athletic center known as the Rise Centre containing 41,337 sq. ft.



Property Data

Address: 40 Richmond Street
Municipality: Brantford
PIN(s): 32157-0029; -0030; -0049 (LT)
Registered Sale Date: December 8, 2021
Vendor: Henan Education Canada Inc.
Purchaser: 40 Richmond GP Ltd.
Purchase Price: \$ 2,480,000

Legal Description: Plan Brantford Lot 16 to Lot 20, east of Albion Street, Lot 16 to Lot 20, Part Lot 21, west of Pearl Street; Brantford City

Site Description

Lot Size: 1094 Acres
Zoning: I2 - Institutional School Zone
Location: Northwest corner of the intersection of Richmond Street and Pearl Street.

Building Data

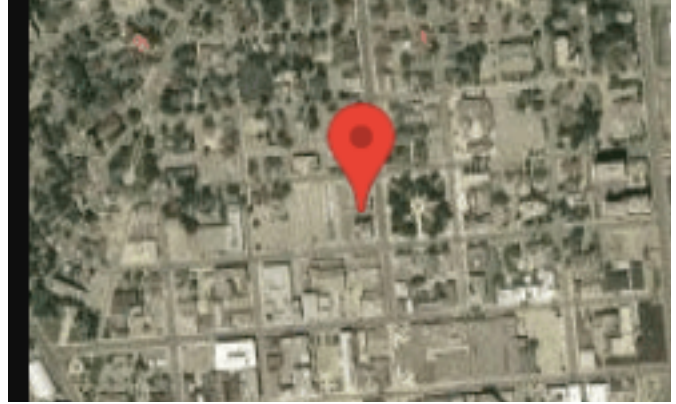
Building Size: 16,917 Sq Ft

Unit Rates

Unit Rate 1: \$ 146.60 / sq. ft.

Remarks

This comparable is a former school property originally constructed in 1897. The exterior of the building is finished with brick and a pitched asphalt shingled roof. There is a basement space with an additional 9,307 square feet of space.



Property Data

Address: 78 - 84 Market Street
Municipality: Brantford
PIN(s): 32142-0017 (LT)
Registered Sale Date: February 11, 2022
Vendor: The Corporation of the City of Brantford
Purchaser: Vicano Developments Ltd.
Purchase Price: \$ 3,050,000

Legal Description: Lot 9 - 11 S/S Wellington St Plan of Brantford, Brantford City, except Pt 3 & 4, 2R5010; Lt 9-11 N/S Darling St City of Brantford, Pt 1, 2R4135: Pt Lt 12 & 13 S/S Wellington St Plan City of Brantford, Pt Lt 7 N/S Darling, Pt 5, 2R5010; Brantford City

Building Data

Building Size: 17,577 Sq Ft (incl. basmt)
Coverage Ratio: 32.02%

Site Description

Lot Size: 0.42 Acres
Zoning: C2 - Fringe Core Commercial

Location: Southwest corner of the intersection of Wellington Street and Market Street

Unit Rates

Unit Rate 1: \$ 173.52 / sq. ft.

Remarks

This property is improved with a three-storey office building reportedly constructed in 1952. The building was built to a high quality and there was a 5,196 square foot finished basement below. The site included a reported 20 to 24 parking space.



Property Data

Address: 274 Colborne Street East
Municipality: Brantford
PIN(s): 32143-0142 (LT)
Registered Sale Date: February 23, 2022
Vendor: Rizzo, Theresa - Estate; Fergus, Michelle; Rizzo, Nickolas
Purchaser: Urban Growth Developments Inc.
Purchase Price: \$ 5,110,000
Legal Description: Plan Brantford Lot 29 to 31, Part Lot 28, north side of Colborne Street East, Lot 28, Part Lot 30, South side of Dalhousie Street; Brantford City.

Building Data

Building Size: 28,138 Sq Ft

Site Description

Lot Size: 1.15 Acres
Zoning: C1 - Core Commercial
Location: Northwest Corner of the intersection of Colborne Street East and Clarence Street.

Unit Rates

Unit Rate 1: \$ 181.60 / sq. ft.

Remarks

This comparable is a two-storey commercial office building originally constructed in 1962. At the date of sale, the building was fully leased to Conestoga College. The site has an asphalt paved parking area on the southern side.

Sales Summary: The above-noted transactions have been summarized as follows:

Sale No.	Location	Reg'n / Sale Date	Sale Price	Lot Size	Bldg Size	Price/sf Bldg
1	411 Elgin St Brantford	May 21, 2021	\$25,000,000	24.00 ac	149,956 sf	\$166.72
2	40 Richmond St Brantford	Dec 8, 2021	\$2,480,000	1.94 ac	16,917 sf	\$146.60
3	78-84 Market St Brantford	Feb 11, 2022	\$3,050,000	0.42 ac	17,577 sf	\$173.52
4	274 Colborne St East Brantford	Feb 23, 2022	\$5,110,000	1.15 ac	28,138 sf	\$181.60

Adjustment Process: As mentioned previously, when estimating the market value of properties, adjustments must be made to the sale price for each of the comparable properties to account for differences between the comparable and the subject. Most weight is given to comparable properties requiring the least adjustment.

Factors for which adjustments are commonly made are: Property Rights, if the subject or comparables are an interest less than a fee simple; Motivation of either the Vendor or the Purchaser, including favourable financing arrangements; Market Conditions; Location; Physical Factors such as Building Size and Shape, and Land Size and Shape, and Zoning, as well as Physical Condition and any Special Amenities. The adjustments are made in order to attempt to measure the reaction of the market in terms of differences between the comparable properties and the subject. It is therefore necessary for the appraiser to take care in selecting properties that are truly comparable, that is, those that are similar in type, use, location and, in the event of improvements to the land, the condition of the buildings, as well as their size. Adjustments ought to be kept to a minimum if at all possible, since those properties requiring the least number and amount of adjustments would be considered most comparable to the subject.

Analysis: We have selected four sales that are similar to the subject property, and the detailed adjustments to each comparable sale are discussed.

Market Conditions The value of commercial properties has generally increased over the course of the last several years. It is for this reason that an upward adjustment is required to Sales 1 to 4, as they are considered to have occurred under inferior market conditions.

Location The subject property is located on the northeast corner of the intersection of Wayne Gretzky Parkway and Elgin Street. Sales 1 to 4 are all located within the City of Brantford, and deemed to have similar locational attributes, requiring no adjustment.

Lot Size The subject has a land area of 7.50 acres. Typically, properties with larger lots have a greater value, since there is an opportunity for expansion and utilization of the lot for other purposes. Therefore, Sales 2, 3, and 4 have been adjusted upward, as they are smaller than the subject. Sale 1 is larger than the subject, requiring an upwards adjustment.

Building Size Typically, smaller buildings sell at a higher rate per square foot than larger buildings. The subject has a total of 61,136 square feet. Sales 2, 3, and 4 are smaller than the subject, requiring a downward adjustment. Sale 1 is larger than the subject, requiring an upwards adjustment.

Sale 2 contains a large usable basement area, which is considered to be superior to the subject, requiring a downwards adjustment.

Condition

The subject has been well maintained and is considered to be in good condition as of the effective date of the appraisal. Sales 1, 3, and 4 are considered to be in comparable condition, requiring no adjustment. Sale 2 is considered to be in inferior condition, requiring an upwards adjustment.

Conclusion:

It is therefore our opinion that the estimate of value, as indicated by the Direct Comparison Approach to value, as at May 12, 2022, is \$165 per square foot of building. Since the subject building contains a total of 61,136 square feet, the value is \$10,087,440, rounded to:

\$10,090,000

FINAL ESTIMATE OF VALUE

Two approaches to value produced the following results for the subject property:

<i>Estimates of Value</i>	
The Income Approach	\$9,890,000
Direct Comparison Approach	\$10,090,000

The estimate obtained by the Income Approach to value is considered a good indicator of value. Reliable evidence as to income and expenses was available from comparable property data. The capitalization rate was extracted from the market and is thought to be reliable. Since buyers and sellers for income producing properties are ultimately concerned with the present worth of future income streams, this approach is given considerable weight.

The value estimate obtained by the Direct Comparison Approach was determined following an analysis of comparable sales. The comparables chosen were the most similar in relationship to the subject, and these sales were adjusted for differences that were observed at the time of our inspection.

Therefore, it is our opinion that the final estimate of value, as at May 12, 2022, is:

\$10,000,000

CERTIFICATION

Based upon the data, analysis, and conclusions contained herein, the current market value of the interest in the property described as 344 Elgin Street, Brantford, Ontario, as at May 12, 2022, is estimated at:

\$10,000,000

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the "Canadian Uniform Standards of Professional Appraisal Practice" of the Appraisal Institute of Canada
- No one provided significant professional assistance to the persons signing this report.
- As at the date of this report, the undersigned have fulfilled the requirements of the Appraisal Institute of Canada Continuing Professional Development Program for designated members.
- We have the knowledge and experience to complete the assignment competently.
- We have made a personal inspection of the property that is the subject of this report on May 12, 2022.

Dated at HAMILTON, ONTARIO, CANADA
This 24th day of May, 2022

.....
Aaron Snoek, B.A., AACI, P.App.

.....
Matt Van Huizen, B.A., AACI, P.App.

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice (“CUSPAP”) and the following conditions:

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.

4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly

apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.

9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term “inspection” refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author’s privacy policy. The client

agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.

13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

18. By accepting this report, the client and the authorized user(s) understand and accept that this report was completed based on the assumptions and limitations listed in the body of this report, including any extraordinary assumptions. Any assumptions or extraordinary assumptions listed in the body of this report have not been independently verified by the author(s) and/or are items that the author(s) have been asked to assume are true as part of this assignment. This report may not be reasonably relied on as proof that any of assumption(s) or extraordinary assumption(s) are true and accurate or that they will be true and accurate at any point in the future. In the event that any assumption(s) or extraordinary assumption(s) in this report are not true and accurate, it may impact the result of this appraisal. The author(s) disclaim any liability arising from any assumptions or extraordinary assumptions not being true and accurate as at the date of this report or in the future.
19. By accepting this report, the client and authorized user(s) accept that this report provides no indication or guarantee of investment returns.
20. The appraiser(s) does not offer an opinion and does not make any representations as to the advisability or inadvisability of the investment in a syndicated investment mortgage and the prospect of returns. The report is not a substitute for proper due diligence. The client or authorized user(s) must conduct their own due diligence and consult financial advisors or other appropriately qualified professionals. Reliance on this report without conducting appropriate due diligence with respect to the advisability of this investment is unreasonable and in such circumstances all liability for the appraiser is disclaimed.

ADDENDA

APPENDIX A

MARKET VALUE DEFINED

The Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") as developed by the Standards Board of the Appraisal Institute of Canada define MARKET VALUE as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their best interest;
- reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and,
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

MARKET VALUE - Expropriations Act

Market Value is also defined by the Expropriations Act R.S.O. 1990 as follows:

14(1)

- (1) The term "Market Value" of land expropriated is defined as the amount that the land might be expected to realize if sold in the open market by a willing seller to a willing buyer.
- (2) Where the land expropriated is devoted to a purpose of such nature that there is no general demand or market for land for that purpose, and the owner genuinely intends to relocate in similar premises, the market value shall be deemed to be the reasonable cost of equivalent reinstatement.
- (3) Where only part of the land of an owner is taken and such part is of a size, shape or nature for which there is no general demand or market, the market value and the injurious affection caused by the taking may be determined by determining the market value of the whole of the owner's land and deducting therefrom the market value of the owner's land after the taking.

- (4) In determining the market value of land, no account shall be taken of,
- (a) the special use to which the expropriating authority will put the land;
 - (b) any increase or decrease in the value of the land resulting from the development or the imminence of the development in respect of which the expropriation is made or from any expropriation or imminent prospect of expropriation; or
 - (c) any increase in the value of the land resulting from the land being put to use that could be restrained by any court or is contrary to law or is detrimental to the health of the occupants of the land or to the public health.

Market Value, as estimated in this report, reflects cash and/or terms or financial arrangements equivalent to cash.

VALUE-IN-CONTRIBUTION

The amount that the property/easement to be conveyed (a) contributes to / detracts from the market value of the subject property and (b) contributes to the market value of the applicant's property / ownership, (including savings in development costs / enhanced development, if applicable).

EFFECTIVE DATE OF VALUE OPINION

A **current** value opinion refers to an effective date that is contemporaneous with the date of the report, or a date that is within a reasonable period of the date of inspection.

A **retrospective** value opinion refers to an effective date that is prior to the date of the report. If the client has requested a retrospective value, the appraiser will gather and analyze market data pertinent to the retrospective date.

The **prospective** value opinion refers to an effective date following the date of the report. The prospective value opinion is intended to reflect the current perceptions of market participants as to the future. The appraisal is made in accordance to conditions pertaining at the date of the inspection.

It is assumed that no significant changes in economic / real estate conditions would occur between now and the estimated effective date of this report that would have any impact on value therefore the appraiser is not responsible for unforeseeable events that alter market conditions prior to the effective date.

REASONABLE EXPOSURE TIME

Exposure time precedes the effective date of the appraisal. It may be defined as:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. This estimate is based upon an analysis of past events assuming a competitive and open market.

The estimated time may be expressed as a range and can be based on one or more of the following:

- Statistical information about days on market;
- Information gathered through sales verification; and
- Interviews of market participants.

The reasonable exposure period is a function of price, time and use, not an isolated estimate of time alone. Exposure time is different for various types of real estate and under various market conditions.

ASSESSMENT & TAXES

The Provincial Government, through the Ministry of Revenue, Assessment Division, has the authority to administer and establish the assessed value of all properties in Ontario. All municipalities in the Province are now assessed on a "Current Value" basis.

The amount of realty taxes levied against a property is calculated using the assessment, multiplied by the locally established appropriate tax rate (Residential, Multi-Residential, Commercial or Industrial):

$$\text{\$ Assessment} \times \text{Tax Rate} = \text{Property Taxes}$$

Assessment Data has been included for information purposes only and is not to be construed as indicative of the property's market value.

OFFICIAL PLAN

The Official Plan is defined in the Planning Act as follows:

"A document approved by the Minister of Municipal Affairs and Housing, containing objectives and policies established primarily to provide guidance for the physical development of a municipality while having regard to relevant social, economic and environmental matters."

The Purpose of the Official Plan is to provide a formally adopted text of public policies and standards as guidelines for the future development of the community. It is a projection of anticipated growth and planning needs.

The Official Plan consists of the texts and maps describing such programs and policies, approved by the Minister of Municipal Affairs from time to time as provided in The Planning Act.

Requirements change from year to year and it is often necessary for the municipality to reassess the relevance of their plan to the supply and demand situation. There is, therefore, provision for amendments to the Official Plan, where reasonable grounds exist.

The Official Plan does not directly regulate the use of private lands and therefore must be supported by Zoning By-Laws. The Zoning By-Laws implement the policies established by the Official Plan.

ZONING

While the Official Plan sets out the framework for future change and development, Zoning By-Laws put such plans into effect and provide for the day-to-day administration of planning. A Zoning By-Law defines what can take place on an area of land and how structures are to be located on a property. Restrictions on use are designed to separate incompatible uses; for instance, prohibiting factories in residential areas.

In Zoning By-Laws, zone regulations normally include:

The height, floor area and location of any building or structure, the floor area ratio, the size, frontage and depth of the lot on which the buildings or structures are located, the front, side and rear yards on such lots, the maximum coverage and the number and location of off-street parking spaces.

HIGHEST AND BEST USE

The principle of Highest and Best Use is fundamental to the concept of value and real estate. It is defined as that use which is most likely to produce the greatest net return over a given period of time.

Several factors affect the Highest and Best Use of a property and therefore is necessary to examine their influence on the property. The use must not merely be conjectural nor dependent upon the uncertain act of another person and one which will be subject to limitations of the rezoning process.

Consideration must be given to existing or reasonably anticipated demand and competition for such use as well as the physical and geographical suitability of the property for such a use. Whether a property is vacant land or improved with buildings and structures the Highest and Best Use of the site must be determined. Determination of the Highest and Best Use of the site is an integral part of the process of estimating the value of the property. While the existing use of a given parcel can quite often be the Highest and Best Use, the use of the site must be re-examined in light of its legality, uses within the realm of probability, demand for another use and whether or not another use may provide a higher net return to the land. When the integrated unit, that is the land and the building is not necessarily the Highest and Best Use, the existing use of the improvement must be continued until such time that it becomes economically sound and feasible to replace existing improvements with those which form the Highest and Best Use.

As mentioned previously, one of the factors in estimating the Highest and Best Use for property is the existing or reasonably anticipated legislation which affects it.

APPENDIX B



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #2

PARCET. REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1

PREPARED FOR MvanHulzen
ON 2022 05/12 AT 16:49:01

32119-0004 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PT LT 37 CON 4 BRANTFORD CITY PT 1, 2R2842 & PT 1, 2R3305; BRANTFORD CITY

REGISTERED INSTRUMENT

PROPERTY REFERENCE:

SUBJECT QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

REMARKS:

FIRST CONVERSION FROM BOOK

OWNER NAMES

THE CORPORATION OF THE CITY OF BRANTFORD

CREA CITY SHARE

REGD

REGISTRATION DATE:

2002/03/11

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AT:	DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 4 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES					
**	AND ESCHENTS OR FORTFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY REFUSE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2002/03/11 **					
2R2842	1988/01/01	PLAN REFERENCE				
A340194	1988/01/29	TRANSFER	\$336,028		THE CORPORATION OF THE CITY OF BRANTFORD	C
A340195	1988/01/29	TRANSFER	\$36,750		THE CORPORATION OF THE CITY OF BRANTFORD	C
2R3305	1989/07/07	PLAN REFERENCE				
2R8774	2018/09/14	PLAN REFERENCE				
RC356102	2019/04/02	RYAN PUR HIGHWAY				
REMARKS: PART 1, CN 2R-8774 TO DECLARE AND DEDICATE PART OF LOT 37 CONCESSION 4 CITY OF BRADFORD DESIGNATED AS PART 1 PL 2R8274 AS PART OF PUBLIC HIGHWAY TO BE KNOWN AS ELGIN STREET						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

FOR OFFICE USE ONLY	No. A 340195 CERTIFICATE OF REGISTRATION 14-20 1988 JAN 29 BRANT No. 2 BRANTFORD <i>P.Q. Hale</i> Land Registrar New Property Identifiers Additional: See Schedule <input type="checkbox"/> Executions Additional: See Schedule <input type="checkbox"/>	(1) Registry <input checked="" type="checkbox"/>	Land Title <input type="checkbox"/>	(2) Page 1 of 2 pages	Additional: See Schedule <input type="checkbox"/>											
	(3) Property Identifier(s)	Block	Property	Additional: See Schedule <input type="checkbox"/>												
	(4) Consideration Thirty-Six Thousand, Seven Hundred and Fifty----- Dollars \$ 36,750.00															
	(5) Description This is: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Lot 37, Concession 4 in the City of Brantford (formerly in the Township of Brantford) designated as Part 1 on Plan 2R-2842, County of Brant.															
(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input checked="" type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/> (7) Interest/Estate Transferred Fee Simple																
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that																
<table border="0" style="width:100%;"> <tr> <td style="width:50%;"> Name(s) DRESSER CANADA, INC. </td> <td style="width:30%;"> Signature(s) <i>[Signature]</i> Per: Name: Bill St. John Title: President Per: <i>[Signature]</i> Name: Rebecca Morris Title: Secretary </td> <td style="width:20%;"> Date of Signature Y M D 1988 01 27 1988 01 27 </td> </tr> </table>					Name(s) DRESSER CANADA, INC.	Signature(s) <i>[Signature]</i> Per: Name: Bill St. John Title: President Per: <i>[Signature]</i> Name: Rebecca Morris Title: Secretary	Date of Signature Y M D 1988 01 27 1988 01 27									
Name(s) DRESSER CANADA, INC.	Signature(s) <i>[Signature]</i> Per: Name: Bill St. John Title: President Per: <i>[Signature]</i> Name: Rebecca Morris Title: Secretary	Date of Signature Y M D 1988 01 27 1988 01 27														
I/We have the authority to bind the Corporation.																
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction																
Name(s) Signature(s) Date of Signature Y M D																
(10) Transferor(s) Address for Service Box 905, Brantford, Ontario, N3T 5S1																
(11) Transferee(s) THE CORPORATION OF THE CITY OF BRANTFORD																
(12) Transferee(s) Address for Service 100 Wellington Square, Brantford, Ontario, N3T 2M3																
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 45 of the Planning Act, 1983.																
<table border="0" style="width:100%;"> <tr> <td style="width:40%;"> Signature Date of Signature Y M D </td> <td style="width:40%;"> Signature Date of Signature Y M D </td> <td style="width:20%;"> Signature Date of Signature Y M D </td> </tr> </table>					Signature Date of Signature Y M D	Signature Date of Signature Y M D	Signature Date of Signature Y M D									
Signature Date of Signature Y M D	Signature Date of Signature Y M D	Signature Date of Signature Y M D														
Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.																
Name and Address of Solicitor Signature Date of Signature Y M D																
(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.																
Name and Address of Solicitor Signature Date of Signature Y M D																
(15) Assessment Roll Number of Property																
<table border="0" style="width:100%;"> <tr> <td style="width:10%;">City</td> <td style="width:10%;">Mun.</td> <td style="width:10%;">Assn.</td> <td style="width:10%;">Sub.</td> <td style="width:10%;">Par.</td> <td style="width:50%;">Not assigned.</td> </tr> <tr> <td>038</td> <td>007</td> <td>050</td> <td>00</td> <td>0000</td> <td></td> </tr> </table>					City	Mun.	Assn.	Sub.	Par.	Not assigned.	038	007	050	00	0000	
City	Mun.	Assn.	Sub.	Par.	Not assigned.											
038	007	050	00	0000												
(16) Municipal Address of Property 354 Elgin Street Brantford, Ontario																
(17) Document Prepared by: Dorothy Wahl Blake, Cassels & Graydon Box 25, Commerce Court West Toronto, Ontario, M5L 1A9																
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%; text-align: right;">20-</td> </tr> <tr> <td>Land Transfer Tax</td> <td style="text-align: right;">183.75</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">203.75</td> </tr> </table>					Fees and Tax		Registration Fee	20-	Land Transfer Tax	183.75	Total	203.75				
Fees and Tax																
Registration Fee	20-															
Land Transfer Tax	183.75															
Total	203.75															

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) PT. LOT 37, CONC. 4
DESIGNATED AS PART 1 ON ZR-2842, CITY OF BRANTFORD
COUNTY OF BRANT
BY (insert names of all transferors in full) DRESSER CANADA, INC.

TO (see instruction 1 and print names of all transferees in full) THE CORPORATION OF THE CITY OF
BRANTFORD
I, (see instruction 2 and print name(s) in full) C. DOUGLAS WILSON

MAKE OATH AND SAY THAT:

1. I am (place a check mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)) (see instruction 2)
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☒ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) THE CORPORATION OF
THE CITY OF BRANTFORD
described in paragraph(s) 4d 4e (c) above; (strike out references to inapplicable paragraph(s))
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))
- ☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.
2. (To be completed where the value of the consideration for the conveyance exceeds \$250,000.)
I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance
- ☐ contains at least one and not more than two single family residences.
Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.
- ☐ does not contain a single family residence.
- ☐ contains more than two single family residences. (see instruction 3)
3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	<u>36,750</u>
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>NIL</u>
(ii) Given back to vendor	\$	<u>NIL</u>
(c) Property transferred in exchange (detail below)	\$	<u>NIL</u>
(d) Securities transferred to the value of (detail below)	\$	<u>NIL</u>
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>NIL</u>
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>NIL</u>
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>36,750</u> \$ <u>36,750</u>
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$	<u>NIL</u>
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>NIL</u>
(j) TOTAL CONSIDERATION	\$	<u>36,750</u>

All Grants
Must Be
Filed In
Insert "Nil"
Where
Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)
6. If the consideration is nominal, is the land subject to any encumbrance?
7. Other remarks and explanations, if necessary.

Sworn before me at the CITY OF BRANTFORD
in the COUNTY OF BRANT
this 26th day of January 1988

A Commissioner for taking Affidavits, etc.

JOHN HENRY WYATT, a Commissioner, when Sworn
County for the Corporation of the City of Brantford.

Property Information Record

A. Description of the instrument

DEED

B. (i) Address of property being conveyed (if available)

PT. 354 ELLIOT ST.

BRANTFORD ONT

(ii) Assessment Roll No. (if available)

PT. 29-06-030-007-25800

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7)

100 WELLINGTON SQ

BRANTFORD, ONT. N3T 2M3

D. (i) Registration number for last conveyance of property being conveyed (if available)

A14190 + A75509

(ii) Legal description of property conveyed: Same as in D.(i) above.

Yes ☐ No ☒ Not known ☐

E. Name(s) and address(es) of each transferee's solicitor

C. DOUGLAS WILSON
100 WELLINGTON SQUARE
BRANTFORD, ONTARIO
N3T 2M3
CITY SOLICITOR

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No

Registration Date

APPENDIX C

Schedule 3 Land Use Plan

Legend

Agricultural Designation

Core Natural Areas Designation

Neighbourhoods

Residential Designation

Major Institutional Designation

Parks and Open Space Designation

Strategic Growth Areas

Downtown Urban Growth Centre Designation

Major Commercial Centre Designation

Intensification Corridor Designation

Employment Areas

Prestige Employment Designation

General Employment Designation

Symbols

Sanitary Landfill Site

Water Treatment Facility

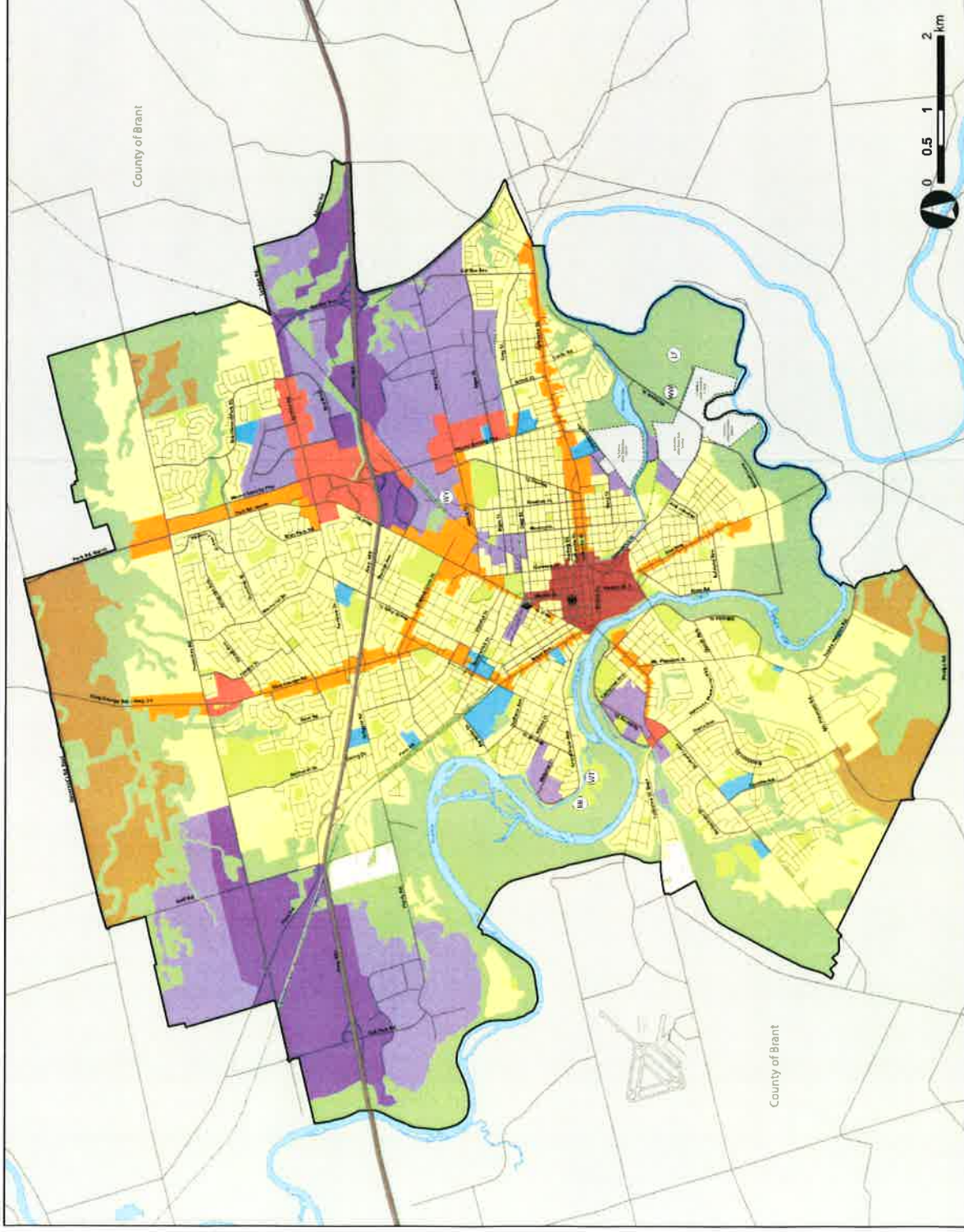
Wastewater Treatment Facility

Municipal Works Yard

Transit Bus Barns

Downtown Transit Terminal

VIA Rail Station



5.2.2 Major Institutional Designation

Intent

- a. The Major Institutional Designation includes institutional uses that are of a City-wide or regional scale within the City. Major Institutional uses are intended to be integrated into the City fabric, and are a crucial part of a complete community.

Permitted Uses

- b. Permitted uses within the Major Institutional Designation, as identified on **Schedule 3: Land Use Plan**, may include:
 - i. All large-scale public service facilities, including secondary schools, post-secondary educational facilities, hospitals, and police and EMS stations;
 - ii. Retirement homes and Communal housing, which may include special needs housing and nursing homes; and,
 - iii. Large-scale places of worship, which may include day care facilities.
- c. Complementary uses such as convenience retail, personal service establishments, financial institutions, and offices will be permitted to locate internal to a major institutional use provided the use is ancillary to the primary institutional use.

Policies for Secondary Schools and Post-Secondary Educational Facilities

- d. Secondary schools and post-secondary educational facilities may be permitted in the Major Institutional Designation, in accordance with the following criteria:
 - i. Secondary school sites shall be provided in accordance with the standards of the appropriate Board of Education, where applicable;
 - ii. The development of a secondary school or post-secondary educational facility in conjunction with municipal parkland and other community facilities/services may be considered, so that a complementary integration of lands and facilities may be achieved;
 - iii. The coordinated use of recreational facilities located within a secondary school or post-secondary educational facility, or on associated properties will be encouraged;

- iv. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks and community facilities. Post-secondary educational facilities should also be in proximity to retail and service commercial uses;
- v. The proposed site has frontage onto an Arterial Road or Major Collector Road;
- vi. Adequate amenity areas, parking and pick-up/drop-off facilities for automobiles and buses shall be provided on site; and,
- vii. Direct pedestrian and cycling access shall be provided to secondary schools and post-secondary educational facilities from all parts of the surrounding community through a comprehensive active transportation network.

Policies for Hospitals

- e. The existing Brantford General Hospital is identified as a permitted use within the Major Institutional Designation. New hospital facilities that are not incorporated onto the existing site shall be considered through the following criteria:
 - i. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, community facilities and retail and service commercial uses;
 - ii. The proposed site has frontage onto an Arterial or Major Collector Road;
 - iii. Adequate amenity areas and pick-up/drop-off facilities shall be provided on-site;
 - iv. Adequate parking facilities shall be provided on-site or in proximity to the main site and are encouraged to be located in structures where feasible; and,
 - v. Direct access shall be provided to hospital facilities from all parts of the surrounding community through a comprehensive active transportation network.

Policies for Police and EMS Stations

- f. Police and EMS station facilities that are not incorporated onto an existing site in the Major Institutional Designation may be considered as a public service facility,

permitted on sites within any land use designation, provided the proposed site is located with frontage onto an Arterial or Collector Road and can accommodate adequate buffering and parking facilities on-site.

Policies for Retirement Homes and Communal Housing in the Major Institutional Designation

- g. Retirement homes and Communal housing, including special needs housing and nursing homes, may be located in the Major Institutional Designation if the use includes specific health or life care services as the primary use, subject to specific regulations in the implementing Zoning By-law, and provided that:
 - i. Adequate buffering, parking, and amenity areas can be provided on-site;
 - ii. The proposed site is located with frontage onto an Arterial or Collector Road; and,
 - iii. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, community facilities and retail and service commercial facilities.
- h. A decrease in on-site parking standards may be considered for Retirement homes and Communal housing within the Major Institutional Designation.

Policies for Large-Scale Places of Worship

- i. New large-scale places of worship may be located in the Major Institutional Designation subject to specific regulations in the implementing Zoning By-law, and provided that:
 - i. The place of worship has the capacity to accommodate a congregation of greater than 250 people;
 - ii. The site has frontage onto an Arterial or Collector Road;
 - iii. The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
 - iv. The site is large enough to accommodate the building, on-site parking and appropriate amenity areas and buffering, where required; and,

- v. Direct access shall be provided to places of worship from all parts of the surrounding community through a comprehensive active transportation network.

5.2.3 Parks and Open Space Designation

Intent

- a. Parks and Open Spaces are a valuable resource to the community and contribute to the quality of life in Brantford. The intent of the Parks and Open Space Designation is to provide for a comprehensive and connected open space system of parks, multi-use pathways and trails that increase the opportunities for recreation and general enjoyment of a community.

Permitted Uses

- b. Permitted uses in the Parks and Open Space Designation, as identified on **Schedule 3: Land Use Plan** may include:
 - i. Public parks and open space, including Community Parks, Neighbourhood Parks, Urban Parks and Specialized Parks;
 - ii. Golf courses;
 - iii. Open Space Linkages; and,
 - iv. Cemeteries.
- c. Accessory buildings and structures, and limited commercial uses which serve the main permitted use, such as concession stands and restaurants, may be permitted subject to all other policies of this Plan, and the requirements of the implementing Zoning By-law.

Development Policies

- d. The lands identified as within the Parks and Open Space Designation shall be developed in accordance with the City's Parks and Recreation Master Plan, and any other applicable policies of this Plan.
- e. Parkland dedication will occur in accordance with the provisions of Section 42 of the *Planning Act*. The City shall prepare a Parkland Dedication By-law that requires that land be dedicated to the City in an amount not exceeding:

pedestrian environment in the level of animation, transparency, articulation and material quality.

- s. The Downtown Transit Terminal is located in Upper Downtown Precinct of the Downtown UGC, and is symbolically shown on **Schedule 5**. Lands in proximity to the Downtown Transit Terminal, and particularly along Market Street between the terminal and the VIA/GO Transit station, are subject to the policies that apply throughout the Upper Downtown Precinct, and will be designed to achieve:
 - i. Increased residential and employment intensities that support existing and planned transit service levels; and,
 - ii. A mix of residential, office, institutional and commercial development wherever appropriate.
- t. Development or redevelopment around the Downtown Transit Terminal shall consider access from various transportation modes to the station, including pedestrians, bicycle and commuter transfer areas.
- u. The City may implement parking management and/or transportation demand management strategies for land uses in proximity – generally within approximately 800 metres – to the Downtown Transit Terminal to maximize intensification opportunities, minimize surface parking areas, and to encourage mixed-use and transit supportive development.

5.3.2 Major Commercial Centre Designation

Intent

- a. Lands within the Major Commercial Centre Designation are considered to be key destinations for the existing and future transit system. It is the intent of this Plan to facilitate the ongoing evolution of the retail sector in Brantford with a minimum of policy interventions with respect to the amount and type of commercial space and/or facilities. It is also the intent of this Plan to ensure that lands within the Major Commercial Centre Designation can also accommodate a range of residential, office, recreational, cultural, entertainment and community uses and facilities over time.

Permitted Uses

- b. Permitted uses on lands designated as Major Commercial Centre, as identified on **Schedule 3**, may include all of the uses listed in policy 5.3.1.b. of the

Downtown Urban Growth Centre Designation as well as auto-focused uses such as automotive service centres and repair shops, and automobile dealerships.

Development Policies

- c. Buildings and sites throughout the Major Commercial Centre Designation may develop as comprehensively planned centres, consisting of individual buildings or multi-unit buildings. In particular, larger sites in the Major Commercial Centre Designation have potential to intensify with a broader mix of uses around existing shopping centres and large floor plate retail stores.
- d. Within the Major Commercial Centre Designation, the minimum building height of stand-alone residential buildings and mixed-use buildings containing residential units shall be 3 storeys.
- e. Permitted office uses shall generally not exceed 4,000 square metres of Gross Floor Area per building.
- f. Adequate loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. These facilities shall not be located between the building(s) and any Arterial Road, Collector Road or Highway 403.

5.3.3 Intensification Corridor Designation

Intent

- a. Intensification Corridors function as the connective spines of the City, as well as destinations for the surrounding neighbourhoods. It is the intent of this Plan that lands within the Intensification Corridor Designation provide significant opportunities for creating vibrant, pedestrian and transit oriented places through investment in infrastructure, residential intensification, infill and redevelopment, with particular attention to urban design. The Intensification Corridors are intended to strengthen transit routes between major nodes of commerce and employment within Brantford, and to be connected to the active transportation network.

Permitted Uses

- b. Permitted uses on lands designated as Intensification Corridor, as identified on **Schedule 3**, may include all of the uses listed in policy 5.3.1.b. of the Downtown Urban Growth Centre Designation, as well as:

APPENDIX D

City of Brantford

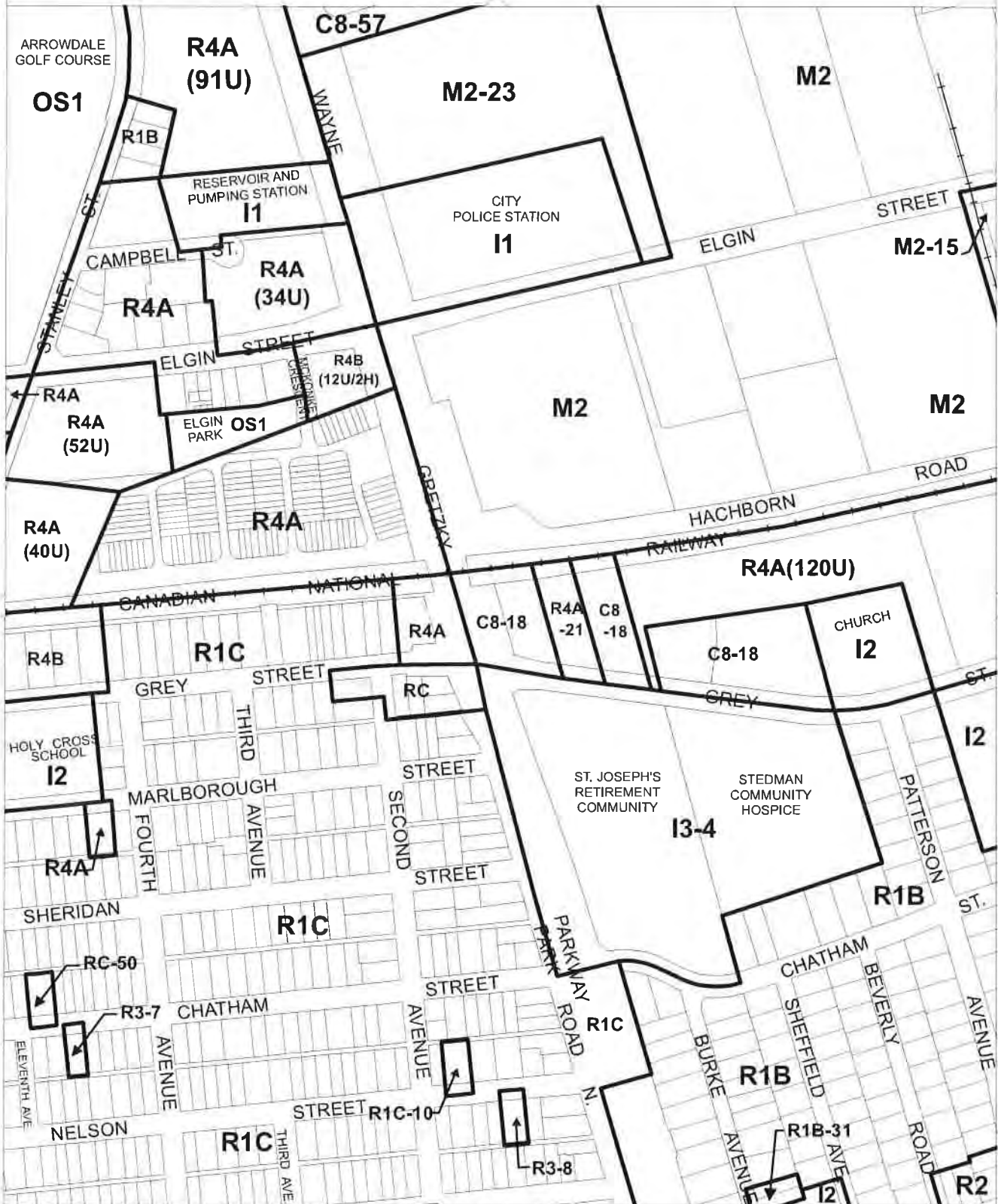
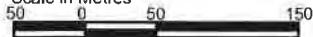
SCHEDULE 'A'

Map F-12

THIS SCHEDULE HAS BEEN CONSOLIDATED BY BYLAWS:

25-91	54-97	122-99	30-2010
147-91	90-97	18-2002	80-2011
34-93	71-98	33-2006	7-2013
O.B.M. ORDER	143-98	103-2007	41-2016
R920340	8-99	E-12	

Scale in Metres



8.1. Institutional Services Zone (I1)

8.1.1. Permitted Uses

The following uses are permitted in a I1 Zone:

- .1 Ambulance stations.
- .2 Fire stations.
- .3 Police stations.
- .4 Accessory uses, buildings, and structures.
- .5 Uses permitted in Section 6.1.

8.1.2. Regulations

Any use, building, or structure in an I1 Zone shall be established in accordance with the following:

- .1 Ambulance, Fire, and Police Stations
 - .1 Lot Area (minimum) 800.0 m²
 - .2 Lot Width (minimum) 20.0 m
 - .3 Lot Coverage (maximum) 40%
 - .4 Building Height (maximum) 15.0 m
 - .5 Front Yard (minimum) 6.0 m
 - .6 Rear Yard (minimum) 7.5 m
 - .7 Side Yard (minimum)
 - .1 Interior 4.0 m
 - .2 Exterior 6.0 m
 - .8 Landscaped Open Space (minimum) 15% of lot area
 - .9 Parking in accordance with Section 6.18
 - .10 Planting Strip in accordance with Section 6.11
 - .11 Open Storage Prohibited
 - .12 Buffering in accordance with Section 6.10

.2 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.3 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

8.1.3.
Amended by
Bylaw No.
33-2006

Exceptions

The following zones apply to specific lands within a I1 Zone.

.1 DELETED

Amended by
Bylaw No.
25-91

.2 Powerline Road and Francis Street (I1-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any I1-2 Zone may be used for all of the uses permitted in the I1 Zone, plus the following use:

.1 A public hall.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any I1-2 Zone use any lot, or erect, alter or use any building or structure for a public hall, except in accordance with the following provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the I1 Zone in Section 8.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

10.2. General Industrial Zone (M2)

10.2.1. Permitted Uses

The following uses are permitted in a M2 Zone:

Amended by
Bylaws No.
115-92, 141-94,
35-95, 158-98,
157-2000, 124-2012,
OMB Order R920340,
100-2013

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.
- .2 Manufacturing uses.
- .3 Wholesale uses.
- .4 Warehouse uses.
- .5 Research uses.
- .6 Accessory caretakers' residences.
- .7 Accessory general offices.
- .8 Accessory retail sales.
- .9 Accessory used motor vehicle sales.
- .10 Accessory uses, buildings, and structures.
- .11 Agricultural uses, including field crops, tree crops, flower gardening, market gardening, aviaries, apiaries, and excluding the breeding, raising, and boarding of livestock.
- .12 Automobile rental establishments.
- .13 Autobody repair shops.
- .14 Catering services.
- .15 Bus garages.
- .16 Computer, electronic or data processing establishments.
- .17 Dry cleaning establishments.
- .18 Impounding yards.
- .19 Industrial rental establishments.
- .20 Industrial service offices.
- .21 Kennels.
- .22 Liquid waste transfer stations.
- .23 Postal stations.
- .24 Printing establishment.
- .25 Private parks.
- .26 Propane storage tanks.
- .27 Public agency works yards.
- .28 Public garages.
- .29 Public storage warehouses.
- .30 Restaurants accessory to a permitted use: full service, take-out and fast food (excluding drive-through service).
- .31 Service industries.
- .32 Service or repair shops.
- .33 Telecommunications services.
- .34 Trade schools.
- .35 Transportation terminals.
- .36 Uses permitted in Section 6.1.
- .37 Wayside pits or wayside quarries.

10.2.2. Regulations

Any use, building or structure in a M2 Zone shall be established in accordance with the following:

Amended by
Bylaws No.
25-91, 141-94,
53-2006, 124-2012,
OMB Order
R920340

All Permitted Uses Except as Noted:

.1	Lot Area (minimum)	0.2 ha
.2	Lot Width (minimum)	30.0 m
.3	Lot Coverage	
.1	Minimum	
.1	Over 0.8 hectares	15.0%
.2	0.8 hectares and under	10.0%
.2	Maximum	60.0%
.4	Building Height (maximum)	15.0 m
.5	Front Yard (minimum)	15.0 m or Established Front Building Line, whichever is the lesser.
.6	Rear Yard (minimum)	
.1	Abutting a Residential Zone	9.0 m
.2	All other rear yards	3.0 m
.7	Side Yard (minimum)	
.1	Interior	
.1	Abutting a Residential Zone	9.0 m
.2	All other interior side yards	3.0 m
.2	Exterior	7.5 m
.8	DELETED	
.9	Landscaped Open Space (minimum)	10% of lot area
.10	Planting Strip in accordance with	Section 6.11
.11	Parking Spaces in accordance with	Section 6.18.
.12	Buffering	
.1	In accordance with	Section 6.10
.13	Loading Spaces	

- .1 In accordance with Section 6.23
- .14 Open Storage
 - .1 In accordance with Section 6.12
- .2 Accessory Caretakers' Residences
 - .1 In accordance with Sections 6.3.4 and 10.2.2.
- .3 Accessory General Offices
 - .1 In accordance with Sections 6.3.5. and 10.2.2.
- .4 Accessory Retail Sales
 - .1 In accordance with Section 6.3.6. and 10.2.2.
- .5 Accessory Uses, Buildings, and Structures
 - .1 In accordance with Section 6.3.
- .6 Day Nurseries
 - .1 In accordance with Section 6.8
- .7 Impounding Yards and Salvage Yards

Impounding yards or salvage yards shall not be permitted within 150.0 m of a lot in a Residential Zone, or the road allowance of a freeway, expressway, arterial road, or collector road. Such uses shall be subject to the M2 Zone regulations, except for the following:

 - .1 Notwithstanding Section 6.12.3.1., open storage shall not be permitted in the minimum front yard or minimum exterior side yard.
 - .2 Notwithstanding Section 6.12.3.3.2., an open storage area shall extend over more than 80% of the lot area, and such areas shall be exclusive of required parking spaces, parking areas, and landscaped open space.
- .8 Propane Storage Tanks
 - .1 In accordance with Sections 6.25 and 10.2.2.
- .9 Uses Permitted in Section 6.1.
 - .1 In accordance with Section 6.1.
- .10 Wayside Pits and Wayside Quarries

Amended by
Bylaw No.
158-98

- .1 In accordance with Section 6.24.

.11 Accessory Used Motor Vehicle Sales

- .1 In accordance with Sections 6.3.7 and 10.2.2.

10.2.3.

Exceptions

The following Zones apply to specific lands within an M2 Zone.

.1 Johnson Road Area (M2-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-1 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Single-detached dwellings accessory to a use permitted in the M2 Zone.
- .2 Existing single-detached dwellings not accessory to a use permitted in the M2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For uses permitted in the M2 Zone and accessory single-detached dwellings as permitted in the M2-1 Zone.
 - .1 Only those uses which do not use water as part of their process or operations shall be permitted.
 - .2 Regulations for Main Use
 - .1 Lot area (minimum) 0.25 ha
 - .2 Lot coverage (maximum) 30%
 - .3 Building height (maximum) 11.0 m
 - .4 Front yard (minimum) 9.0 m
 - .5 Side yard (minimum)
 - .1 Interior 9.0 m
 - .2 Exterior 9.0 m
 - .6 Rear yard (minimum) 9.0 m
 - .3 Servicing

shall within any M2-20 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

1. Ground Floor Area (minimum) 6.5% of lot area

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
128-94

.21 62 Plant Farm Road (M2-21)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-21 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Health Clubs

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
12-96

.22 50 Roy Boulevard (M2-22)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-22 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Heath clubs

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
54-97

.23 348 Elgin Street (M2-23)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-23 Zone may be used for all of the uses permitted in the M2 Zone, plus the following use:

- .1 Accessory retail sales of home comfort products restricted to gas, water, electrical and heating conservation fixtures; air and water quality products; and security products all for home use only.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-23 Zone use any lot, or erect, alter or use any building or structure for accessory retail sales of home comfort products, except in accordance with the following provisions:

- .1 Accessory retail sales of home comfort products are permitted as

an accessory use to a public agency works yard.

- .2 The gross floor area occupied by the accessory retail sale of home comfort products shall not exceed 300.m².

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
67-2000

.24 308 Lynden Road (M2-24)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any M2-24 Zone may be used for all of the uses permitted in the M2 Zone, plus the following:

- .1 Storage, screening and processing of top soil

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any M2-24 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Notwithstanding Section 4.1.7 of this Bylaw, where the M2-24 Zone symbol is preceded by the letter "H", the lands may be used for existing uses, public services and the storage, screening and processing of top soil.
- .2 Notwithstanding Section 6.12.3, the storage, screening and processing of top soil shall be in a location approved pursuant to the Site Plan Control provisions of the Planning Act.
- .3 Notwithstanding Section 6.12.3.4, the height of stored top soil shall not exceed 6.0 metres.

That all the provisions of the M2 Zone in Section 10.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
118-2000, 187-2004

.25 DELETED

Amended by
Bylaws No.
171-2000, 185-2001,
60-2017

.26 Northwest - East of Oak Park Road (M2-26)

Notwithstanding any provision of this Bylaw to the contrary, any lot within 185-2001, any M2-26 Zone may be used for only the following:

- .1 Industrial malls, which may permit one or more of the uses permitted by this Section.