



# **BARRHAVEN BUSINESS IMPROVEMENT AREA**

## *BOUNDARY EXPANSION PROSPECTUS*

November 2010



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## WELCOME

Dear property owner,

The Barrhaven Business Improvement Area (BBIA) is a business association committed to the ongoing branding, promotion and support of the local business community. The BBIA, however, is unlike other BIAs in the city because it has a Board committed to managing not only traditional BIA initiatives such as provision of business tools and information, graffiti removal, area marketing, promotional events and advocacy on issues of member interest but also non-traditional initiatives in economic and employment development for the area.

As we approach our fifth-year anniversary on January 1<sup>st</sup>, 2011, the question of expanding the BBIA boundaries to both the east and west – along the Rideau River and the 416 Highway – is attracting not only interest but also support from existing members and potential members alike.

Currently bounded by Woodroffe Avenue to the east and Cedarview Road to the west, the Barrhaven BIA has identified properties to both the east and west that represent a natural extension and growth of the existing district.

Since BIAs fund local initiatives with the explicit aim of effecting positive local change, the Barrhaven BIA has a two-fold aim in proposing boundary expansion:

- To continue our work reasserting the key importance of smart growth for Barrhaven; and
- To expand our programs into adjacent areas, where they will add value to property owners and businesses alike.

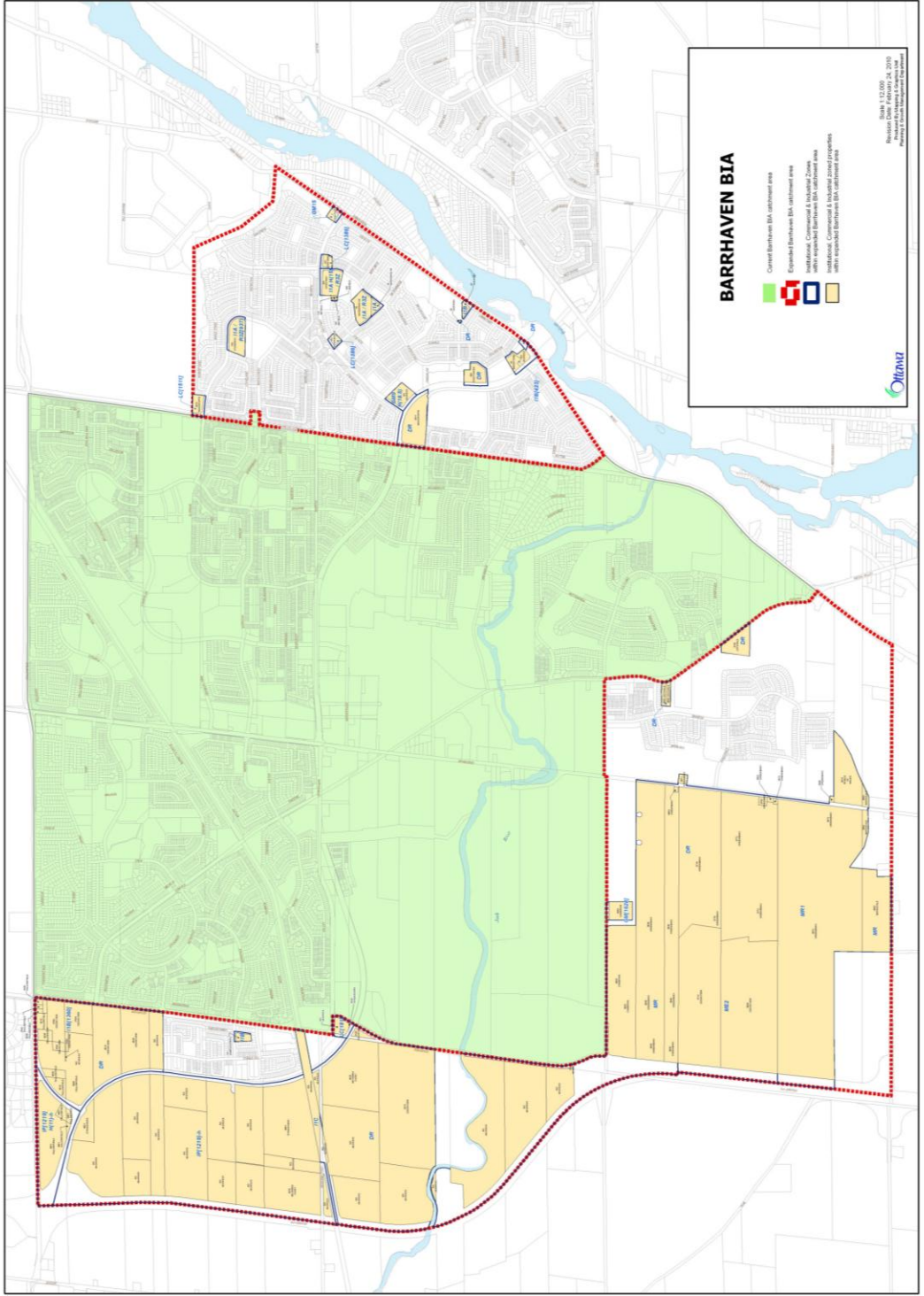
The purpose of this prospectus is to explain how a BIA model works, provide insight into the Barrhaven BIA itself, and illustrate the benefits of the boundary change being proposed.

We are seeking your support to undertake the preliminary work necessary to expand the BBIA boundaries to the east and west of the current district.

Sincerely,

Ken Ross  
BBIA Chair

Andrea Steenbakkens  
Executive Director





## THE BIA MODEL

BIAs are a well-established model of urban management utilized throughout the world, from North America, to Europe, to Africa and Australia. The first BIA ever established was Bloor West Village BIA in Toronto in 1969. In Ontario, BIA legislation was first introduced in 1970 and today, there are some 230 BIAs operating in the province, approximately 70 of which are in Toronto.

*BIAs are advocates for investors, employers, workers, residents and visitors to their districts*

A BIA is a defined geographic district established under provincial and city law. It enables both property and business owners to finance supplemental services and improvements to a level beyond that provided by local government.

The over-arching purpose of a BIA is to advocate for its members on a number of different issues, ranging from streetscape and planning, to marketing and events. Research suggests that BIAs tend to start with housekeeping services like cleaning and safety, but evolve over time to tackle increasingly sophisticated initiatives, such as advocacy and strategic planning.

*BIAs are governed by their property and business owners*

A BIA is governed by a Board of Directors that prepares an annual budget for the association and submits it to property and business owners for approval at the Annual General Meeting. Board directors are property and business owners from the district who volunteer their time and passion, on an unpaid basis, while the day-to-day operations of the BIA are typically managed by a team of professional staff, reporting to an Executive Director.

A BIA Board is elected by its members and approved by City Council, which also appoints a local councillor, or councillors, to sit on the Board. Furthermore, annual BIA budgets are submitted to City Council for approval, as well as being independently audited by external auditors.

*BIAs are member-funded and that income goes straight into district improvements*

BIAs are funded by a supplementary levy applied to the buildings within the district. This levy is calculated as a proportion of the assessed value of individual properties. Every commercial property owner, and most of their commercial tenants, are automatically included as members and required to contribute to the BIA budget. While the property owner is responsible to the City for the BIA payment, most commercial leases provide for a 'pass-through' of property assessments to commercial tenants on a pro rata basis. In this situation, the tenant is responsible for paying the BIA levy, which the property owner collects through rent.

*Levies on BIAs are determined annually and enacted in a city bylaw*

Every year the City of Ottawa enacts a bylaw outlining the levies for BIAs throughout the city. Levies are calculated for commercial and industrial categories of land, as well as for vacant land. Levies are the main source of income for BIAs.



*BIA boundary expansion in Ottawa is established through a process of consultation, discussion and agreement*

The expansion of an existing BIA must follow a clear process:

**The first step is to establish a Steering Committee**, to identify the expansion boundaries and set a date for one or more formal public information sessions.

**The second step is to hold formal public meetings to determine interest in proceeding with a change in the boundaries.** A letter is then sent to the City's Manager of Economic Development requesting Council enact a bylaw to change the boundaries and confirming that the necessary consultations have been carried out.

**The third step is to notify property owners in both the existing BIA and the proposed expansion areas.** The City sends notice by pre-paid mail to every person assessed for rateable business property within the existing and proposed new BIA boundaries.

**The fourth step is to allow sufficient time for tenants to be notified.** Property owners have 30 days to notify each tenant of the property to which the notice relates and who is required to pay all or part of the taxes on the property. Property owners have 60 days to provide the City Clerk with an up-to-date list of those tenants, as well as the share of taxes they are required to pay.

**The fifth step allows for any objections to the proposed expansion to be submitted.** Objections can be submitted to the City Clerk within a period of 60 days. Unless objections have been signed by: (i) One-third, or more, of persons entitled to the notice (commercial property owners and tenants within the existing BIA plus proposed expansion area); and (ii) the objecting owners and tenants representing of one-third, or more, of the commercial property taxes assessed in the existing BIA; or one-third, or more, of the commercial property taxes assessed in the expansion area alone, the Council will pass a bylaw expanding the boundaries.

**The sixth and final step is to ensure that all conditions have been met in expanding the BIA boundaries.** Once this has been completed, the City Clerk will issue a certificate to the City's Manager of Economic Development. Following the expansion of the BIA, the first priority of the BIA becomes that of Board composition and strategic planning.



## BARRHAVEN BIA

*The Barrhaven BIA was established on January 1<sup>st</sup>, 2006 to establish Barrhaven as a premier shopping, business and entertainment destination.*

We are the highest growth area in the City. Our boundaries were created almost 6 years ago during the formation period of the BIA. Since then, there has been significant growth and we are to see even more commercial growth over the next 5 years. We are the “Barrhaven” BIA and therefore represent all businesses here. The businesses that are not part of our BIA are able to benefit from the events, programs and projects that we undertake. The entire business community benefits from our wide-scale branding initiatives so it is only fair that all businesses should be funding these programs.

Since 2006, the organization has achieved a number of key successes to further its goal of becoming a well-planned and vibrant district. Our commitment to maintaining current and accurate market research data by way of bi-annual updates, in addition to our many programs; from area-marketing through advertising and events to and for primary and secondary market areas, gateway signs branding and highlighting our businesses, graffiti removal for all commercial properties, online and printed Business Directories- these are but a few of the tangible benefits to each and every Barrhaven business.

Specific examples of how we assist the Barrhaven business community;

### **B**randing and Promotion

- Wide-scale branding of Barrhaven as a premiere commercial area- primary, secondary and tertiary market areas. Barrhaven businesses now attract a higher proportion of customers from greater distances than in 2007
- Local event presentation and sponsorships such as our signature Spring Shopping Spree Contest, Barrhaven Santa Parade of Lights, Canada Day in Barrhaven Festival and Barrhaven Run for Rogers House to showcase our businesses to consumers which can draw more than 30,000 spectators/participants
- Barrhaven Business Directory and Mall Map, printed and circulated to the local consumers and available at [www.barrhavenbia.ca](http://www.barrhavenbia.ca) and [www.DiscoverBarrhaven.com](http://www.DiscoverBarrhaven.com)
- Seasonal advertising campaign
- Magazine articles and advertorial program
- District signage at 5 key entry points to the primary market area (Barrhaven)

### **I**nformation and Tools

- E-resources for BBIA members; using new technology and interactive features on our website- get linked in from the office
- Roundtable breakfast meetings- themed
- Property owners and managers luncheon
- Quarterly newsletters
- South Nepean Networking Breakfast
- District-wide graffiti removal program- no broken window syndrome in our community!

**Barrhaven Business Improvement Area - Ottawa, ON 613.825.8242**  
[execdirector@barrhavenbia.ca](mailto:execdirector@barrhavenbia.ca) [www.barrhavenbia.ca](http://www.barrhavenbia.ca)



## Advocacy and Protection

- Employment growth is desperately needed in our community. We advocate for economic development for our community: current shortfall of 19K+ jobs for our population; getting us on the economic development map with the City and OCRI to bring daytime consumerism to our area through bringing people in to work and retaining residents here for work is our priority
- Numerous research studies;
  - South Ottawa Transportation Study
  - Barrhaven Home-based Business Study
  - Bi-Annual Retail Commercial Market Research
  - Barrhaven Business Parks Strategy
- Speaks for all local businesses on issues important to the development of Barrhaven's business district with strong support for and protection of our area Official Plans
- Consults with City of Ottawa staff
- Makes presentations to City Council and committees
- Attends public consultations
- Liaise with other like-minded associations from the broader business community on common issues
- Development of strong partnerships with stakeholders and champions that directly influence the district
- Encouraging land owners and developers and the City to consider P3 (Public Private Partnerships) arrangements for building facilities in Barrhaven, for knowledge-based economy workers. This might involve a centre with small, contained offices for start up companies, with common areas for shared resources; professional, technical and business

*In 2010, the BIA levy for Barrhaven BIA members is less than \$0.005 per dollar of assessed land value. The City of Ottawa enacts an annual bylaw outlining the levies to be collected from BIAs in the city. Expressed as an operating cost, a typical mall/building in Barrhaven with primarily retail space would pay an estimated levy of around \$0.0005 cents/sq.ft., or \$2600 - \$3100 annually in the case of a neighbourhood strip mall.*

*Next year, the Barrhaven BIA will propose a \$185,000 operating budget. In 2011, some \$77,000 will be spent on marketing the district's events, programs for businesses and advertising campaigns. A further \$50,000 is allocated to the goal that employment growth in Barrhaven is realized. The majority of this revenue comes from the BIA membership, although we have been very successful in obtaining grants to pursue various initiatives.*

### 2011 REVENUE

BIA levy 185,000  
 Allocations 40,000  
**Total revenue \$225,000**

### 2011 EXPENSES

Administration 93,000  
 Marketing and Communications 77,000  
 Economic Development and Advocacy 50,000  
 Safety and Graffiti 5,000  
**Total expenditures \$225,000**



## BOARD OF MANAGEMENT

*The Barrhaven BIA is governed by a high-powered voluntary Board of Managers and is managed by an Executive Director. All Board members are business owners operating in the BBIA district who are passionate about continued success- not only their own but that of the greater business community.*

### CHAIR

Ken Ross  
Owner  
Ross' Independent Grocer

### VICE-CHAIR

Tom Moss  
Owner  
Fiamma

### TREASURER

Patrick Creppin  
Broker  
Creppin Realty Group

### BOARD MEMBERS

Stephen Bent  
Manager  
CIBC

Kevin Butler  
Lawyer  
Bradley, Hiscock, McCracken

Eric McSweeney  
Owner  
McSweeney and Associates

Marlene L. Grant, CGA  
Owner  
Marlene L. Grant Professional Corp

### COUNCILLORS

Jan Harder  
Municipal Councillor Ward 3  
City of Ottawa

Steve Desroches  
Municipal Councillor Ward 22  
City of Ottawa

### EXECUTIVE DIRECTOR

Andrea Steenbakkers

### MARKETING CHAIR

Patrick Creppin

### ECONOMIC DEVELOPMENT CHAIR

Stephen Bent

### SAFETY CHAIR

Vacant



## NEXT STEPS AND CONTACT INFORMATION

We are seeking your support to undertake the preliminary work necessary to expand the Barrhaven Business Improvement Area boundaries to the east and west of the current district.

The next steps include:

- Consulting with the largest property owners in the proposed expansion area;
- Ascertaining the level of support for the proposed boundary expansion; and
- Initiating the formal process with the City of Ottawa.

As the business association in Barrhaven, we are fully committed to enhancing your investment in the area. We are dedicated to working on your behalf.

We would like to thank the Downtown Yonge BIA for their gracious assistance with the preparation of this prospectus. For information about the Downtown Yonge district, where people come together in the heart of Toronto for fantastic business, shopping and entertainment experiences, visit them online at [www.downtownyonge.com](http://www.downtownyonge.com).

Please do not hesitate to contact us to discuss the boundary expansion in more detail:

### Andrea Steenbakkers

*Executive Director*

Barrhaven Business Improvement Area

407-900 Greenbank Road

Ottawa, ON

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Email: [execdirector@barrhavenbia.ca](mailto:execdirector@barrhavenbia.ca)



## APPENDIX I-

# Barrhaven BIA Levy Calculation Spreadsheet and Assessment Rates

Barrhaven \$187,500  
Includes: Industrial Classes, Minimum Per Property \$250, no maximum  
Updated Assessment

Roll Number		Property Address		Mailing Address		Class	ASSESSMENT	BIA	Amount without Minimum	Amount per Property			
120636152000000	1	RIDEAUCREST DR	5	2520 ST LAURENT BLVD		OTTAWA ON	K1H 1B1	CTN	843,000	B	635	635	
120690002000000	3500	FALLOWFIELD RD		C/O COLONNADE DEVELOPMENT INC	200-16 CONCOURSE GATE	NEPEAN ON	K2E 7S8	CTN	5,647,580	B	4,253		
120690002000000	3500	FALLOWFIELD RD		C/O COLONNADE DEVELOPMENT INC	200-16 CONCOURSE GATE	NEPEAN ON	K2E 7S8	STN	5,198,580	B	3,254	7,507	
120690004010000	0	LONGFIELDS DR		3025 ALBION RD N	PO BOX 8700 STN T CSC	OTTAWA ON	K1G 3S4	IHN	67,000	B	69	250	
120690011020000	3000	WOODROFFE AVE		3000 WOODROFFE AVE		NEPEAN ON	K2J 4G3	CTN	2,324,630	B	1,750	1,750	
120690555010000	3684	FALLOWFIELD RD		PO BOX 422 STN DON MILLS		NORTH YORK ON	M3C 2T2	CXN	449,452	B	222	250	
120691113000000	3320	FALLOWFIELD RD		C/O PETRO CANADA	PROPERTY TAX DEPT	2489 NORTH SHERIDAN WAY	MISSISSAUGA ON	L5K 1A8	CTN	873,000	B	657	657
120691114000000	3350	FALLOWFIELD RD		A-23 TRISTAN CRT		NEPEAN ON	K2E 8B9	CTN	4,397,000	B	3,311	3,311	
120691114050000	3330	FALLOWFIELD RD		874 SINCLAIR RD		OAKVILLE ON	L6K 2Y1	CTN	804,000	B	605	605	
120691345000000	2900	WOODROFFE AVE	2910	700-2081 MERIVALE RD		NEPEAN ON	K2G 1G9	CTN	5,390,000	B	4,059	4,059	
120691352000000	2950	WOODROFFE AVE		ATTN PROPERTY TAX CLERK	PO BOX 100 STN M	CALGARY AB	T2P 2H5	CTN	1,346,000	B	1,014	1,014	
120695003000000	3050	WOODROFFE AVE	3054	9-3050 WOODROFFE AVE		NEPEAN ON	K2J 4G3	CTN	2,030,775	B	1,529	1,529	
120695011010000	1481	GREENBANK RD	1681	C/O JOHN K WALKER	CORP. REALTY TAX MANAGER	115 KING ST	STELLARTON NS	B0K 1S0	SUN	123,960	B	54	
120695011010000	1481	GREENBANK RD	1681	C/O JOHN K WALKER	CORP. REALTY TAX MANAGER	115 KING ST	STELLARTON NS	B0K 1S0	STN	8,333,445	B	5,217	
120695011010000	1481	GREENBANK RD	1681	C/O JOHN K WALKER	CORP. REALTY TAX MANAGER	115 KING ST	STELLARTON NS	B0K 1S0	CUN	70,290	B	37	
120695011010000	1481	GREENBANK RD	1681	C/O JOHN K WALKER	CORP. REALTY TAX MANAGER	115 KING ST	STELLARTON NS	B0K 1S0	CTN	4,725,795	B	3,559	8,867
120695015010000	2501	GREENBANK RD	2501	ATTN: REAL ESTATE ACCT	PO BOX 770 STATION K	2180 YONGE ST 15TH FL	TORONTO ON	M4P 2V8	CTN	8,052,000	B	6,063	6,063
120695016150000	3580	STRANDHERD DR		PO BOX 422 STN DON MILLS		NORTH YORK ON	M3C 2T2	CTN	1,254,000	B	944	944	
120695016160000	3560	STRANDHERD DR	3570	C/O C FLEMMING DEVELOPMENTS LT	700-2081 MERIVALE RD	NEPEAN ON	K2G 1G9	CTN	4,573,000	B	3,443	3,443	
120695054000000	120	RIOCAN AVE	130	C/O RIOCAN PROPERTY SERVICES	315-700 LAWRENCE AVE W	NORTH YORK ON	M6A 3B4	CTN	5,869,500	B	4,420	4,420	
120695055000000	125	RIOCAN AVE	131	C/O RIOCAN PROPERTY SERVICES	315-700 LAWRENCE AVE W	TORONTO ON	M6A 3B4	CTN	5,375,790	B	4,048		
120695055000000	125	RIOCAN AVE	131	C/O RIOCAN PROPERTY SERVICES	315-700 LAWRENCE AVE W	TORONTO ON	M6A 3B4	CUN	1,273,210	B	671	4,719	
120695056500000	81	RIOCAN AVE		C/O RIOCAN PROPERTY SERVICES	315-700 LAWRENCE AVE W	NORTH YORK ON	M6A 3B4	CTN	6,500,500	B	4,895	4,895	
120695195000000	3161	GREENBANK RD	3201	C/O RIOCAN PROPERTY SERVICES	700 LAWRENCE AVE W	SUITE 315	TORONTO ON	M6A 3B4	STN	12,842,570	B	8,039	
120695195000000	3161	GREENBANK RD	3201	C/O RIOCAN PROPERTY SERVICES	700 LAWRENCE AVE W	SUITE 315	TORONTO ON	M6A 3B4	CTN	5,994,930	B	4,514	12,554
120695195500000	3691	STRANDHERD DR	3701	610-2200 YONGE ST		TORONTO ON	M4S 2C6	GTN	861,000	B	424	424	
120695196000000	70	MARKETPLACE AVE	90	C/O RIOCAN PROPERTY SERVICES	700 LAWRENCE AVE W	SUITE 315	TORONTO ON	M6A 3B4	CTN	5,749,000	B	4,329	4,329
120695196500000	3671	STRANDHERD DR	3681	610-2200 YONGE ST		TORONTO ON	M5S 2C6	CTN	2,834,500	B	2,134	2,134	
120695197000000	3651	STRANDHERD DR		C/O RIOCAN PROPERTY SERVICES	700 LAWRENCE AVE W	SUITE 315	TORONTO ON	M6A 3B4	CTN	15,014,000	B	11,306	11,306
120695198000000	101	MARKETPLACE AVE		C/O RIOCAN PROPERTY SERVICES	700 LAWRENCE AVE W	SUITE 315	TORONTO ON	M6A 3B4	CTN	4,084,310	B	3,075	
120695198000000	101	MARKETPLACE AVE		C/O RIOCAN PROPERTY SERVICES	700 LAWRENCE AVE W	SUITE 315	TORONTO ON	M6A 3B4	STN	5,834,190	B	3,652	6,728
120695199000000	71	MARKETPLACE AVE	75	C/O RIOCAN PROPERTY SERVICES	700 LAWRENCE AVE W	SUITE 315	TORONTO ON	M6A 3B4	CTN	5,379,500	B	4,051	4,051
120695200000000	3181	GREENBANK RD		1 PRESIDENT'S CHOICE CIR	4TH FLOOR SOUTH TOWER	ATTENTION: TAX DEPT	BRAMPTON ON	L6Y 5S5	CXN	401,500	B	198	250
120695201000000	0	MARKETPLACE AVE		1 PRESIDENT'S CHOICE CIR	4TH FLOOR SOUTH TOWER	ATTENTION: TAX DEPT	BRAMPTON ON	L6Y 5S5	CXN	2,128,500	B	1,049	1,049
120695202000000	61	MARKETPLACE AVE		1 PRESIDENT'S CHOICE CIR	4TH FLOOR SOUTH TOWER	ATTENTION: TAX DEPT	BRAMPTON ON	L6Y 5S5	CXN	370,500	B	183	250
120695203000000	3201	GREENBANK RD		1 PRESIDENT'S CHOICE CIR	4TH FLOOR SOUTH TOWER	ATTENTION: TAX DEPT	BRAMPTON ON	L6Y 5S5	CTN	20,805,000	B	15,666	15,666
120700008050000	3191	STRANDHERD DR		C/O FCB PROPERTY MANAGEMENT	ATTN: JOANIE MORRA	2201-4525 KINGSTON ON	TORONTO ON	M1P 2P1	STN	4,607,355	B	2,884	
120700008050000	3191	STRANDHERD DR		C/O FCB PROPERTY MANAGEMENT	ATTN: JOANIE MORRA	2201-4525 KINGSTON ON	TORONTO ON	M1P 2P1	CTN	4,133,645	B	3,113	5,997
120700008100000	3151	STRANDHERD DR		C/O FCB PROPERTY MANAGEMENT	ATTN: JOANIE MORRA	2201-4525 KINGSTON RD	TORONTO ON	M1P 2P1	STN	6,959,120	B	4,356	
120700008100000	3151	STRANDHERD DR		C/O FCB PROPERTY MANAGEMENT	ATTN: JOANIE MORRA	2201-4525 KINGSTON RD	TORONTO ON	M1P 2P1	CTN	4,863,380	B	3,662	8,019
120700008150000	3131	STRANDHERD DR		C/O FCB PROPERTY MANAGEMENT	ATTN: JOANIE MORRA	2201-4525 KINGSTON RD	TORONTO ON	M1P 2P1	CUN	96,750	B	51	
120700008150000	3131	STRANDHERD DR		C/O FCB PROPERTY MANAGEMENT	ATTN: JOANIE MORRA	2201-4525 KINGSTON RD	TORONTO ON	M1P 2P1	CTN	2,213,250	B	1,667	1,718
120701028000000	3673	JOCKVALE RD		MONARCH CONSTRUCTION LIMITED	200 VICTORIA PARK AVE		TORONTO ON	M2J 5A9	CTN	703,000	B	529	529

Barrhaven \$187,500  
Includes: Industrial Classes, Minimum Per Property \$250, no maximum  
Updated Assessment

120705031000000	3654	JOCKVALE RD	983 RIDDELL DR			KANATA ON	K2K 1X7	CTN	161,480	B	122	250
120705049000000	3788	PRINCE OF WALES DR	C/O JACK MAY PONTIAC BUICK	PO BOX 190 STN MAIN		MANOTICK ON	K4M 1A3	CUN	199,500	B	105	
120705049000000	3788	PRINCE OF WALES DR	C/O JACK MAY PONTIAC BUICK	PO BOX 190 STN MAIN		MANOTICK ON	K4M 1A3	CTN	1,113,500	B	838	944
120765245000000	3780	FALLOWFIELD RD	66 GLEN CRES			THORNHILL ON	L4J 4W6	CTN	1,470,000	B	1,107	1,107
120765246000000	3766	FALLOWFIELD RD	C/O PETRO CANADA	PROPERTY TAX DEPT	2489 NORTH SHERIDAN WAY	MISSISSAUGA ON	L5K 1A8	CTN	897,000	B	675	675
120765247000000	804	GREENBANK RD	C/O INTERBAY LOAN SERVICING CO	1205-77 BLOOR ST W.		TORONTO ON	M5S 1M2	CTN	430,000	B	324	324
120765248000000	806	GREENBANK RD	806 GREENBANK RD			NEPEAN ON	K2J 1A2	CTN	374,000	B	282	282
120765249000000	808	GREENBANK RD	808 GREENBANK RD			NEPEAN ON	K2J 1A2	CTN	508,500	B	383	383
120765249010000	810	GREENBANK RD	810 GREENBANK RD			NEPEAN ON	K2J 1A2	CTN	769,000	B	579	579
120765249020000	890	GREENBANK RD	C/O PETRO CANADA	PROPERTY TAX DEPT	2489 NORTH SHERIDAN WAY	MISSISSAUGA ON	L5K 1A8	CTN	416,500	B	314	314
120765249030000	35	LARKIN DR	C/O ADJELEIAN MANAGEMENT LTD	1-159 COLONNADE RD S		NEPEAN ON	K2E 7J4	CTN	1,525,000	B	1,148	1,148
120765249060000	10	GREEN ST	201-2280 ST-LAURENT BLVD			OTTAWA ON	K1G 4K1	CTN	1,854,500	B	1,396	1,396
120765249080000	16	GREEN ST	C/O SPENCER GROUP	309-960 TERON RD		KANATA ON	K2K 2B6	CTN	761,000	B	573	573
120765314000000	900	GREENBANK RD	400-359 KENT ST			OTTAWA ON	K2P 0R6	STN	9,179,470	B	5,746	
120765314000000	900	GREENBANK RD	400-359 KENT ST			OTTAWA ON	K2P 0R6	CTN	3,303,530	B	2,488	8,234
120766729000000	1	JOCKVALE RD	ATTN: NICHOLAS IBRAHIM	491 PLEASANT PARK RD		OTTAWA ON	K1H 5M9	CTN	1,083,000	B	815	815
120767010000000	3023	CEDARVIEW RD	C/O AXIA PROPERTY MANAGEMENT	PO BOX 8287 STATION T		OTTAWA ON	K1G 3H7	CTN	1,495,844	B	1,126	1,126
120768095000000	3001	*NEW 2(JOCKVALE RD	3013 CONGREGATION OF THE	BARRHAVEN UNITED CHURCH	3001 JOCKVALE RD	NEPEAN ON	K2J 4E4	CTN	67,090	B	51	250
120768143500000	1	TARTAN DR	C/O TAGGART REALTY MGMT	708-225 METCALFE ST		OTTAWA ON	K2P 1P9	CTN	1,219,500	B	918	918
120770031010000	3160	GREENBANK RD	1317 REVELL DR	RR 2		MANOTICK ON	K4M 1K8	CTN	427,000	B	322	322
120770031040000	3775	STRANDHERD DR	3781 PROPERTY TAX DEPT #7158	PO BOX 105842		ATLANTA GA	30348-58 USA	CTN	12,437,500	B	9,365	9,365
120770031080000	3187	STRANDHERD DR	ATTN: PRESIDENT	2851 JOHN ST SUITE 1		MARKHAM ON	L3R 5R7	CTN	3,353,000	B	2,525	2,525
120770039000000	3775	STRANDHERD DR	1-2851 JOHN ST			MARKHAM ON	L3R 5R7	STN	16,757,705	B	10,490	
120770039000000	3775	STRANDHERD DR	1-2851 JOHN ST			MARKHAM ON	L3R 5R7	CTN	4,719,146	B	3,554	
120770039000000	3775	STRANDHERD DR	1-2851 JOHN ST			MARKHAM ON	L3R 5R7	SUN	151,090	B	66	
120770039000000	3775	STRANDHERD DR	1-2851 JOHN ST			MARKHAM ON	L3R 5R7	CUN	42,620	B	22	14,132
120850127050000	0	FALLOWFIELD RD	4750 FALLOWFIELD RD			NEPEAN ON	K2J 4S4	CTN	306,228	B	231	
120850127050000	0	FALLOWFIELD RD	4750 FALLOWFIELD RD			NEPEAN ON	K2J 4S4	CUN	17,773	B	9	250
120825108000000	2838	*NEW* CEDARVIEW RD	18 BENTLEY AVE			NEPEAN ON	K2E 6T8	CTN	120,500		91	250
120825090100000	0	*NEW* FALLOWFIELD RD	PO BOX 422 STN DON MILLS			NORTH YORK	M3C 2T2	CTN	810,500		610	610
120705031000000	3654	*NEW* JOCKVALE RD	MELLAN AUDREY - TRUSTEE	983 RIDDELL DR		KANATA ON	K2K 1X7	CTN	161,480		122	250
120825130000000	4378	*NEW* MCKENNA CASEY DR	1 MOUNT PLEASANT RD	2ND FLOOR		TORONTO ON	M4Y 2Y5	CTN	532,770		401	
120825130000000	4378	*NEW* MCKENNA CASEY DR	1 MOUNT PLEASANT RD	2ND FLOOR		TORONTO ON	M4Y 2Y5	CUN	122,730		65	466
120770041050000	4100	*NEW* STRANDHERD DR	C/O CHRIS FLEMING	700-2081 MERIVALE RD		NEPEAN ON	K2G 1G9	XTN	4,960,855		3,736	
120770041050000	4100	*NEW* STRANDHERD DR	C/O CHRIS FLEMING	700-2081 MERIVALE RD		NEPEAN ON	K2G 1G9	ZTN	4,163,592		2,606	6,342
120635025000000	3033	*NEW* WOODROFFE AVE	C/O TRINITY PROPERTY HOLDINGS	359 KENT ST	4TH FLOOR	OTTAWA ON	K2P 0R6	CTN	4,249,000		3,199	3,199
120695061000000	3300	*NEW* WOODROFFE AVE	PROPERTY TAX DEPT	2489 NORTH SHERIDAN WAY		MISSISSAUGA ON	L5K 1A8	CTN	887,000		668	668
									262,447,410		<b>\$186,666</b>	<b>\$187,620</b>