

# Multifamily Building

Bill 23 + New Official Plan



Ottawa  
General  
Contractors

*Your renovation specialist.*

# Who are we?



## **Fares Elsabbagh**

Project Consultant at Ottawa General Contractors  
15 Years experience in Design + Build Construction  
Main focus is on low-rise apartment construction  
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## **Nick Karrandjas**

Project Consultant at Ottawa General Contractors  
15 Years experience in Design, Preliminary Planning and Construction  
Main Focus is on large-scale renovations  
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# Ottawa General Contractors

- Residential Design + Build firm in Ottawa
- Experts in Building code, design, and construction
- A-Z Design + Build Firm: From Design to full construction
- Experts in Major renovations and Low-rise Multifamily Apartment Construction



Phone Number	Address
613-225-991	1886 Merivale Unit 200



# Why are we here?

- Recent changes that will affect every homeowner/investor in Ottawa - What are they?
- Bill 23 + Ottawa's New Official Plan
  - Recently became law by the Province of Ontario.
  - Many items are covered in this bill, but most importantly we will discuss the items that affect every homeowner.
- Want to discuss how homeowners / investors can take advantage of this opportunity



# Bill 23: Introduction

- Recently passed in November 2022, received Royal Assent
- Covers many items, but we will focus on items that affect homeowners / investors
- This is still new and up for interpretation



# Bill 23: Address the Missing Middle

- What is the missing middle?
- Convert your single home into a 3 unit building / property
- 3 units within existing structure or
- House + Basement Apartment + Coach/ Mini Home
- Effective Immediately



# Bill 23: Site Plan Control

- What is Site Plan Control?
- Removed for projects 10 units and fewer
- Limitations on the Municipalities

## Typical items Site Plan Control Cover:

- the location of buildings
- landscaping
- waste and recycling containers
- traffic and pedestrian access
- interior walkways (if the public has access to them)
- exterior design matters (if identified in the official plan)



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# Bill 23: Development Charges

- Exemptions for Affordable residential units
- Discounts for developments
  - 25% reduction for 3 bedrooms
  - 20% reduction for 2 bedrooms
  - 15% all other cases
- Exemption for 1 unit conversion to 3 unit projects - Missing Middle
- Municipalities must spend 60% of their development charge reserved fund for priority services



# Ottawa's Official Plan

- Covers 1000 pages very heavy document
- General theme is to build more, faster and higher
- We are experts in the new Official Plan and can help get more out of your property

## Main Takeaways

- City is now broken down by what they call Transects
- Along major road, minor corridors and close to 400M of a Major Transit Stations, the Province and City is encouraging intensification through low and mid rise apartment builds
- Ex: Minor Corridors : Fisher, Richmond etc
- Reduce or eliminate parking requirements that could hinder the feasibility of a low or mid rise apartment project



# THE MONEY \*\* (not actual financial advice)

8 UNIT PROFORMA		
<b>INCOME</b>		
Total Monthly Rent	\$16,000	
Gross Rents		\$192,000
<b>Total Revenue</b>		<b>\$192,000</b>
Less 2% Vacancy	\$3,840	<b>\$188,160</b>
<b>EXPENSES</b>		
Property Tax		\$18,500
Insurance		\$11,000
heat (add for hydro)		\$8,000
water/sewer		\$5,000
<b>Total Expenses</b>		<b>\$42,500</b>
<b>Net Operating Income</b>		<b>\$145,660</b>
Cap Rate		5.00%
New Mortgage		\$2,140,000
Mortgage Payments	\$11,265	\$135,180
		\$135,180
<b>CashFlow</b>		<b>\$10,480</b>

  

Refinance Scenario	
Property FUTURE Value	\$2,913,200
Refinance 75%	\$2,184,900
Land Cost	\$600,000
Construction Costs	\$1,800,000
Soft Costs	\$120,000
<b>Total Payouts</b>	<b>\$2,520,000</b>
<b>EQUITY GAIN</b>	<b>\$393,200</b>



# NEXT STEP

- **FREE CONSULTATION:**

- Site Review
- Zoning
- Concept floor plans
- Project Proposal
- Proforma

## HOW TO REACH US

- LIVE CHAT / WEBSITE - ask for NICK \*investment project\*

- [ottawageneralcontractors.com](http://ottawageneralcontractors.com)

- OGC Phone 613-225-9991

## REACH ME DIRECT - NICK

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