

To: Economic and Development Services Committee

From: Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department

Report Number: ED-25-114

Date of Report: November 26, 2025

Date of Meeting: December 1, 2025

Subject: Application Under the Urban Growth Centre Community
Improvement Plan, 50 Richmond Street East, Richmond Real
Estate Inc.

Ward: Ward 4

File: 12-04-5137

1.0 Purpose

The purpose of this Report is to recommend that Council approve an application submitted by Richmond Real Estate Inc. (the “Owner”) under the Urban Growth Centre Community Improvement Plan (“C.I.P.”) for an Increased Assessment Grant to facilitate its proposed development at 50 Richmond Street East (the “Subject Site”).

The proposed development consists of a medical clinic and pharmacy within the currently vacant commercial condominium units (Units 114, 115, and 116) located at 50 Richmond Street East (collectively referred to as the “Premises”).

The proposed development of the Premises will be 492.39 square metres (5,300 sq. ft.) in size.

Attachment 1 is a map showing the location of the Subject Site and the existing zoning for the area.

Attachment 2 is a copy of the Business Plan which includes renderings of the proposed interior floorplans submitted by the Owner for the Premises.

Attachment 3 is a copy of the application package submitted by the Owner requesting certain incentives under the Urban Growth Centre C.I.P. for the Premises.

2.0 Recommendation

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-25-114 dated November 26, 2025, the application submitted by Richmond Real Estate Inc. under the City's Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant for the redevelopment of Units 114, 115 and 116 at 50 Richmond Street East into a medical clinic and pharmacy be approved in general accordance with the comments contained in said Report, and that the Increased Assessment Grants be \$14,156.54 for Unit 114, \$16,987.85 for Unit 115, and \$16,987.85 for Unit 116 amounting to a total Increased Assessment Grant of \$48,132.24 spread over a nine (9) year period.
2. That, pursuant to Report ED-25-114 dated November 26, 2025, the Commissioner, Economic and Development Services Department, be authorized to enter into an agreement with Richmond Real Estate Inc. or a corporation to be named later, under the City's Urban Growth Centre Community Improvement Plan to implement Part 1 above, in a form and content satisfactory to the Commissioner, Economic and Development Services Department, and the City Solicitor.

3.0 Input From Other Sources

The following have been consulted in the preparation of this Report:

- Commissioner, Corporate and Finance Services Department
- City Solicitor

4.0 Analysis

4.1 Proposed Development

The Premises consists of three (3) adjacent vacant commercial condominium units within a mixed-use residential/commercial building located at 50 Richmond Street East in the Downtown Oshawa Urban Growth Centre, at the southeast corner of Richmond Street East and Mary Street North (see Attachment 1).

The proposed redevelopment entails the conversion of Units 114, 115, and 116 into an integrated medical clinic and pharmacy, comprising a total floor area of 492.39 square metres (5,300 sq. ft.), with a complete interior renovation. The proposed design is provided in Attachment 2. In correspondence dated October 6, 2025, the Owner advised that building permit drawings will be submitted to the City's Building Services Branch by the end of the year.

The Subject Site is designated as Downtown Oshawa Urban Growth Centre in the Oshawa Official Plan and is zoned UGC-B ("Urban Growth Centre") as per Zoning By-law 60-94, as amended (the "Zoning By-law").

4.2 Urban Growth Centre Community Improvement Plan

On May 2, 2016, the Urban Growth Centre C.I.P. was adopted by City Council.

The Urban Growth Centre C.I.P. is intended to encourage economic development in the Downtown Oshawa Urban Growth Centre through a variety of grant programs.

The Urban Growth Centre C.I.P. specifies that an Increased Assessment Grant may be provided on a sliding scale for part or all of the increase in City taxes attributable to the improvement of a property located within the Urban Growth Centre Community Improvement Project Area. Specifically, an Increased Assessment Grant can be used to reimburse the owner a portion of the increased property taxes resulting from the successful development of a site, on a declining basis over a nine (9) year period (e.g. 90% in Year 1, 80% in Year 2, 70% in Year 3, etc.). A grant is only paid following the completion of work, a final successful building inspection and the payment in full of property taxes for each year.

An Increased Assessment Grant is provided to the registered owner of the property or the declarant of a condominium on an annual basis. The declarant is the original developer that constructed the development.

The Increased Assessment Grant applies to the construction/creation of residential, non-residential and mixed-use buildings that result in an increase in assessed value. Any application for an Increased Assessment Grant must be approved by Council.

4.3 The Requested Incentives

On August 27, 2025, the Owner submitted an application under the Urban Growth Centre C.I.P. requesting the following incentives with respect to their proposed redevelopment of the Premises:

- An Economic Stimulus Grant;
- A Façade and Accessibility Improvement Grant;
- An Upgrade to Building, Fire, and Electrical Safety Codes Grant; and,
- An Increased Assessment Grant.

The Owner's request for a Façade and Accessibility Improvement Grant, Economic Stimulus Grant, and an Upgrade to Building, Fire, and Electrical Safety Codes Grant under the City's Urban Growth Centre C.I.P. will be advanced and processed separately by the Business and Economic and Development Services branch and does not require City Council direction at this time.

4.4 Application for an Increased Assessment Grant under the Urban Growth Centre Community Improvement Plan

The Urban Growth Centre C.I.P. includes an Increased Assessment Grant program which:

- Reimburses the property owner a portion of the City taxes attributable to the improvement and/or redevelopment of a property.

- Financially assists the property owner and serves to phase-in the impact of tax increases which would be experienced after a project opens.
- Recognizes that the project might not occur save and except for the Increased Assessment Grant and that the City and community ultimately benefit from the project and its increased assessment/tax base in later years, on-going spin-offs, etc.
- Specifies that following completion of the work, a final building inspection and the payment of all property taxes for each year, the Increased Assessment Grant would be provided on a declining basis over a nine-year period: 90% in Year 1, 80% in Year 2, 70% in Year 3, etc.

The 2025 assessment of the Premises is \$153,000 (CT – Commercial Taxable), equating to City taxes of approximately \$1,426.76 per year, based on the 2025 commercial tax rates.

The Owner estimates that the post development assessed value of the proposed development of the Premises will be \$1.3 million (this figure is not confirmed by the Municipal Property Assessment Corporation “M.P.A.C.”).

It is estimated that the City will realize taxes of \$12,122.81 per year upon completion of the proposed development of the Premises based on the 2025 commercial tax rates.

Finance Services estimates that the value of the Increased Assessment Grant using the standard Table 1 contained in Appendix 1 of the Urban Growth Centre C.I.P. (i.e. increase in pre- and post-development taxes returned to property owner on a declining basis over a 9 year period – 90% Year 1, 80% Year 2, etc.) is \$48,132.24 for all three units, over a 9-year period based on an estimated assessed value (post development) of approximately \$1.3 million using the 2025 commercial tax rates. More specifically, Finance Services estimates that the value of the Increased Assessment Grant is \$14,156.54 for Unit 114, \$16,987.85 for Unit 115, and \$16,987.85 for Unit 116. This means that over the 9-year period there is a “balance”: Richmond Real Estate Inc. receives a total grant of \$48,132.24, and the City retains \$48,132.24 of the property taxes attributable to the increased assessed value resulting from the development.

Staff have no objection to the approval of the Owner's Increased Assessment Grant application, as it:

- Conforms with the City's Urban Growth Centre C.I.P.;
- Encourages the redevelopment of vacant commercial units within the City's Downtown Urban Growth Centre consistent with the Oshawa Official Plan and Envision Durham;
- Will help facilitate the creation of new commercial sector jobs;
- Encourages redevelopment that may not otherwise occur; and,
- Provides the downtown with a new medical clinic and pharmacy.

As a condition of receiving the Increased Assessment Grant, it is recommended that the Owner be required to enter into an agreement with the City to ensure certain performance criteria are met. These generally include, but are not necessarily limited to, the following:

- A building permit for the redevelopment of Units 114, 115, and 116 must be issued by February 1, 2026 and that construction activity commence within six (6) months of permit issuance;
- The project must be completed and available for use by September 30, 2026 to the satisfaction of the Chief Building Official;
- The Director, Planning Services, must approve an Accessibility Plan, with input from the Oshawa Accessibility Advisory Committee, and this Plan must be implemented and maintained;
- The Premises must be maintained in accordance with the Property Standards By-law 1-2002, as amended, and the Ontario Building Code during the period of the Increased Assessment Grant;
- Richmond Real Estate Inc. shall continuously comply with any City agreement and City by-laws;
- That any Increased Assessment Grant will only be provided to Richmond Real Estate Inc. after all applicable City taxes have been paid by the Owner;
- Where possible, the Owner shall use local trades and suppliers. The Owner agrees to establish an appropriate notification program to the satisfaction of the Director, Planning Services, to make local trades and suppliers aware of the proposed development and allow them an opportunity to bid on the proposal; and,
- Any other appropriate criteria considered advisable by the City Solicitor and Commissioner, Economic and Development Services Department.

5.0 Financial Implications

If approved by Council, and once the Increased Assessment Grant is complete, the City will realize increased taxation revenue of approximately \$12,122.81 per year for the project based on the 2025 commercial tax rates. This is an increase of approximately \$10,696.05 in taxes per year.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

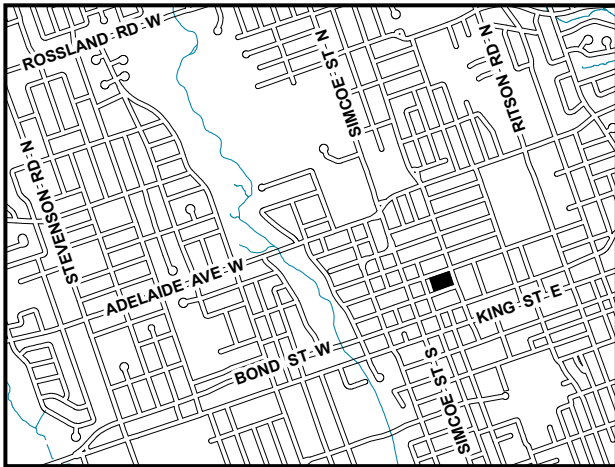
“Care: Safe and Sustainable Environment” with the goal to collaborate and advocate for effective services, programs, and community safety and well-being support.

A handwritten signature in blue ink, appearing to read 'Tom Goodeve'.

Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services

A handwritten signature in blue ink, appearing to read 'Anthony Ambra'.

Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department



Item: ED-25-114
Attachment 1

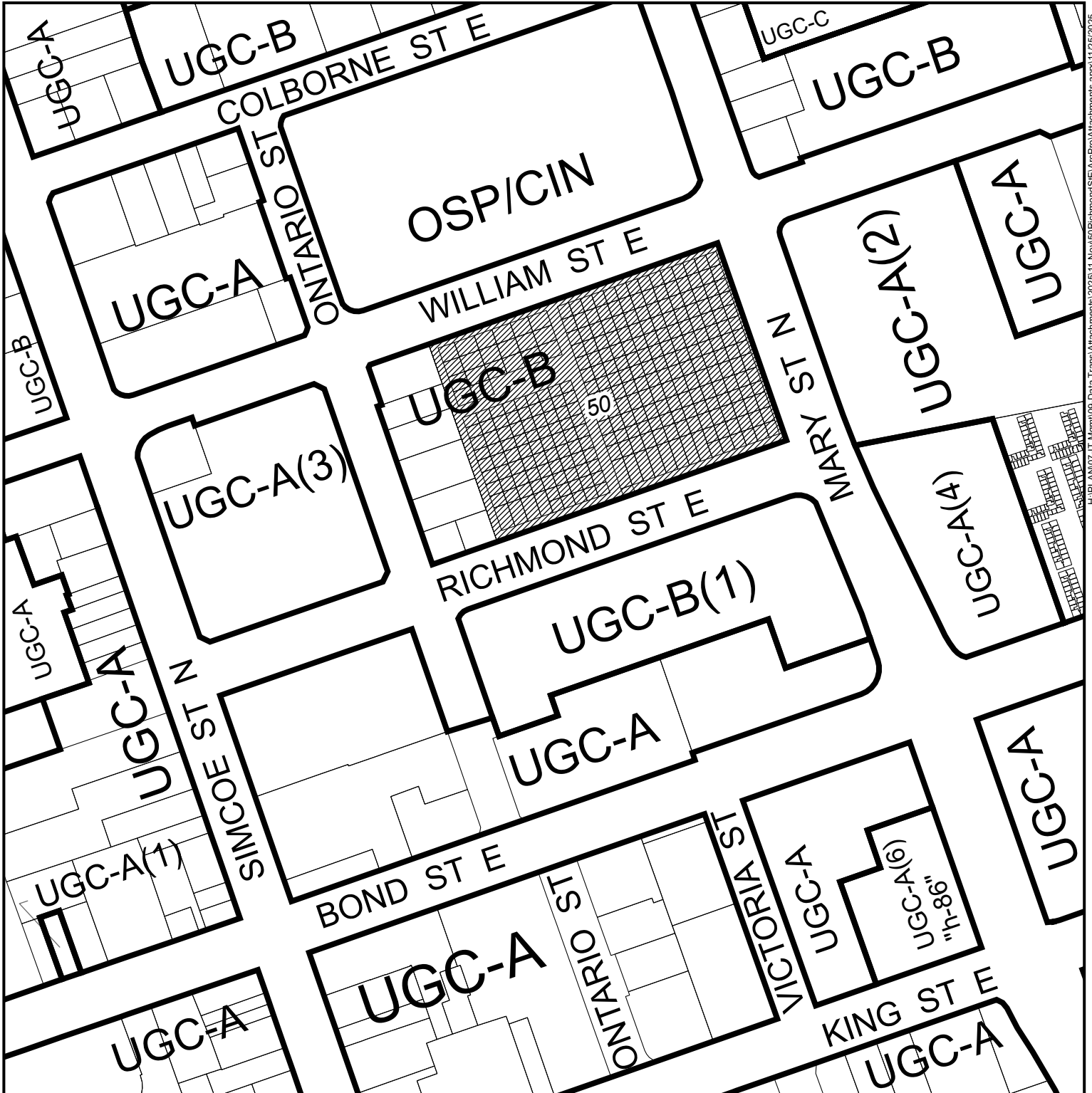
Economic and Development Services

Subject: Application Under the Urban Growth Centre
Community Improvement Plan,
50 Richmond Street East,
Richmond Real Estate Inc

Ward: Ward 4
File: 12-04-5137



Subject Site



Durham Medical Center &
Durham Medical Pharmacy
(Name to be confirmed)

Business Plan

Date: November 2025

Executive Summary

The Durham Medical Center and Durham Medical Pharmacy will transform 5,337 sq. ft. of vacant commercial space into a multidisciplinary healthcare hub.

- The project requires approximately \$1.25M in leasehold improvements and medical equipment, with financing sought to complete the build.
- Once operational, the clinic and pharmacy will employ 22 staff, including 8 family physicians, 4 specialists, 6 support staff, a clinic manager, a pharmacist, a registered pharmacy technician, and a pharmacy assistant.
- The business will fill the medical services vacuum left by the closure of the Oshawa Clinic King St. location in 2024, and the relocation of the Medical Trust Clinics' location on Simcoe Street at the beginning of 2025. This new clinic will directly address the physician shortage in the downtown core.
- The combined clinic-pharmacy model provides revenue diversification and long-term sustainability.
- The site is located within Oshawa's designated Urban Growth Centre, an area prioritized by the City for revitalization and investment.

Owner/Management Background

The Durham Medical Center and Durham Medical Pharmacy are being developed under the leadership of the Working Partner who brings a unique mix of financial expertise, real estate experience, and project management skills to the venture.

- Professional Designations: MBA, CFP (Certified Financial Planner), CIM (Chartered Investment Manager), FMA (Financial Management Advisor).
- Financial Services Experience: Over two decades of experience in the financial sector, including strategic and financial planning and business development. This ensures rigorous oversight of financing, budgeting, and cash flow management.
- Real Estate Expertise: Licensed Realtor with experience in commercial real estate transactions, site evaluations, lease negotiations, and project build-outs. This expertise enables effective coordination with contractors and optimization of the property's value.
- Project Leadership: Proven record in managing complex, multi-stakeholder projects, investor interests, and operational needs. Skilled in overseeing permitting, compliance, and integration of medical and pharmacy operations.
- This background ensures the project is executed with financial discipline, strategic foresight, and operational excellence, providing confidence to lenders and investors.

Partner background All the partners in the projects are health care professionals, including three specialist physicians and two pharmacists (own 4 other pharmacies).

Corporate Structure The project involves two distinct entities: Durham Medical Center and Durham Medical Pharmacy.

Durham Medical Center (Clinic Corporation)

- Role: Multidisciplinary medical services provider (family practice, walk-in, specialists).
- Operating Model: Physicians bill OHIP directly and remit 25–30% of billings to cover overhead.

Durham Medical Pharmacy (Pharmacy Corporation)

- Role: Community pharmacy integrated with the medical centre.
- Regulatory Requirement: Ontario College of Pharmacists mandates majority pharmacist ownership.

Management Officers

- President – Working Partner
- Secretary – Physician
- Treasurer – Pharmacist

Financial Model

- Clinic: Physicians bill OHIP and contribute 25–30% of billings for overhead.
- Pharmacy: Revenues from dispensing, clinical services, and front-store sales.

Market Opportunity

- Urban Growth Centre: The property is located within Oshawa's Urban Growth Centre, which qualifies the project for Community Improvement Plan (CIP) incentives and underscores its importance to downtown revitalization.
- Downtown Growth: Multiple residential towers under construction are expanding the patient base (see Appendix B).
- Medical Gap: The closure of the Oshawa Clinic King St. branch and the Medical Trust Clinics' Simco St. location creates a unique opportunity to recruit physicians and attract patients (see Appendix C).
- Strategic Location: Corner frontage, interior mall access, underground parking, and flexible zoning.
- Competition: Nearby clinics are at capacity; limited alternatives available.

Facility & Improvements - See appendix A for Floorplan

- Full renovation with 20 exam rooms, pharmacy dispensary, reception
- HVAC, plumbing, and electrical upgrades to medical-grade standards.
- Fixtures: Examination tables, diagnostic equipment, pharmacy shelving, safes.
- Accessibility: Automatic doors, barrier-free washrooms, widened doorways.
- Security: Cameras, access control, reinforced glass, pharmacy time-delayed safes.

Budget: \$1.25M in leasehold improvements and equipment.

Estimated Costs & Work Description	
HVAC, Electrical, Plumbing	\$370,000
Flooring, Walls, Ceilings	\$230,000
Accessibility Upgrades (ramps, washrooms, power doors)	\$50,000
Built-in Cabinetry & Partitions	\$140,000
Signage & Façade Touch-Ups	\$25,000+
Security, Lighting & Data Infrastructure	\$70,000
Pharmacy Fixtures & Fit-Out	\$160,000
Medical Clinic Fixtures & Equipment (exam tables, diagnostic chattels, IT, furniture)	\$120,000
Permits, Architectural, Engineering & Legal Fees	\$35,000
Contingency (approx. 4%)	\$50,000
Total	\$1,250,000

Staffing Plan:

- 8 Family Physicians;4 Specialists
- 6 Support Staff
- 1 Clinic Manager
- 1 Pharmacist; 1 Registered Pharmacy Technician
- 1 Pharmacy Assistant
- Total: 22 staff positions created.

Grant Programs Applied For:

***See attached CIP Grant Application Package for expanded details.

- Economic Stimulus Grant Program
 - ☐ Qualifies due to extensive leasehold improvements and medical equipment investments of \$1.25M
 - ☐ Clinic and pharmacy will create 22 new jobs, including 8 family physicians, 4 specialists, 6 support staff, a clinic manager, 1 pharmacist, 1 registered technician, and 1 pharmacy assistant
 - ☐ Use includes healthcare and pharmacy services (professional service use)
 - ☐ Located in former BIA boundary, meets maximum scoring criteria
 - ☐ Meets long-term lease conditions
- Increased Assessment Grant Program
 - ☐ Will trigger property reassessment post-completion
 - ☐ Applying prior to permits as required
 - ☐ All taxes current and compliant
- Façade and Accessibility Improvement Grant Program
 - ☐ Façade upgrades and power door openers included
 - ☐ Cost allocation exceeds minimum thresholds
- Upgrade to Building, Fire and Electrical Safety Codes Grant Program
 - ☐ Safety upgrades (fire code, electrical, HVAC) included in project scope

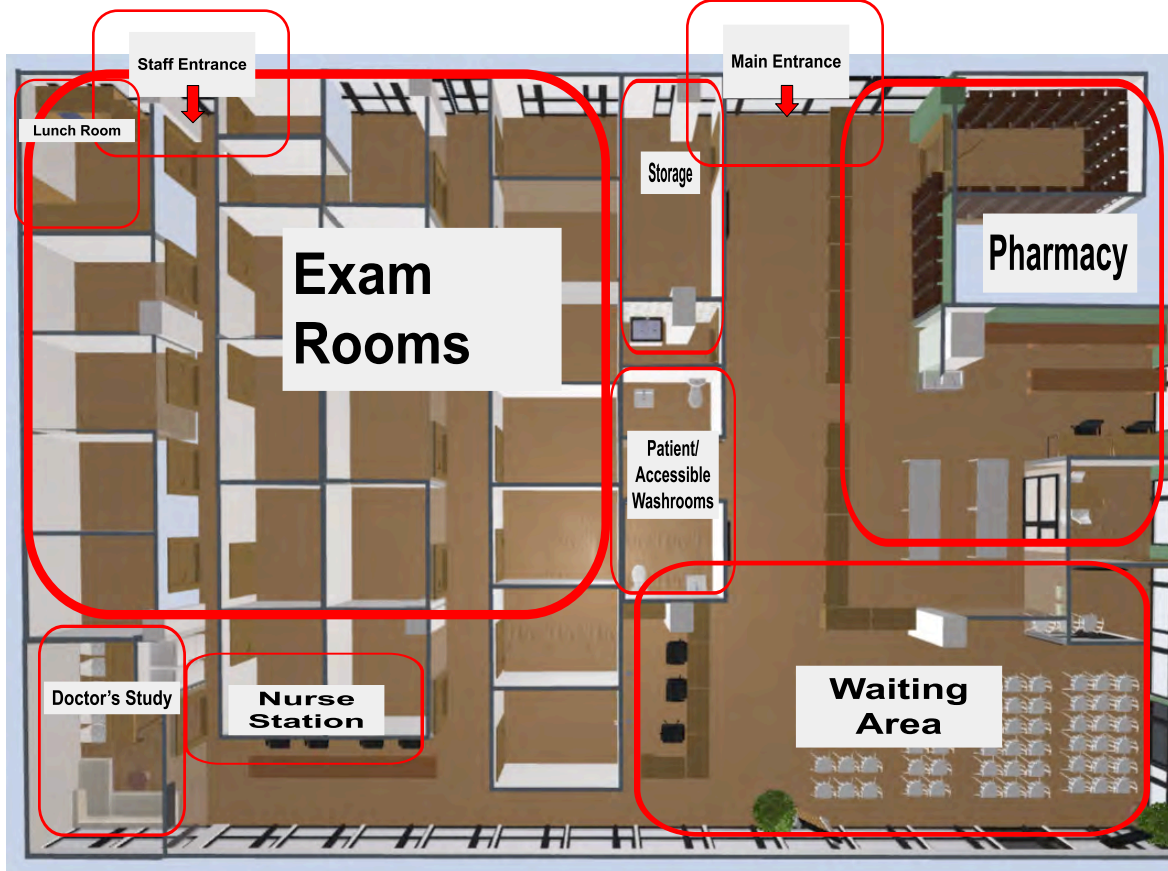
Conclusion

With physician-owners, investor backing, and a strong downtown location, the Durham Medical Center and Durham Medical Pharmacy are well-positioned to address Oshawa's healthcare gap while providing sustainable financial returns. The separation of real estate from operations, compliance with pharmacy ownership rules, balanced equity distribution, and a capable management team with strong financial and real estate expertise make this a compelling investment and financing opportunity.

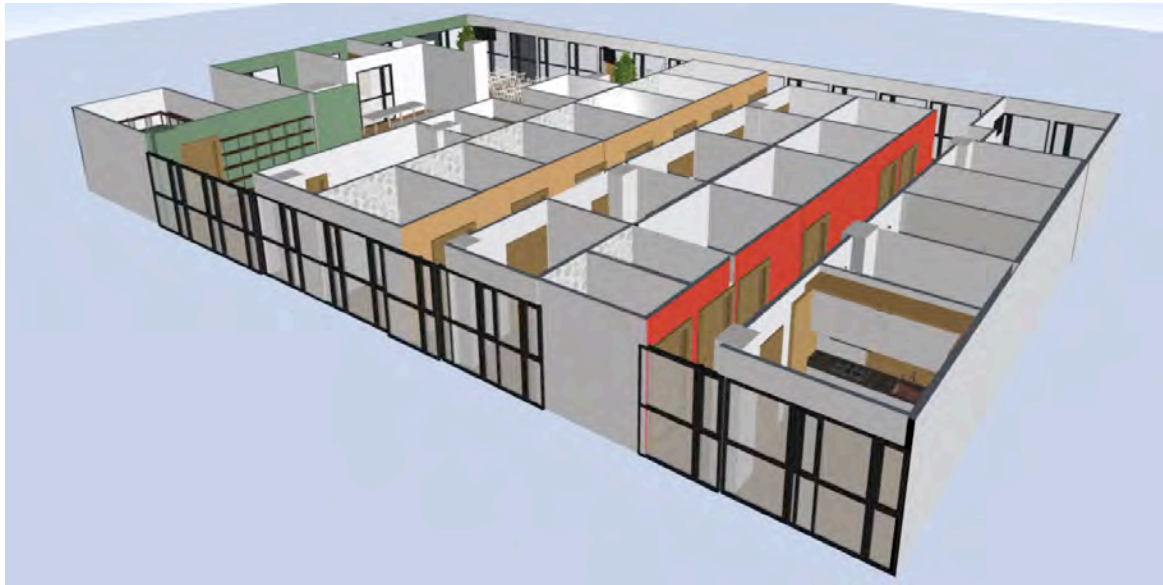
See attached:

- Appendix A: Proposed Floorplan & Renderings
- Appendix B: Surrounding Development
- Appendix C: Filling Community need/Medical Vacuum

Appendix A: Proposed Floorplan & Renderings







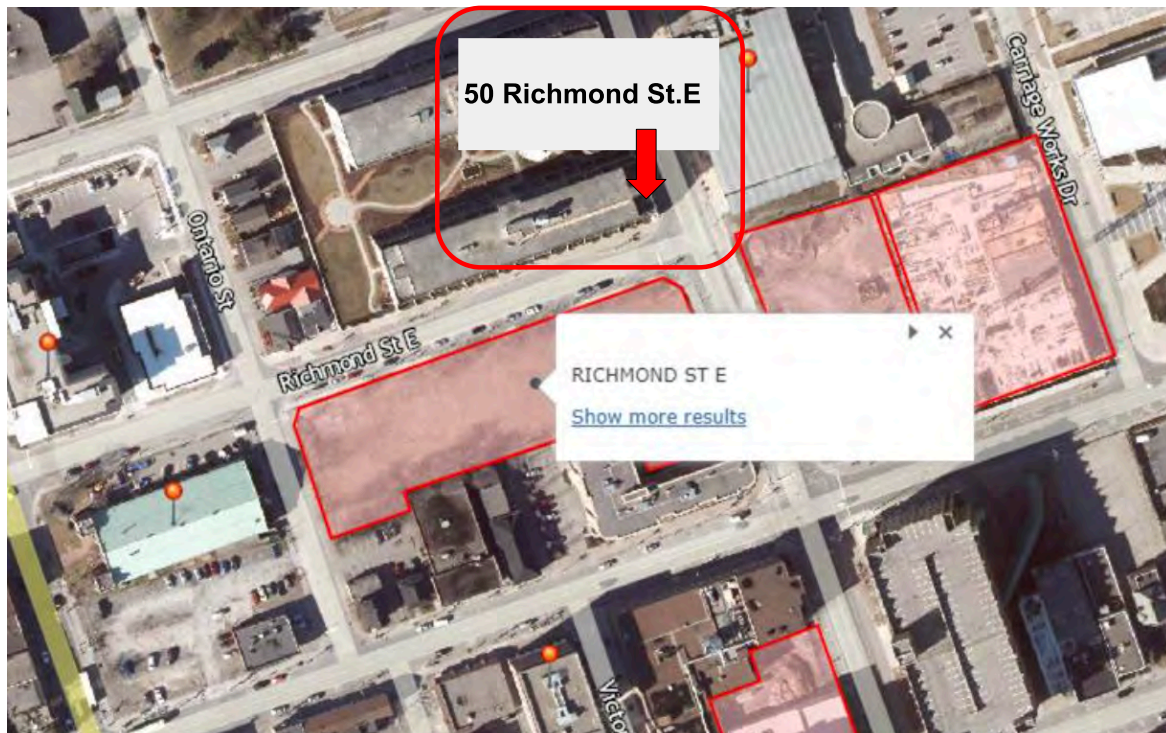


Appendix B: Surrounding Development



Immediate Development

- 50 Richmond St. (Red box)-Our units are on the south east corner by the red arrow
- New Development (shaded red)
 - 80 Bond St., diagonal corner of Mary/Richmond-Already built
 - New 18 storey condo directly across on Richmond St.- In development
 - New condo-Approved for development (adjacent to 80 Bond. St.)



Previous site of the Medical Trust Clinic

**50 Richmond St.E
(Site for New Durham Medical Center & Pharmacy)**

Previous site of the Oshawa Clinic

Urban Growth Centre Community Improvement Plan (CIP) Grant Application Package

Project Description

We plan to develop a 5,300 square foot medical clinic and pharmacy in three adjacent, long-vacant commercial condo units located within the Oshawa Urban Growth Centre at 50 Richmond St. E. The units have been vacant since Covid, and the project will serve a recognized under-served population with access to family physicians, allied health providers, and pharmacy services.

The space requires approximately \$1.25 million in leasehold improvements and medical equipment to bring it up to medical-grade standards, comply with current fire/building codes, and meet accessibility requirements. Improvements will include full interior fit-out, HVAC, plumbing, partitions, security, telecommunications, clinical fixtures, and pharmacy infrastructure.

Grant Programs Applied For

- Economic Stimulus Grant Program
- Increased Assessment Grant Program
- Façade and Accessibility Improvement Grant Program (if applicable) Upgrade to Building, Fire and Electrical Safety Codes Grant Program (optional)

Estimated Costs & Work Description

Category	Estimated Cost
HVAC, Electrical, Plumbing	370,000
Flooring, Walls, Ceilings	\$230,000
Accessibility Upgrades (ramp, doors)	\$50,000
Built-in cabinetry and partitions	\$140,000
Signage, Façade Touch-Up	\$25,000
Security, Lighting, Data Infrastructure	\$70,000
Medical Clinic Fixtures, Equipment (exam tables, IT, Furniture)	\$160,000
Permits, Architectural & Legal	\$65,000
Permits, Architectural & Legal	\$65,000
Total	\$1,250,000

Approximate date of construction start: Dec 1, 2025

Approximate date of construction completion: Aug 1, 2026

Supporting Documentation (to be attached)

- Two quotes from contractors (1 local to Durham)
- Preliminary floor plan/site plan
- Architectural renderings (if available)
- Signed lease (or ownership documents)
- 12-month lease agreement with 36-month option (for Economic Stimulus Grant)
- Proof of property tax status (not in arrears)
- Evidence of vacancy since July 2022 (e.g. previous MLS, declaration)
- Business plan or executive summary
- List of anticipated jobs created (e.g., 18–20 staff, including 12 doctors and 6–8 support)

Economic Stimulus Grant

1. Leasehold improvements:

The proposed improvements include a full leasehold renovation of a 5,300 sq. ft. commercial condo (three adjacent units) to meet medical and pharmacy facility standards.

This includes new HVAC, electrical, and plumbing systems; installation of 18 exam rooms, a pharmacy dispensary, and waiting areas; barrier-free accessibility upgrades; medical cabinetry and fixtures; pharmacy shelving and safes; as well as IT and telecommunication infrastructure.

Total investment is estimated at \$1.25M.

Renovations are planned to begin immediately upon grant approval and permitting, with an estimated 6–9 month construction period. The clinic and pharmacy are expected to be fully operational within 12-16 months of approval.

2. Safety and Security Features

- **Controlled Access:** Keycard/fob entry for staff; secure, monitored entrances for patients; restricted after-hours access.
- **Surveillance & Monitoring:** High-definition security cameras, monitored alarm system, and security lighting inside and outside the premises.
- **Medication Security:** All narcotics and opioids stored in locked safes and secured dispensary areas, compliant with Health Canada regulations, with access limited to licensed staff.
- **Loitering & Safety Measures:** Design features such as clear sightlines, exterior lighting, and regular staff monitoring to discourage loitering, with policies in place to address vulnerable populations respectfully while protecting the premises.

- Theft & Diversion Prevention: Secure pharmacy layout and protocols to minimize the risk of robbery, theft, or diversion of controlled substances.
3. Please indicate what the unit(s) will be used for (i.e. innovation or science establishment, professional services, restaurant, etc.). Be as specific as possible:

The units will be used for a multidisciplinary medical clinic and full-service community pharmacy.

The clinic will provide primary care (8 family physicians) and specialized medical services (4 specialists), supported by nursing and administrative staff. Services will include preventive care and chronic disease management.

The pharmacy will provide dispensing, patient counselling, vaccinations, chronic disease monitoring, and health screenings.

Together, the clinic and pharmacy will improve healthcare access for an underserved area, create 22 local jobs, and revitalize a long-vacant commercial unit in Oshawa's Urban Growth Centre.

Façade and Accessibility Grant Program

1. Please describe the façade and/or accessibility improvements below:

The project will include façade upgrades to modernize and refresh the appearance of the unit and ensure it aligns with the Urban Growth Centre's revitalization goals. Improvements will include updated signage, exterior lighting, and glass/front entrance treatments to improve visibility, safety, and wayfinding for patients.

Accessibility upgrades will be undertaken to ensure full compliance with the Accessibility for Ontarians with Disabilities Act (AODA) and to make the facility welcoming to all patients. These upgrades include:

- Installation of automatic power door operators at all main entrances.
- Construction of barrier-free washrooms.
- Accessible reception and waiting areas with appropriate counter heights and seating.
- Widened hallways and doorways to accommodate mobility devices.
- Clear signage, visual contrast, and tactile wayfinding features for patients with visual impairments.
- These improvements will ensure the clinic and pharmacy are safe, accessible, and patient-friendly, while enhancing the streetscape and contributing to the broader revitalization of Downtown Oshawa.

2. Please describe any safety and security features:

- Controlled Access: Keycard/fob entry for staff; secure, monitored entrances for patients; restricted after-hours access.
- Surveillance & Monitoring: High-definition security cameras, monitored alarm system, and security lighting inside and outside the premises.
- Medication Security: All narcotics and opioids stored in locked safes and secured dispensary areas, compliant with Health Canada regulations, with access limited to licensed staff.
- Loitering & Safety Measures: Design features such as clear sightlines, exterior lighting, and regular staff monitoring to discourage loitering, with policies in place to address vulnerable populations respectfully while protecting the premises.
- Theft & Diversion Prevention: Secure pharmacy layout and protocols to minimize the risk of robbery, theft, or diversion of controlled substances.

3. Please describe the materials to be used for any façade improvements (i.e. stone, brick, granite, stucco, etc.):

Improvements will focus on upgrading our individual commercial units at 50 Richmond Street East.

- Materials include aluminum composite signage panels with LED backlit features, tempered safety glass with decorative vinyl treatments, and anodized aluminum entrance doors with automatic power operators for accessibility.
- Unit-specific LED exterior lighting will be installed to improve visibility and safety.
- Where feasible and approved, awning signage will be updated and composite planters will be added to enhance the corner frontage.
- All improvements are designed to be durable, modern, and consistent with the existing building aesthetic while enhancing accessibility and patient experience

Upgrade to Building and Fire Codes Grant Program

1. Please describe the upgrade to building and fire code improvements below: The project will include extensive upgrades to bring commercial units 114, 115, 116 at 50 Richmond St. East into compliance with the Ontario Building Code, Fire Code, and Accessibility for Ontarians with Disabilities Act (AODA). Planned improvements include:

- Fire & Life Safety: Installation of a modern fire alarm system with interconnected smoke/heat detectors, sprinkler system upgrades, emergency exit signage, and fire-rated doors and partitions.
- Electrical & HVAC: Full electrical rewiring to current safety codes, energy-efficient lighting, and upgraded HVAC systems with medical-grade ventilation for infection control.

- Accessibility Compliance: Barrier-free washrooms, widened corridors, and power door operators to ensure AODA compliance.
- Structural Enhancements: Reinforced walls and fire separations to meet safety standards.

2. Please describe any safety and security features:

- The facility will incorporate multiple safety and security features to protect staff, patients, and medications:
- Secure Medication Storage: Controlled-access pharmacy areas with locked cabinets, safes, and restricted entry for opioids and other sensitive medications.
- Surveillance & Monitoring: Interior and exterior security cameras, alarm systems, and monitored access control at all main entry points.
- Crime Prevention Design: Well-lit entryways, transparent storefront glazing for visibility, and layout features to discourage loitering and unauthorized access.
- Staff & Patient Safety: Panic buttons, secure staff-only zones, and enhanced lighting in common areas and parking access points.
- How many residential and/or commercial units are being upgraded?
- A total of three (3) adjoining commercial condominium units located at the corner of Mary Street and Richmond Street East are being upgraded. These units will be consolidated to create a 5,300 sq. ft. integrated medical clinic and pharmacy, with a complete interior build-out and full code-compliant improvements.
- Safety upgrades (fire code, electrical, HVAC) included in project scope

Increased Assessment Grant

- Current assessed value: Current Assessed Value (MPAC CVA): \$153,000 (combined for all three units at 50 Richmond St. East)
- Estimated post-development assessed value: Approximately \$1,400,000 – \$1,500,000, reflecting the \$1.25M in leasehold improvements, medical equipment, and accessibility upgrades.

Note: The final assessed value will be determined by MPAC upon completion of construction and revaluation. This estimate demonstrates a substantial increase in property value, directly aligned with the objectives of the Increased Assessment Grant Program.