



**Notice and Statement of the Receiver**  
**(Subsection 245(1) and 246(1) of the Bankruptcy and Insolvency Act)**

**IN THE MATTER OF THE RECEIVERSHIP OF  
EVOKE DEVELOPMENTS OTTAWA GP CORP.  
AND EVOKE DEVELOPMENTS OTTAWA, LP**

The receiver gives notice and declares that:

1. On May 21, 2024, the Ontario Superior Court of Justice (East Region) (the “**Court**”) granted an order (the “**Receivership Order**”), pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C 1985 c. B-3 and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43., appointing Alvarez & Marsal Canada Inc. (“**A&M**”) as receiver and manager (the “**Receiver**”) of all of the assets, undertakings and properties (the “**Assets**”) of Evoke Developments Ottawa GP Corp. and Evoke Developments Ottawa, LP (collectively, the “**Company**”), including the land and premises located at 1546 Scott Street, Ottawa Ontario (the “**Property**”).

2. The undersigned took possession of the Property on the 21<sup>st</sup> day of May, 2024.

3. The following information relates to the receivership:

Debtor:	Evoke Developments Ottawa GP Corp. and Evoke Developments Ottawa, LP
Principal Line of Business:	Property Holding Company
Location of the Property:	1546 Scott Street, Ottawa, ON K1Y 4S8
Parcel/PIN:	PCL 3-3, SEC 58; PT LTS 3 & 4, PL 58; N/S BULLMAN ST; PT LTS 3 & 4, PL 58 S/S SCOTT ST PT LTS 1290, 1292 & 1303, PL 157, PTS 6, 8 & 10 4R6192, S/T & T/W LT625664; OTTAWA PIN 04034-0023 (LT)
Description of Property	27,170 sqft parcel, with a single storey building, and 46 paved surface parking spaces

4. The Receiver understands the following in respect to the Property:

- a) a Zoning By-law Amendment and Site Plan Control application was submitted to the City of Ottawa on November 29, 2021 to permit a 25-storey mixed-use apartment building containing 230 dwelling units and 222 square meters of ground floor commercial (with a total of 176 parking spaces); and
- b) the Property is currently under lease with Brewers Retail Inc. (The Beer Store).

5. Based on the Company's limited books and records, as at April 30, 2024, the estimated book value of the Assets were as follows:

<b>Cad \$000s</b>	<b>Estimated Book Value</b>
Work-in-Progress*	\$14,050

\*A breakdown of the Work-in-Progress or updated financial information was not available as of the date of this notice.

**Realizable values may materially different from the above. The Receiver has not audited, reviewed or otherwise attempted to verify the accuracy of the foregoing.**

6. Based on a parcel register search as of May 28, 2024, the sole creditor appearing to hold a security interest in the Property is Starbank Developments 2000 Corp ("**Starbank**"). Starbank is owed approximately \$8.5 million.
7. Based on the limited financial information provided to the Receiver to date, the Company's unsecured creditors may be:
- a) RHH Rental Properties Ltd., which is owed approximately \$1.2 million; and
  - b) The City of Ottawa for an unknown amount owed for property taxes.
8. Attached as "**Appendix A**" is a list of all known creditors as at May 21, 2024. This information has not been audited or verified by the Receiver.
9. The Receiver's intended plan of action during the receivership is to evaluate realization strategies and options for the Property and execute a realization process in respect of same.
10. A copy of the Receivership Order and all other materials filed with the Court in these proceedings will be posted to the Receiver's website at <https://www.alvarezandmarsal.com/evoke> as that information becomes available. Should you have any questions, please contact Christian Vit at [cvit@alvarezandmarsal.com](mailto:cvit@alvarezandmarsal.com) or at 647-925-5862.

Dated at Toronto, this 29<sup>th</sup> day of May, 2024.



---

**ALVAREZ & MARSAL CANADA INC.  
IN ITS CAPACITY AS COURT-APPOINTED RECEIVER OF  
EVOKE DEVELOPMENTS OTTAWA GP CORP. AND  
EVOKE DEVELOPMENTS OTTAWA, LP  
AND NOT IN ITS PERSONAL CAPACITY**

Per: Stephen Ferguson  
Senior Vice President



APPENDIX A  
IN THE MATTER OF THE RECEIVERSHIP OF  
EVOKE DEVELOPMENTS OTTAWA GP CORP. AND EVOKE DEVELOPMENTS OTTAWA, LP

PRELIMINARY LIST OF CREDITORS

SECURED CREDITORS*	ADDRESS	CITY	PROVINCE/STATE	PC/ZC	COUNTRY	AMOUNT
STARBANK DEVELOPMENTS 2000 CORP.	1918 AVENUE ROAD	TORONTO	ON	M5M 4A1	CANADA	8,493,799.37
<b>TOTAL SECURED CREDITORS</b>						<b>8,493,799.37</b>

*\*The validity of these creditors' security has yet to be confirmed.*

UNSECURED CREDITORS	ADDRESS	CITY	PROVINCE/STATE	PC/ZC	COUNTRY	AMOUNT
RHH RENTAL PROPERTIES LTD. O/A REID'S HERITAGE PROPERTIES	1515 GORDON STREET, SUITE 203	GUELPH	ON	N1L 1C9	CANADA	1,181,282.24
THE CITY OF OTTAWA	110 LAURIER AVENUE WEST	OTTAWA	ON	K1P 1J1	CANADA	TBD
<b>TOTAL UNSECURED CREDITORS</b>						<b>1,181,282.24</b>

SUPPLEMENTARY	ADDRESS	CITY	PROVINCE/STATE	PC/ZC	COUNTRY
CANADA REVENUE AGENCY	4695 SHAWINIGAN-SUD BOULEVARD	SHAWINIGAN	QC	G9P 5H9	CANADA