



Township of West Lincoln Brownfield Community Improvement Plan

Public Meeting #1

June 17, 2010





Topics

1. What are Brownfields?
2. The Brownfield Challenge for Municipalities
3. Impediments to Brownfield Redevelopment
4. Benefits of Brownfield Redevelopment
5. Brownfield Legislation/Regulations
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7. What is a CIP?
8. Brownfield CIP Process and Deliverables
9. Preliminary Goals for the West Lincoln Brownfield CIP
10. Financial Incentive Programs
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What are Brownfields?

- NRTEE defines “brownfields” as **abandoned, idled or underutilized industrial or commercial properties** where past actions have known or suspected environmental contamination, but where there is an active potential for redevelopment.
- Typical examples – heavy industrial manufacturing (metals, glass, chemicals), petroleum storage, printers, dry cleaners, landfills, gasoline stations, etc...
- Can also include certain types of farming operations, storage operations, institutional uses, etc...
- Estimated 30,000+ brownfield sites in Canada



What are Brownfields?





The Brownfield Challenge for Municipalities

- How can brownfield sites negatively impact a community?
 - Potentially harm the environment and human health
 - Stigma associated with environmental contamination
 - Lower property values and property tax revenues;
 - Can lead to neighbourhood and employment area deterioration and result in blighted areas;
 - Significant opportunity cost – less than optimal use of existing infrastructure;
 - Limit economic growth;
 - Increases pressure for development of greenfield sites/development of agricultural lands.

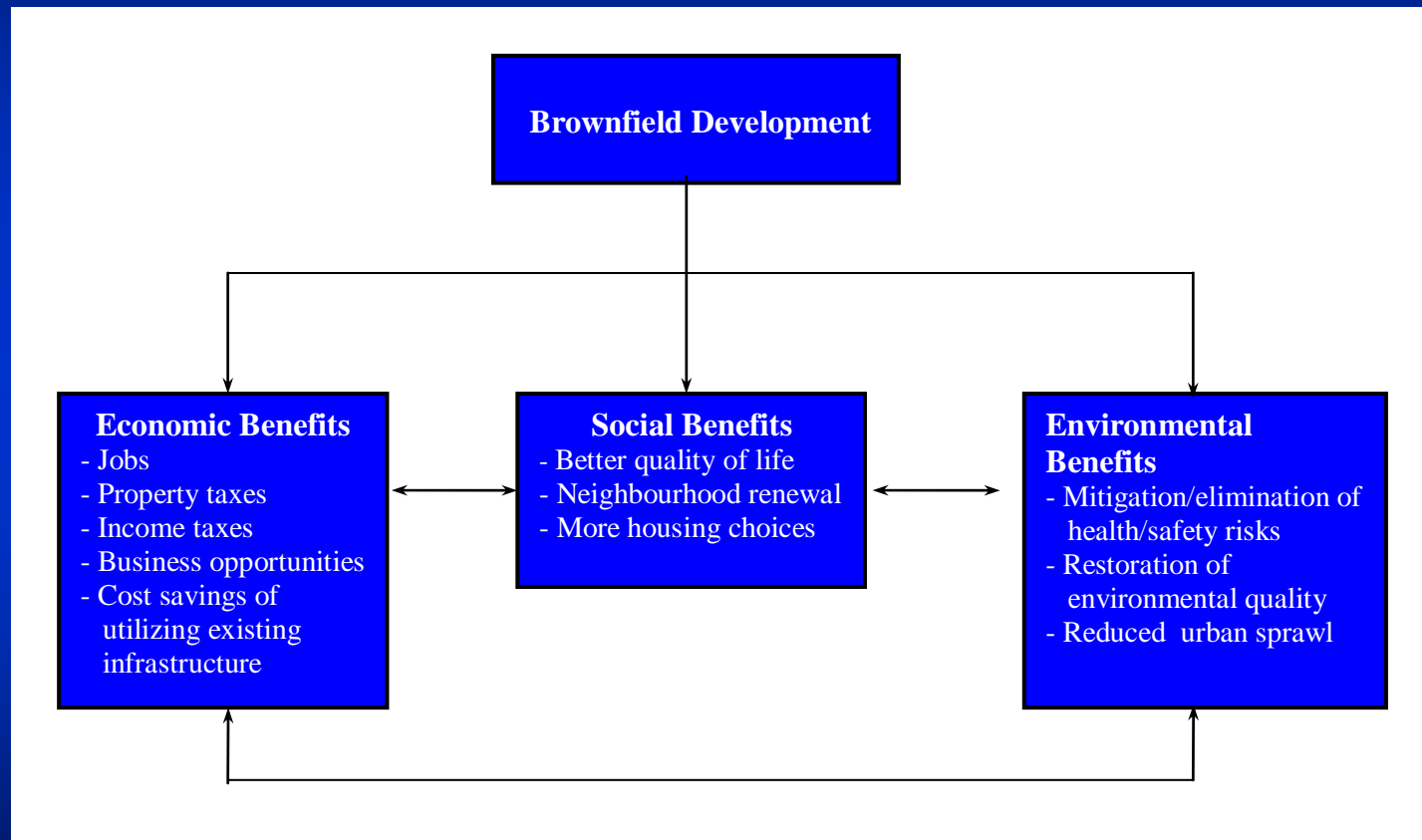


Impediments to Brownfield Redevelopment

- Lack of funding to conduct upfront environmental site assessments
- Cost and lack of funding to conduct environmental remediation
- Difficulty obtaining financing for brownfield projects
- Fear of environmental liability – regulatory (Ministry of Environment) and civil liability
- Complexity and uncertainty of MOE regulatory approvals process = additional time and expense
- Brownfields stigma/ perception of risk
- Lack of awareness and understanding of benefits and opportunities for brownfield redevelopment



Benefits of Brownfield Redevelopment



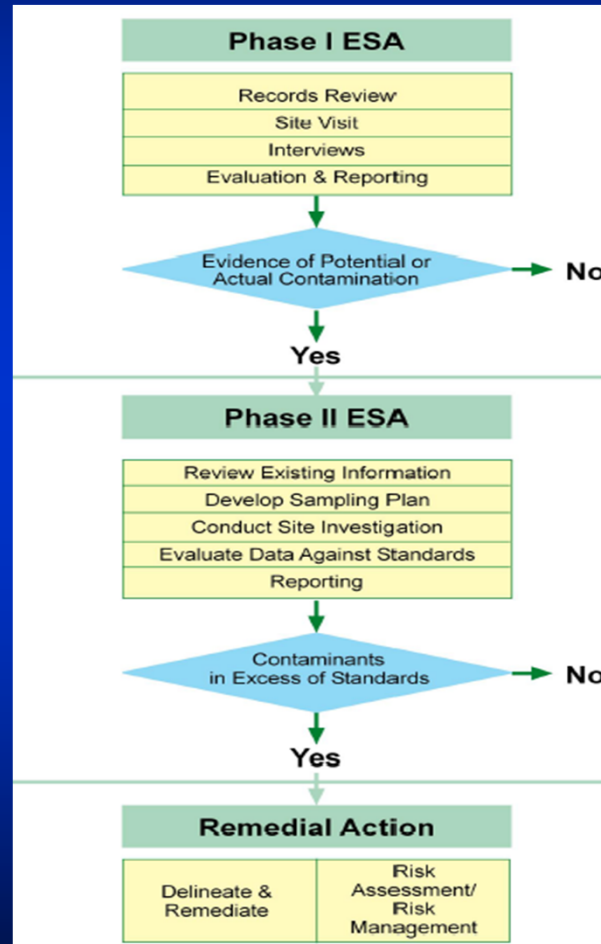


Benefits of Brownfield Redevelopment

- Studies have shown that:
 - Value of properties within 2.5 km. of a redeveloped brownfield can increase by an average 10%
 - Every \$1 spent on brownfield development generates \$3.80 in total economic output
 - Every hectare of brownfield redeveloped for residential can save as much as \$66,000 a year in total transportation costs
 - Every acre of brownfield land redeveloped can save 4.5 acres of greenfield land
- Redevelopment of brownfields is the epitome of “Smart Growth”



Brownfield Legislation/Regulations





Brownfield Legislation/Regulations

- Recent Amendments to Ontario Regulation 153/04 (effective July 1, 2011)
 - New requirements for Phase I and Phase II ESAs
 - Strengthened soil and groundwater standards
 - Streamlined Risk Assessment
 - Transition Provision





Tools to Promote Brownfield Redevelopment

- Community Improvement Plans
 - Financial Incentive Programs
 - Municipal Leadership Actions
- Marketing of Redevelopment Opportunities



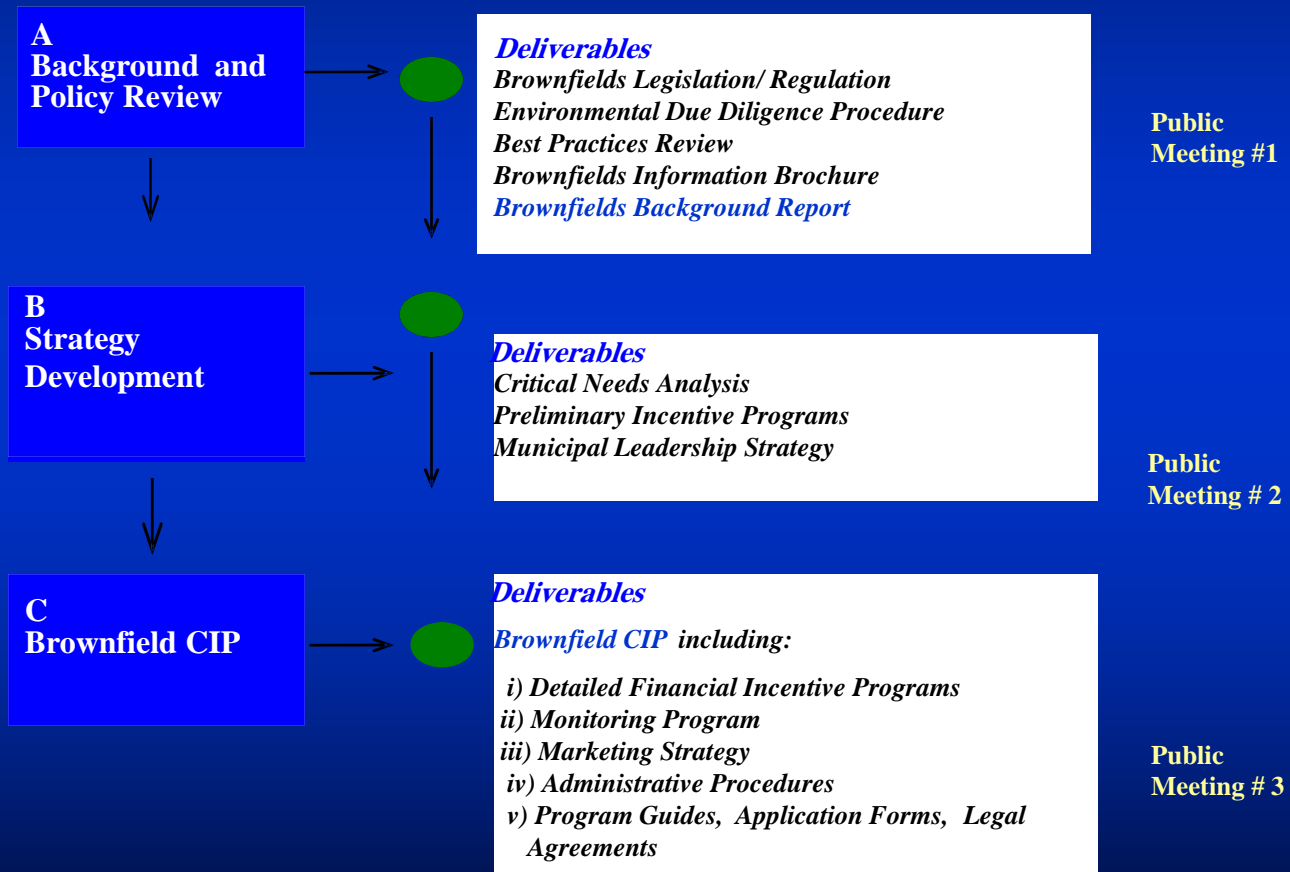


What is a CIP?

- S. 106 of Municipal Act prohibits bonusing
- S. 28 of Planning Act - exception for CIP's
- Municipality may designate a community improvement project area
- Once CIP is approved, a municipality may:
 - acquire, lease, sell, hold, clear, or otherwise prepare land for community improvement
 - construct, repair, rehabilitate or improve buildings on municipal land
 - make grants/loans to owners, tenants and their assignees to pay for eligible costs as specified in the CIP
- Official Plan must have appropriate policies that enable preparation of CIP and municipal use of financial incentive programs.



Brownfield CIP Process and Deliverables





Preliminary Goals for the West Lincoln Brownfield CIP

- Improve environmental health and public safety
- Improve the physical and visual quality of brownfield sites
- Retain and increase employment opportunities
- Increase assessment values and property tax revenues
- Stimulate private sector investment in brownfield remediation, rehabilitation, adaptive reuse and redevelopment
- Make more efficient use of existing infrastructure and services
- Reduce urban sprawl and its related costs
- Improve energy efficiency of new and existing buildings
- Provide opportunities for affordable housing and mixed uses/ live-work opportunities



Financial Incentive Programs

- Best Practices Review – comparison of 10 Ontario municipalities, including Niagara Falls and Welland
 - Types of Incentive Programs Offered
 - Municipal Leadership Programs
 - Geographic Approach to Brownfield Redevelopment
 - Planning Policies
 - Data Bases and Inventories
 - Marketing and Education Programs
 - Monitoring Programs
 - Implementation Experience and Results



Financial Incentive Programs

Type of Program	Municipality									
	Niagara Falls	Welland	Brantford	Brockville	Chatham-Kent	Cornwall	Guelph	Kingston	Kitchener/Waterloo Region	Hamilton
1) Environmental Assessment Grant	X	X	X	X	X	X	X	X	X (part of tax-increment based grant)	X
2) Project Feasibility Study Grant					X	X				
3) Remediation Loan										X
4) Tax-Increment Based Grant	X	X	X	X	X	X	X	X	X	X
5) Tax Assistance (Freeze/ Cancellation)	X	X	X	X	X	X	X	X		X
6) Development Charge Reduction/Waiver	X	X	X					X	X	X
7) Planning, Development and Building Permit Fees Grant/Waiver/ Rebate		X		X		X		X		
8) Failed Tax Sales Policy/ Tax Arrears Cancellation			X			X	X	X		X
9) Municipal Leadership/ Brownfield Pilots	X	X	X		X	X	X	X		X
10) Planning Policies for Brownfields	X	X	X				X		X	X
11) Brownfields Database	X	X	X	X		X	X			X
12) Marketing and Education	X	X	X		X		X	X	X	X
13) Performance Monitoring	X	X		X	X		X		X	X



Conclusion

- Comprehensive partnership approach with the Township and key stakeholders to understand their needs and goals
- Consultation with key stakeholders and the public will inform process at each major step
- Focus is on generating a realistic results-oriented CIP
- Please fill in and submit comment sheets





Questions and Answers
