

Municipal Perspectives

Centre for Urban Research and Land Development's
Brownfield Policy Seminar
November 23, 2015



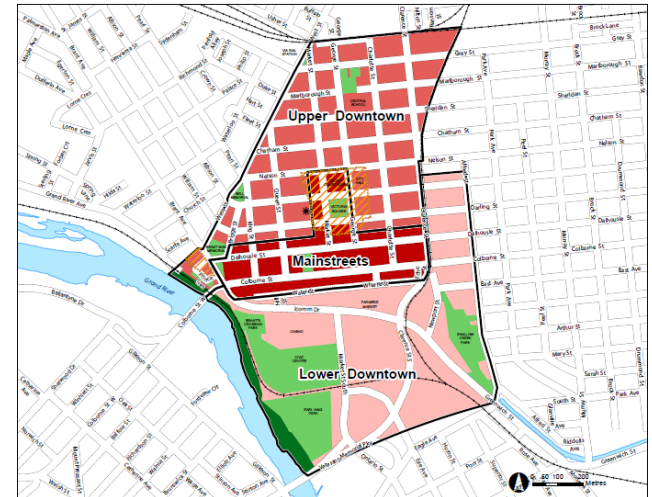
City of Brantford



- * 2011: 93,650
- * 2031: 152,000
- * Characteristics:
 - 1-2 hour commute from many major urban centres
 - Downtown university and college campus

Growth Plan for the Greater Golden Horseshoe

- A minimum of 40% of all new residential development to occur within existing built-up area through intensification
- Downtown Urban Growth Centre to achieve density of 150 persons and jobs per developable hectare



Financial Incentive Programs

- 1. Development Charges Reduction**
 - DCs reduced = remediation expenses
 - Reduction applied at time of building permit
 - Timeline: 8-12 weeks from remediation completion
- 2. Tax Increment Grant Program**
 - Tax rebate = remediation expenses + Phase 1 and 2 ESAs
 - Rebate received after MPAC reassessment
 - Timeline: up to 1 to 2 years from remediation completion

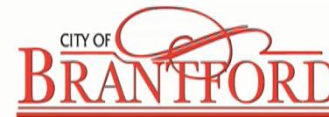
Key Success Factors

- * Partnerships
- * Information and Resources
- * Comprehensive Plans



2012 Brown to Gold Workshop Series

- * Partnered with Brantford Homebuilders Association
- * Panel Discussion:
 - Developers Perspective
 - Legal Perspective
 - Financing Perspective
 - Consultants' Perspective



Transforming Brown to Gold

November 14, 2012

a Workshop presented by:

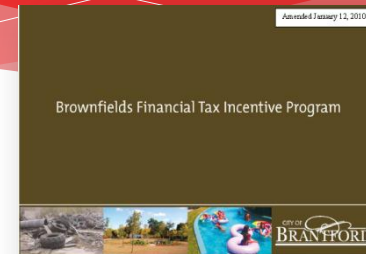
the Brantford Home Builders' Association

in co-operation with

The City of Brantford Brownfields Community Advisory Committee



Information Packages



PROPERTY INFORMATION

Address: 2 Durosswood Mary Street
 Parcel Size: Approx. 3.8 acres
 Zoning: P2 - Residential Con-venion
 Nearby Uses: Residential, Industrial

CURRENT STATUS

Plot used on the site former hydro station (1958) National Cleaners & Driers, 1968-79
 Saffron Any Warehouse, 1990-2007
 Robert's Refrigeration, 2008 - Present
 Management Assessment:
 Site is currently vacant
 44 foot frontage off of Murray Street. Additional access from Brock Street and Durosswood Street
 No children are unattended on assessment site as of 10/13/2010

EXISTING ZONING

2010 AERIAL PHOTO

#166 Greenwich Street

CITY OF BRANTFORD BROWNFIELD PROGRAMS
 More information about these programs can be found at www.brantford.ca.on.ca/brantford

Brownfield Sites Community Improvement Plan (CIP) 2008	Brownfield Financial Tax Incentive Program (BFTIP)	Developer Credits
The Brantford City CIP includes the City of Brantford to develop a program to develop priority and investment in revitalizing brownfield sites. An investment package of \$1.5 million is available for the development of priority sites. The program is a partnership between the City and the Brantford Development Corporation.	The BFTIP provides a rebate on the remediation cost of a portion of property taxes paid on a site eligible for the remediation and development program. A Phase One and Two Environmental Site Assessment (ESA) is required to confirm that the site is eligible.	For the remediation and development costs, a developer can receive a credit of up to 10% of the total remediation and development costs. The credit is applied to the property taxes paid on the site.

BFTIP Sample Calculation

Eligible Remediation Cost Estimate	
Remediation Costs	
Phase I & II Environmental Report	\$80,183
Environmental Cleanup	\$231,250
LVM Environmental Inspection Costs	\$75,000
Removal of Fill from Site, Importation of New Soil, Tipping Fees	\$110,000
Misc. Consulting, MOE Reporting & Follow-up	\$65,000
Contingencies	\$129,670
Total Remediation Costs	\$695,583
Development Charges	
Residential Units	17
Single Family	\$7,318 per unit
Eligible Remediation Costs	\$575,233

Rebate Calculation	
Current Taxes on Property	\$3,200 annually
Calculation of Taxes for Rebate	
Future Taxes, 17 Units @ \$244,000/Unit MPAC	\$4,176 annually
Less Current Annual Taxes on Property	\$3,200 annually
Annual Increase in taxes	\$46,296 annually
Recovery Period =	\$575,233 divided by \$46,296 = 12.4 Years

www.brantford.ca/brownfields



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Brownfields



Update

6th Annual Brownfields Event!

Transforming Brown to Gold Bus Tour, November 16, 2013

Transforming Brown to Gold - the Bus Tour Edition held on November 16, 2013, was a success! Thank you to all who participated. If another tour is held, notice will be provided. The tour looked at available, transitioning, remediated, and redeveloped sites in Brantford and learn about their development potential and success stories. This event was proudly hosted by the City of Brantford Brownfield Community Advisory Committee, in cooperation with the Brantford Home Builders' Association.

What is a Brownfield?

Brownfield sites are commercial or industrial properties that are underused, vacant or abandoned and contain (or are perceived to contain) industrial wastes or environmental contaminants. Brantford City Council, through Bylaw 68-2006, has approved the following definition of a "brownfield site":

"A 'brownfield site' is hereby defined to be a lot (as that term is defined in Bylaw 160-90) which, as a result of past uses, does not comply with the applicable provincial environmental standards for its existing or proposed uses."

Why are brownfields a problem?

Abandoned brownfield sites have been a considerable problem in Brantford. They have been the location of serious fires, some of which have caused the evacuation of neighbourhoods and the hospitalization of residents. Also, since many brownfield sites have been abandoned by their owners, property taxes are not being paid and considerable municipal resources are being used for policing, fire suppression, inspections for fire prevention, bylaw enforcement and property standards, and the maintenance of infrastructure. The City has come to the conclusion that brownfield sites are a problem that must be dealt with.

Unfortunately, taking over these sites involves assuming the environmental liability associated with previous industrial or commercial activities, and clean-up is usually very expensive. On top of this, brownfields also suffer from a myriad of other problems that discourage their potential for redevelopment, including

- Being occupied by outdated and poorly maintained buildings:

Popular Services

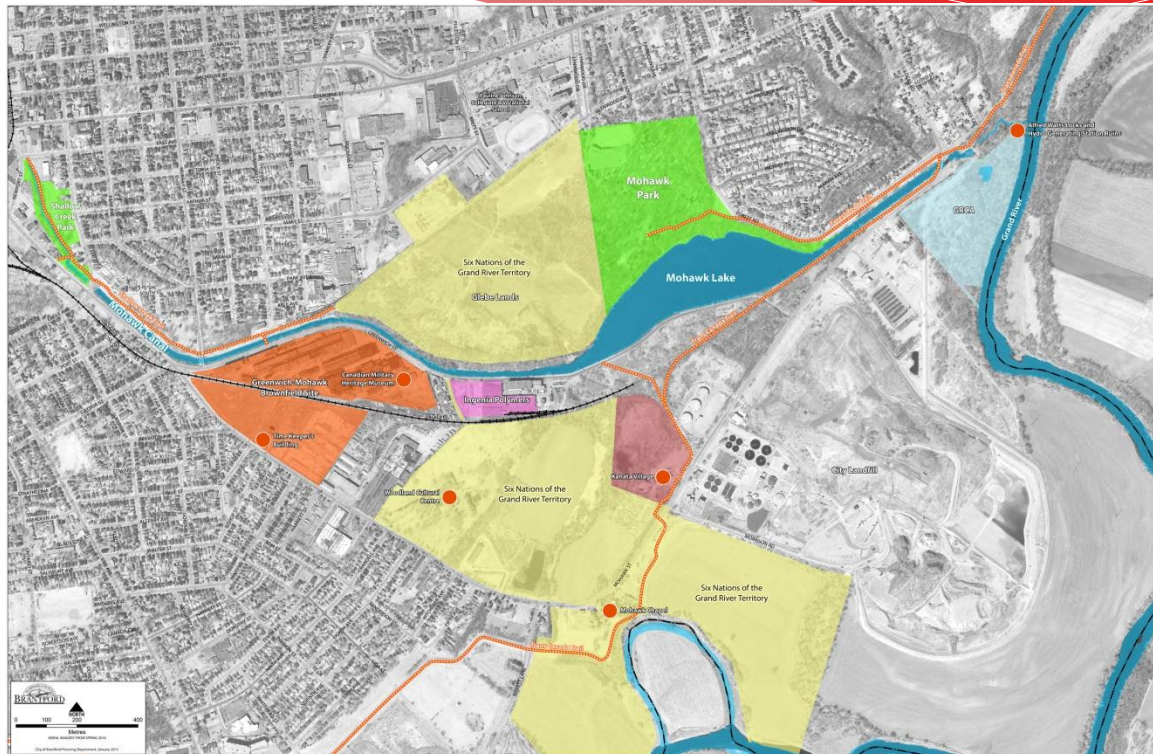
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2013 Brown to Gold Bus Tour



Comprehensive Plans



* Upcoming plans:

- Downtown Master Plan Update
- Mohawk Lake District

Key Success Factors

- * Partnerships
- * Information and Resources
- * Comprehensive Plans



Questions?

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