

# Brownfield Redevelopment in Hamilton

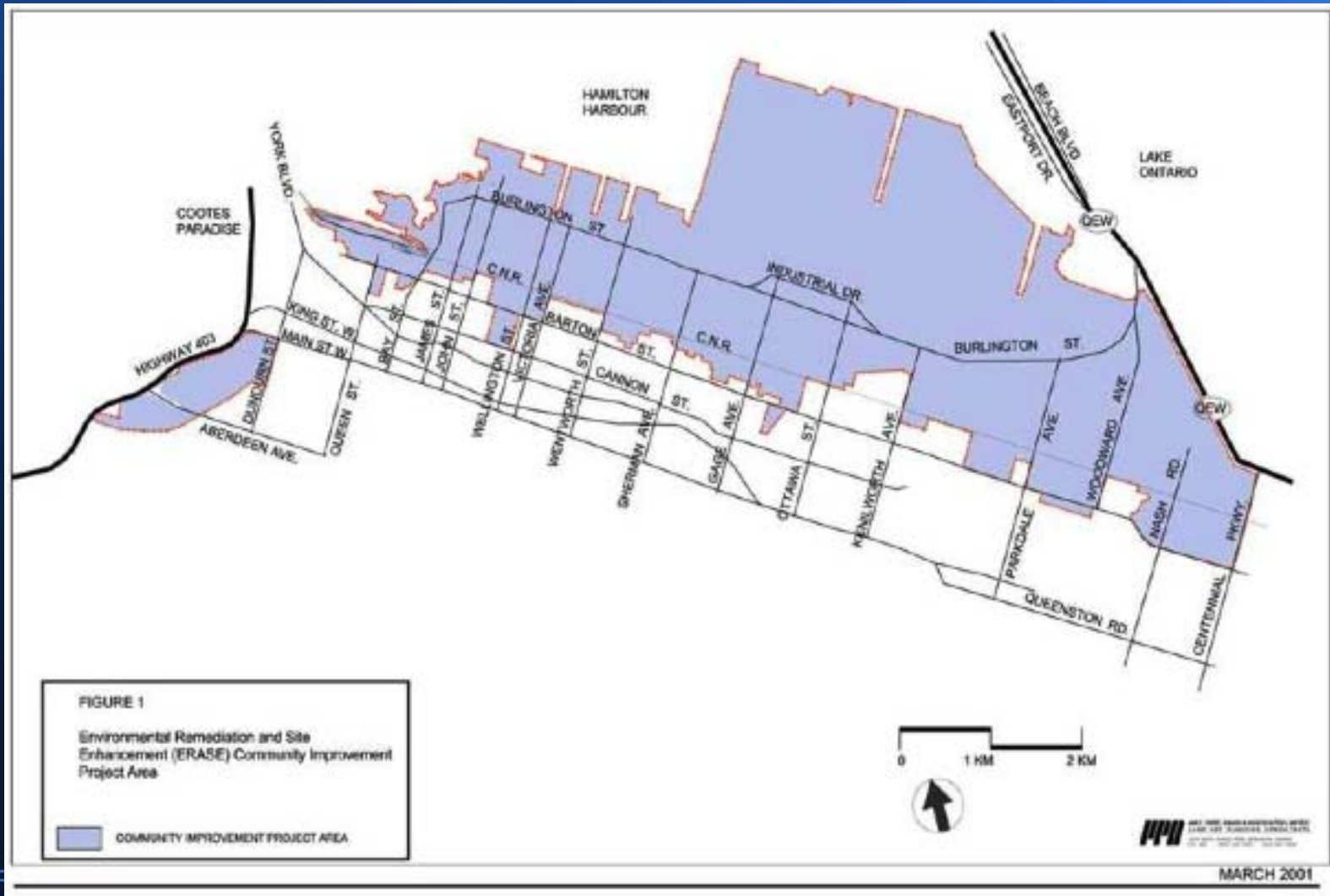
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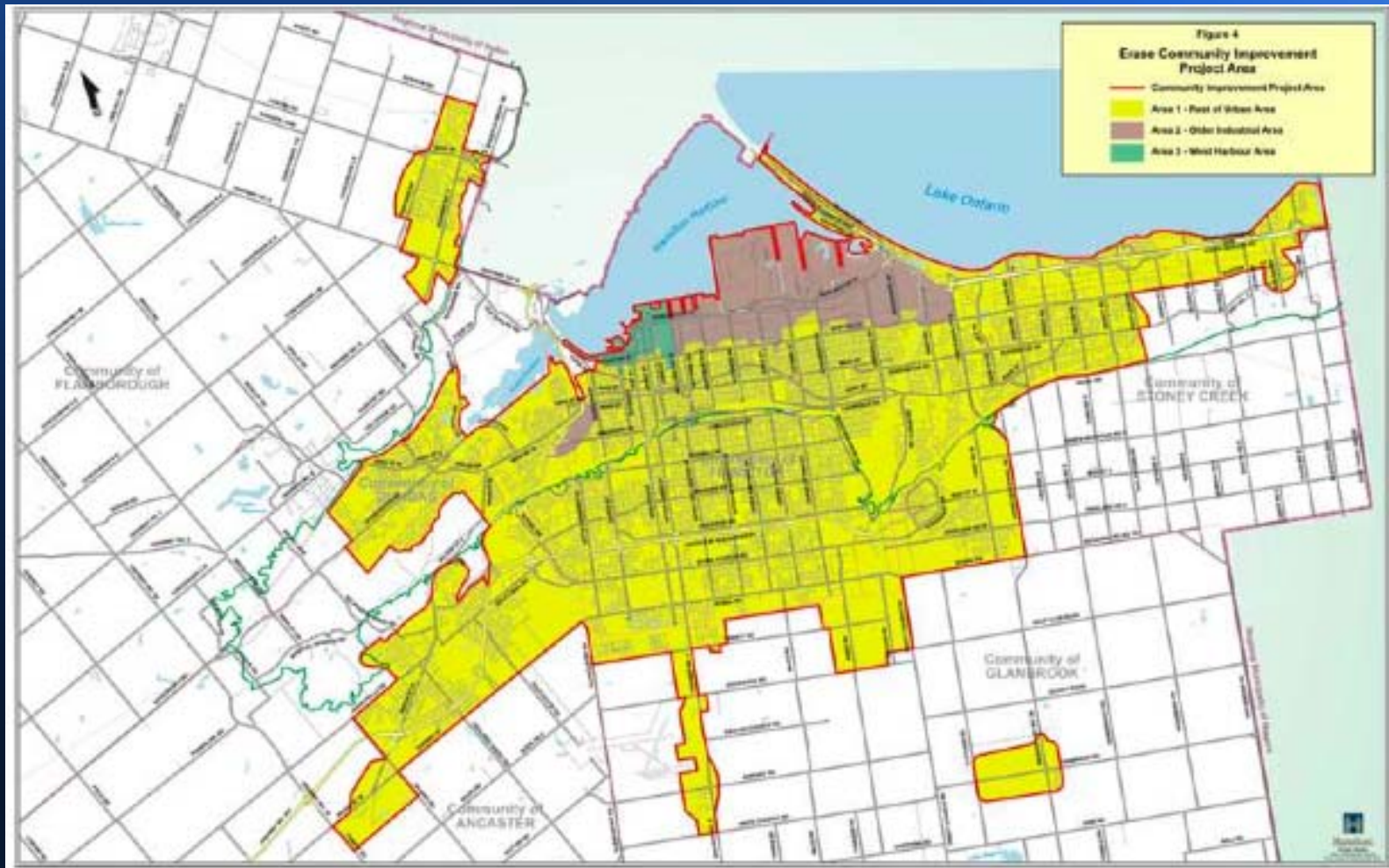
# CIP in Hamilton

- 1999 – City directed that CIP be developed with respect to Brownfield redevelopment
- 2001 – ERASE (Environmental Remediation and Site Enhancement) CIP was adopted and approved
  - ERASE community improvement program area included Hamilton's older industrial area (see next slide)
- 2005 – ERASE CIP expanded to include financial incentives
  - ERASE community improvement program area also increased to include the entire urbanized area of Hamilton (see upcoming slide)
- 2010 – ERASE Community Improvement Plan report

# Community Improvement Project Area (2001)



# Community Improvement Project Area (2005)

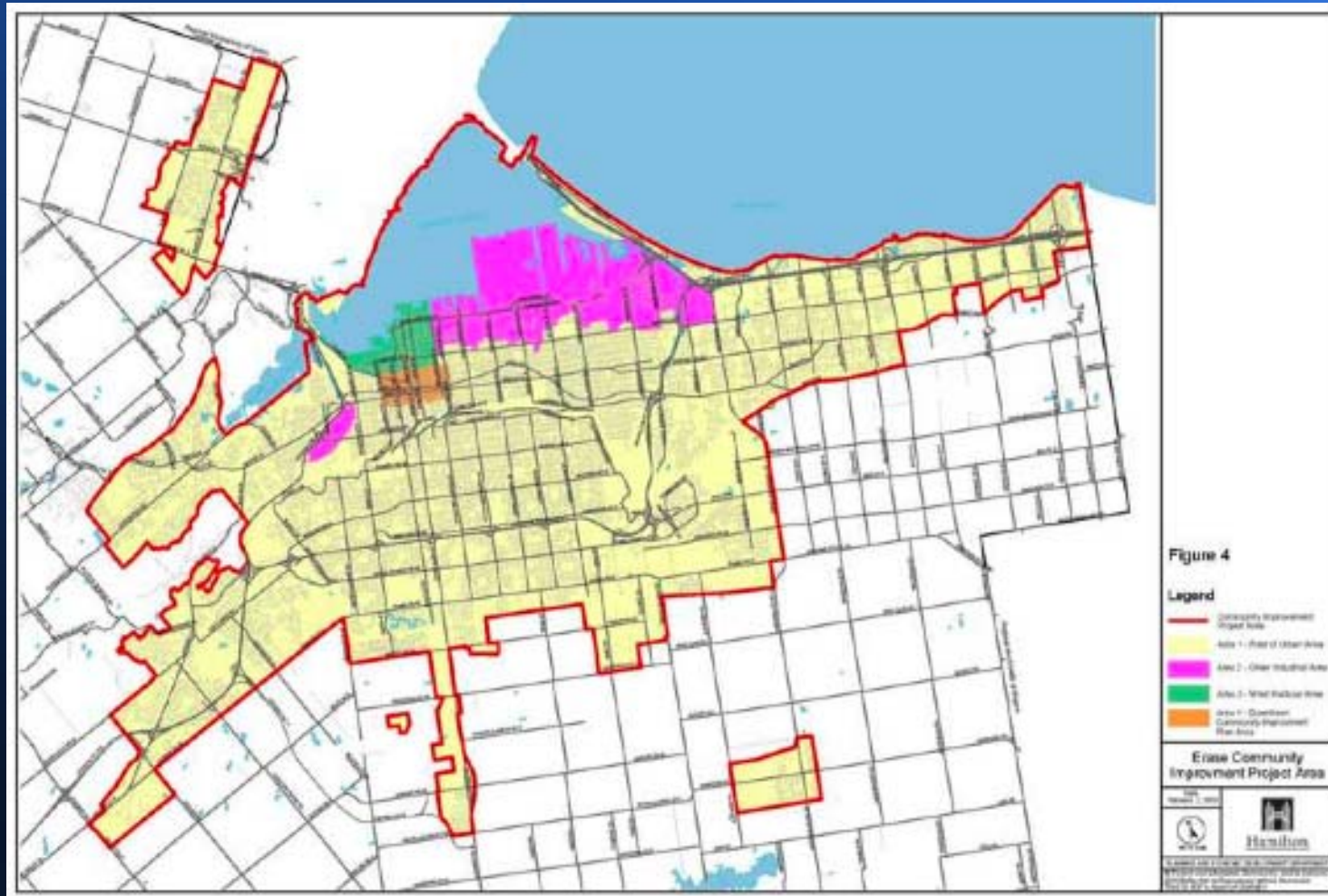


# Community Improvement Project Area (2010)

- The expanded community improvement project area now includes 4 areas:
  - Urban Area (Area 1) – Areas 1, 2, & 3 form what was the community improvement project area in 2005
  - Older Industrial Area (Area 2)
  - West Harbour Area (Area 3) - -> Areas 2 and 3 form what was the community improvement project area in 2001
  - Downtown Hamilton (Area 4)



# Community Improvement Plan Area (2010)



# Brownfields vs. Greenfields

- Developing brownfield sites is more expensive than developing greenfields.
- There is also greater unknown factors and increased liability.
- As a result, municipalities must put incentives in place to overcome these stumbling blocks for developers

# ERASE CIP Programs

## PROGRAM / PROGRAM DESCRIPTION / DURATION

### 8.1 ERASE Study Grant Program (SGP)

Grants for 50% of cost of Phase II environmental site assessments (ESAs), risk assessments and remedial work plans, up to \$20,000 per study and \$25,000 total per property/project.

Five (5) years from introduction\*.

### 8.2 ERASE Redevelopment Grant Program (RGP)

Grants to property owners who undertake redevelopment. "Pay-as-you-go" grants equal to 80% of increase in municipal portion of property taxes for up to 10 years.

Ten (10) years from introduction\*.

Grants paid out for up to ten (10) years.

### 8.3 ERASE Tax Assistance Program (TAP)

Tax assistance to a property in the form of a freeze or cancellation of part or all of the taxes levied on that property for municipal and school purposes during the rehabilitation and development period.

Ten (10) years from introduction\*.

### 8.4 Downtown Hamilton / West Harbourfront Remediation Loan Pilot Program

Loan to property owners who undertake remediation to facilitate residential and commercial redevelopment in the Downtown Hamilton and West Harbourfront areas

One (1) year from introduction

### 8.5 ERASE Municipal Acquisition and Partnership Program (MAPP)

Acquisition and redevelopment of key strategic properties by City. Partnership in public/private sector remediation and redevelopment initiatives.

Concurrent with the RGP (8.2)\*.

### 8.6 ERASE Marketing and Opportunities Program (MOP)

Marketing program to market the ERASE incentive programs and key redevelopment opportunities to the development and real estate industry.

Ongoing as needed\*.

Taken from  
Hamilton ERASE  
Community  
Improvement  
Plan (April 2010)



# Erase CIP Programs by Area

## **Area 1 (Rest of Urban Area)**

Financial assistance for the costs of:

- a) Phase II ESA's not covered by the ERASE Study Grant Program (SGP);
- b) environmental remediation;
- c) Leadership in Energy and Environmental Design (LEED) Certification Components as per the LEED Grant Program (LGP)

## **Area 2 (Older Industrial Area)**

Same costs as Area 1 plus financial assistance for the costs of:

- d) demolition not covered by development charge demolition credits;
- d) removal of on-site infrastructure prior to replacement;
- e) extension of sewer and water mains and roads.

## **Area 3 (West Harbour Area)**

Same costs as Area 2 plus financial assistance for the costs of:

- f) relocation/removal of existing, operating industrial manufacturing and transportation uses, provided such costs contribute to or relate directly to the actual rehabilitation and environmental remediation of the site.

## **Area 4 (Downtown Hamilton)**

Same costs as Area 1.

Taken from  
ERASE  
Community  
Improvement  
Plan (April  
2010)

# Thank you.

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