

Brownfield Redevelopment in Brantford

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As Part of the Making the Links Project

Brownfield Projects in Brantford

Ongoing:

- Greenwich-Mohawk Brownfield Redevelopment Project
 - Progress on this project is stalled as the City is in negotiations with Terrasan, a development firm, for an agreement to begin work on the property
- Sydenham Pearl Brownfield Redevelopment Project

Completed:

- Harding Carpets Site
- Bay State Abrasives Site

Community Improvement Plans

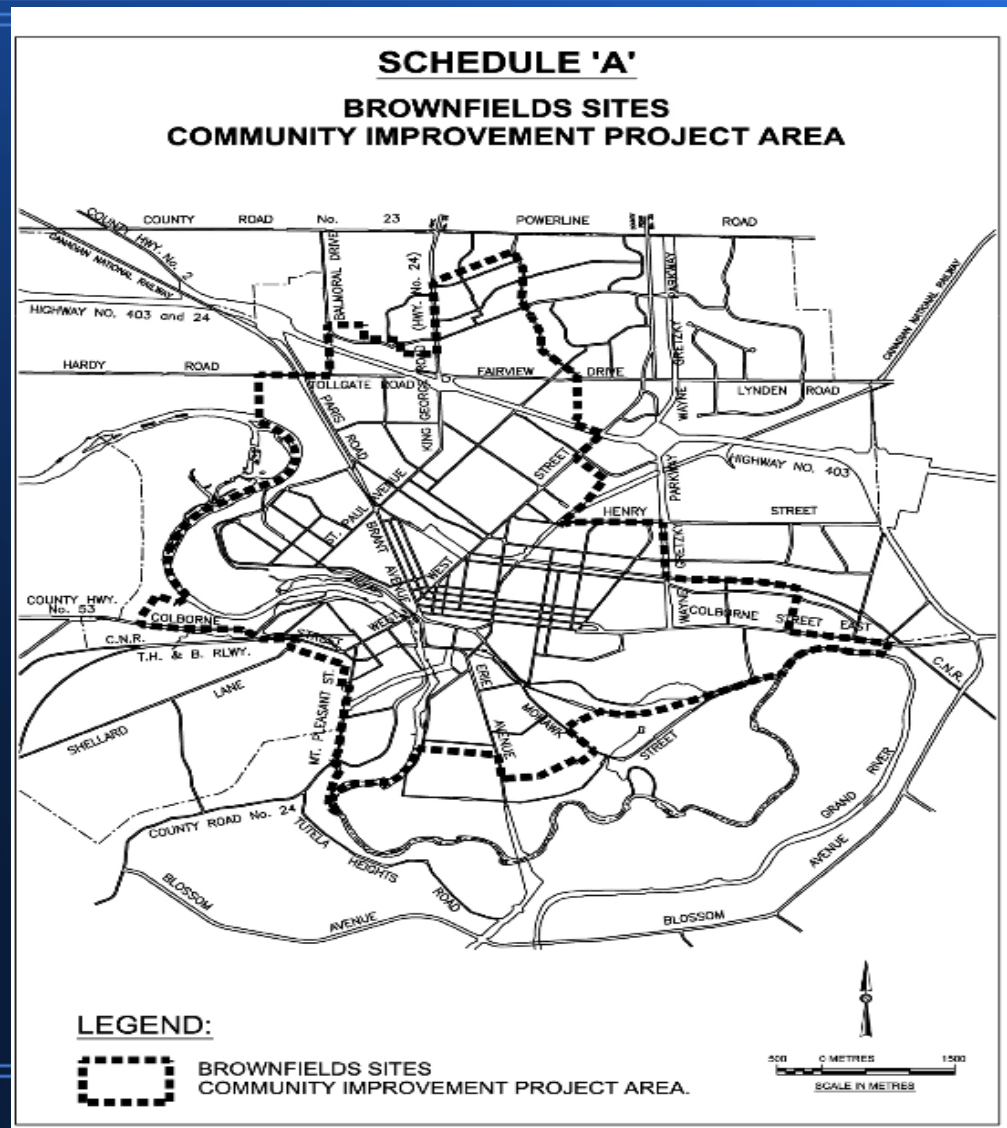
- CIPs deal with the rehabilitation, development or redevelopment of a targeted area. CIPs do not deal solely with Brownfields but can be used for this purpose.
- CIPs allow municipalities to offer financial incentives to private property owners to encourage rehabilitation activities.
- Each municipality must tailor the CIP for the local context



Brantford Community Improvement Plan

- CIP serves as toolkit to deal with brownfield projects and guides municipal activity regarding redevelopment, laying the foundation for incentive programs
- Official Plan
 - Objective: “Promote the rehabilitation of contaminated sites and encourage appropriate reuse opportunities”
 - Policies to encourage “preservation, rehabilitation, renewal and redevelopment, where appropriate, in certain areas of the City in order to improve the safety and quality of buildings, structures and facilities

Community Improvement Project Area



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

CIP Incentives

- In order to promote brownfield redevelopment, the CIP allows the city to create:
 - Study Grant Programs
 - Financial Tax Incentive Program
 - Performance Tax Grant Back Program
 - Development Charges

Financial Tax Incentive Program

- Brantford Brownfields Financial Tax Incentive Program (BFTIP) provides tax assistance to developers
- This program is meant to work with the provincial Brownfield Financial Tax Incentive Program
- Application to the BFTIP also serves as an application to the provincial program

BFTIP con't

- Municipal assistance – City will rebate up to 100% of property taxes paid for municipal purposes during the remediation period

Eligible costs shall include:

1. Costs associated with the preparation of Phase I, II or III environmental site assessments or risk assessments by qualified professionals net of any municipal grants received by the property owner to carry out such studies;
2. Costs associated with removal of designated substances and environmental remediation;

- Provincial assistance – Provincial rebate for the school portion of the property tax considered. Decision lies with Ministry of Finance

Thank You.

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