



Brownfield Redevelopment in Cornwall

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Cornwall, Ontario

Renee Griffin
Canadian Environmental Law Association

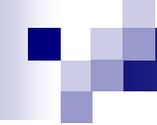
Why Bother?

- Developing Brownfield sites can:
 - Clean up contamination and prevent contaminants from leaching onto adjacent properties
 - Effectively use existing land and infrastructure
 - Increase tax revenue to the municipality
 - Create jobs
 - Reuse currently unused lands
 - Revitalize neighbourhoods



Brownfield vs. Greenfield

- 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



Brownfields in Cornwall

- The majority of Brownfield sites are small scale sites located along the city's principal commercial corridors – Pitt Street, Second Street, Ninth Street, Montreal Road, Brookdale Avenue, and Vincent Massey Drive – and along the waterfront of the St. Lawrence River
- As of 2008, Cornwall had identified 414 Brownfield sites

Community Improvement Plan (CIP)

- 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

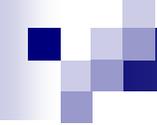


Planning Act

- Section 28(1)
- “community improvement plan” means a plan for the community improvement of a community improvement project area;
- “community improvement project area” means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

- Section 28(6) allows council to:
- (a) construct, repair, rehabilitate or improve buildings on land acquired or held by it in the community improvement project area in conformity with the community improvement plan, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;
- (b) sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area to any person or governmental authority for use in conformity with the community improvement plan.

- Section 28(7):
- For the purpose of carrying out a municipality’s community improvement plan that has come into effect, the municipality may make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of the community improvement plan.



Brownfield CIP & Heart of the City

- The City of Cornwall has developed two planning programs to promote development: the Brownfield Program and the Heart of the City Program
- The Heart of the City Program aims to:
 - Integrate its vision for urban renewal with land use planning and economic development priorities
 - Introduce a suite of programs of financial assistance to property owners to stimulate reinvestment in the City's commercial corridors
 - Leverage significant private sector investment
 - Define a community improvement policy area within which policies and financial assistance programs are developed by the city to promote reinvestment.

Brownfield Community Improvement Area

http://www.cornwall.ca/en/planningandpermits/resources/BrownfieldsCIPA67.pdf - Microsoft Internet Explorer

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Brownfield Programs in Cornwall

- 1) City of Cornwall Rehabilitation Grant (Tax based)
 - The developer pays the cost of redevelopment and any accompanying tax increases. The city then provides an annual grant equivalent to all or part of the municipal portion of the tax increase on the property.

- 2) Environmental Site Assessment Grant and Project Feasibility Study Grant
 - This provides partial funding of the feasibility study during phase 2 or 3 of the ESA. Such a study would provide information about the viability of a proposed use in light of the environmental contaminants found on the site.

Brownfield Programs Con't

3) Brownfield Property Tax Cancellation Assistance Program

- This program cancels the increase of municipal property taxation to landowners. It works with provincial programs, which also offer cancellation of the education portion of tax as well.

4) Municipal Brownfield and Urban Information Service Program

- Purpose is to prepare and maintain a database with information on potential brownfield sites and is meant to provide on-going assistance to interested parties

Brownfield Programs Con't

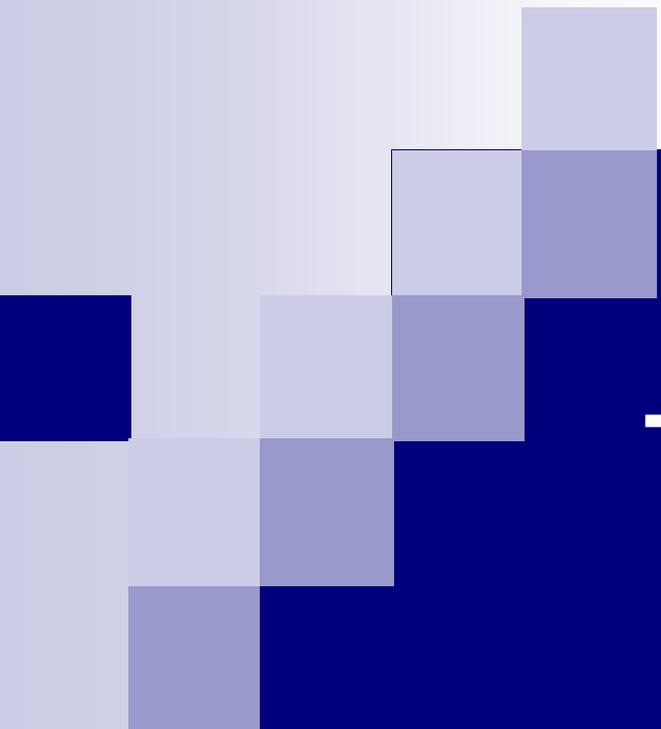
- 5) **Municipal Planning/ Development Fees Grant**
 - This program reduces the cost of municipal planning and development fees through a rebate program (up to 100% rebate on condition of achieving approvals, building or occupancy permits)

- 6) **Discretionary Municipal Tipping Fees Grant Program**
 - This program reduces development costs related to the removal and disposal of non-hazardous material at the municipal landfill

Brownfield Programs Con't

- 7) Municipal Property Acquisition, Disposal and Marketing Program
 - Ad hoc opportunity program where the City invests in the purchase of property, sale of, and/or leasing of municipal property dependant on the opportunity for involvement in small, medium and large scale redevelopment efforts

- 8) Payment in Lieu of Parkland Dedication
 - Program provides a reduction of development costs for developers through existing legislative discretion for exempting a landowner from providing a cash in lieu payment for parkland dedication purposes. This program applies to site where land dedication is not feasible.



Thank you.

Renee Griffin

rgriffin@cela.ca