




Transforming Brownfields into Productive Community Assets

Brownfields Redevelopment Toolbox - Key Concepts

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Presentation Overview

- Need for Redevelopment Guide
- Toolbox Model and Components
- Key Transferable Concepts
- Relevancy to Urban and Rural Communities
- Future Plans

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Canadian Market Readiness

Various stages of brownfield redevelopment

- Some are not aware that brownfields exist in their community
- Others recognize the importance of brownfields redevelopment
 - Integral part of sustainable community development and have developed innovative policies and incentives for urban revitalization
- Majority of communities, especially the medium, smaller and rural municipalities, need guidance regarding how to get started and how to identify the steps for brownfield reuse

NRTEE's National Brownfield Strategy recommended that a guide was needed to raise awareness and promote greater consistency and efficiency across the country



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Communities Need Guidance

TO START THE REDEVELOPMENT PROCESS

- Understand provincial regulatory requirements and approval process
- Engage municipal council, municipal departments, general public, developers, property owners, and financial institutions
- Restructure municipal administrative framework
- Build and implement integrated, effective community improvement plans and brownfield redevelopment strategies
- Obtain expertise: site assessment, risk assessment, cleanup, property valuation
- Tap into financial programs
- Mitigate liability issues



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Pilot Project:

Brownfields Redevelopment Toolbox for Ontario Municipalities

Developed by
aboutREMIATION in
collaboration with the public
and private sector and
supported by the Canadian
Brownfields Network

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BROWNFIELDS TOOLBOX

Introduction

Background

Decision Tree

Key Elements

5 TOOLBOX STEPS

1 - Community Readiness

2 - Evaluation

3 - Transaction

4 - Implementation

5 - Site Management

TOOLBOX RESOURCES

FAQs

Service Providers

Toolbox Partners

Toolbox Workshops



Toolbox Stemap

REDEVELOPMENT BASICS

REMIATION SOLUTIONS

NEWS & EVENTS

MISCELLANEOUS

Brownfields Redevelopment Toolbox

The Ontario Municipal Brownfields Redevelopment Toolbox has been developed as a guide and resource for Ontario municipalities to assist them with urban renewal, redevelopment and revitalization.

Toolbox Components:

- 1) **The 10 Key Elements of a Redevelopment Strategy** presents the basic elements of the Brownfields Toolbox. Municipalities should consider all elements when creating a vision for community improvement and brownfields redevelopment.
- 2) The Brownfields **Decision Tree** outlines the Five Steps to Redevelopment in the Brownfields Toolbox through a flow chart. The Decision Tree displays the stages and "thought process" that a municipality should follow for brownfields redevelopment.
- 3) **The 5 Steps to Redevelopment** is the basis of the Ontario Municipal Brownfields Redevelopment Toolbox. Municipalities can access each step that identifies common obstacles, issues, mandatory requirements, resources, tools and solutions to assist in successful redevelopment.

Step 1 Community Readiness

Step 2 Evaluation

Step 3 Transaction


Step 4 Implementation

Step 5 Site Management


Note: The Ontario Municipal Brownfields Redevelopment Toolbox is an evolving tool and process that assist municipalities with community improvement and brownfields redevelopment. Each municipality can use and adapt components of the Toolbox to address their needs.


- [Background](#) to the development of the Brownfields Toolbox.
- [FAQs - Frequently Asked Questions](#)
- [Service Providers](#)
- [Toolbox Workshops](#)
- [Toolbox Partners](#)
- [Toolbox Site Map](#)


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Toolbox Partners















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City of Brantford, City of Kitchener, City of Toronto

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Toolbox Components

- **Decision Tree**
- **5 Steps to Successful Redevelopment**
- **10 Key Elements**



Role of the Municipality

Build momentum

- Create the team
- Be a leader
- Identify a champion
- Raise awareness
- Promote the idea of brownfields redevelopment (internally and externally)

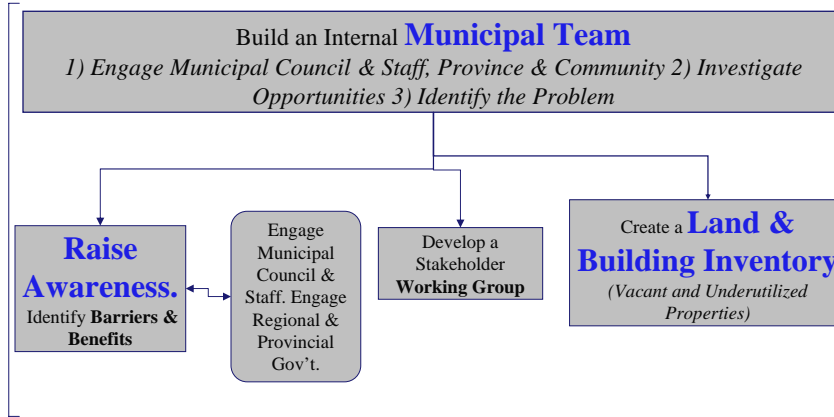
Commit to brownfields redevelopment

- Identify brownfields redevelopment potential
- Build public support
- Develop partnerships
- Access funding available to municipalities
- Understand the provincial requirements
- Create brownfields programs (incentives, strategies, approaches)
- Implement and monitor new programs
- Work with developers



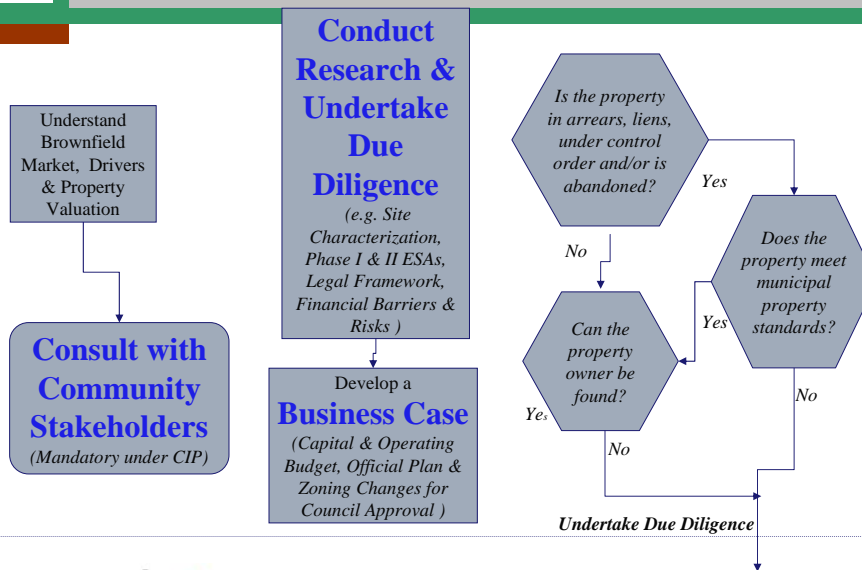
Step 1 – Community Readiness

COMMUNITY READINESS



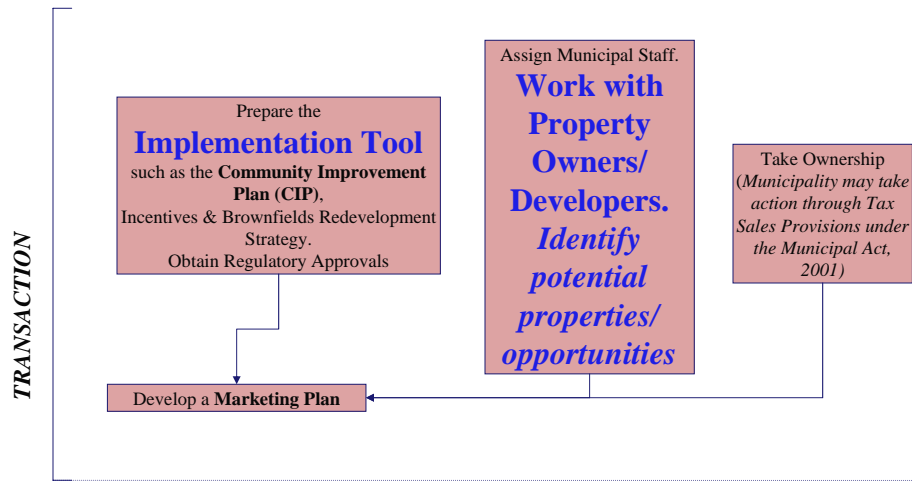
Step 2 - Evaluation

EVALUATION

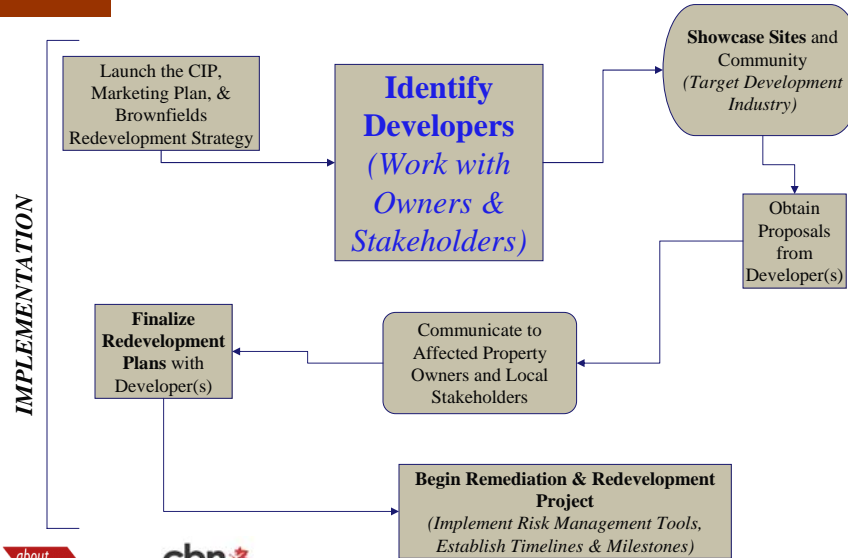




Step 3 - Transaction



Step 4 – Implementation





Step 5 – Site Management

MANAGEMENT

Manage
&
Monitor
Project

Showcase
Brownfield
Redevelopment



Summary and Future Plans

- Municipalities have used the toolbox to increase awareness and motivate redevelopment
- Based on this success, plans are underway to:
 - Expand the toolbox (other jurisdictions and stakeholders)
 - Create new modules –"How to" features
 - Design and deliver workshops and training sessions across Canada



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