City of Toronto Brownfield Program

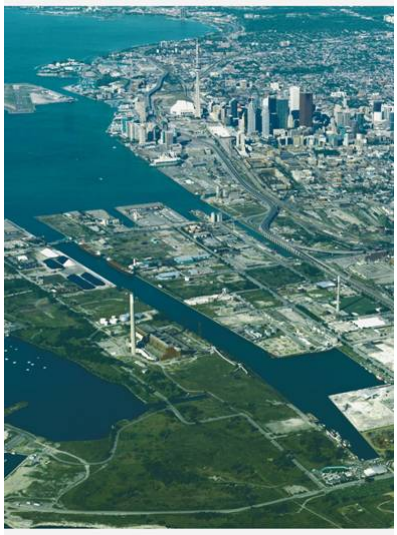
Judy Dunstan
Manager of Incubators &
Economic Development Programs

Brownfields Knowledge Workshop
February 2006

TEDCO

Presentation Format

- History
- Community Readiness
- Evaluation/ Transaction
- Implementation
- Management



Staying Competitive

- The continual loss of employment lands through conversion to other uses
- Mature employment areas characterized by underutilization, contamination, and an aging built form difficult to adapt to modern business activities

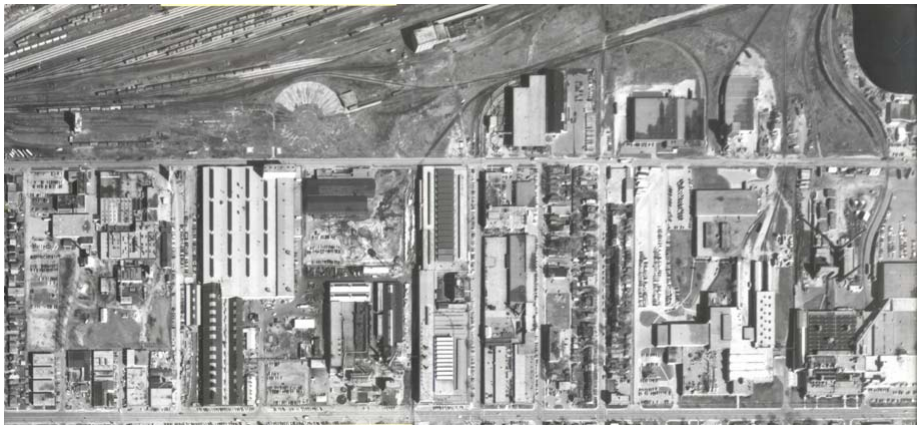
???

- How do I keep the businesses I already have…..
- How do I attract new investment …

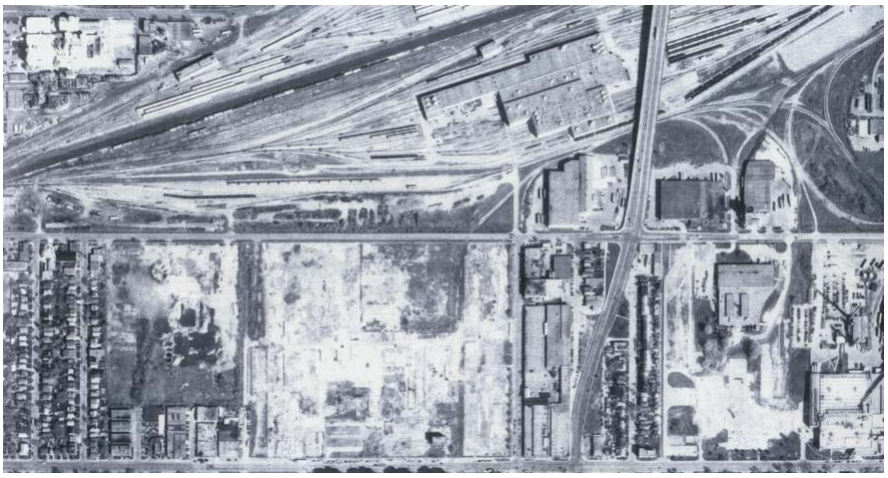
Reinvest in Employment Areas

- Retain jobs
- Create new jobs
- Increase the assessment base and tax revenue
- Improve the visual and physical character of the area

Before (1970's)



After (1990's)



Mobilizing Community Resources

South Etobicoke Industrial Employers Association

- Campbells
- Pliant
- Kraft
- National Silicates
- Castrol
- CN

Lakeshore Community Partnership

- Municipal & Federal Reps
- Arts
- Residential
- Realtors
- Academia
- Community Services
- Retail
- Environment
- Industry

Stakeholder Group

Municipal

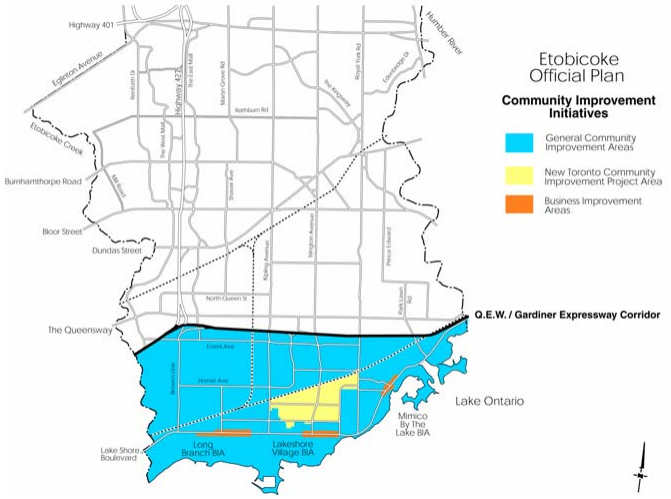
- Economic Development
- Planning
- Works (Transportation)
- Works (Technical Services)
- Fire / Police
- Hydro
- Bylaw Enforcement
- Councillor

Community

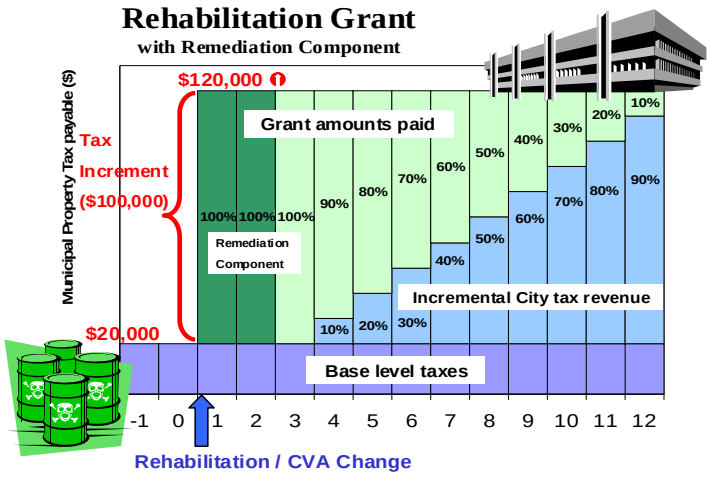
- Employer Association
- Vacant Property Owners
- Lakeshore Community Partnership

** No Lawyers or Consultants Allowed **

Designate A Community Improvement Project Area



Rehabilitation Grant Formula



Rehabilitation Grant Eligible Uses

- Property must be utilized for an eligible employment use
- Generally includes … Manufacturing Uses/ Warehouse Uses/ Business & Professional Offices

Grant Terms & Conditions
Eligible Building/ Construction Costs

- Includes property & building improvements
- New Development
- Building Expansion
- Building Retrofit
- Site Remediation

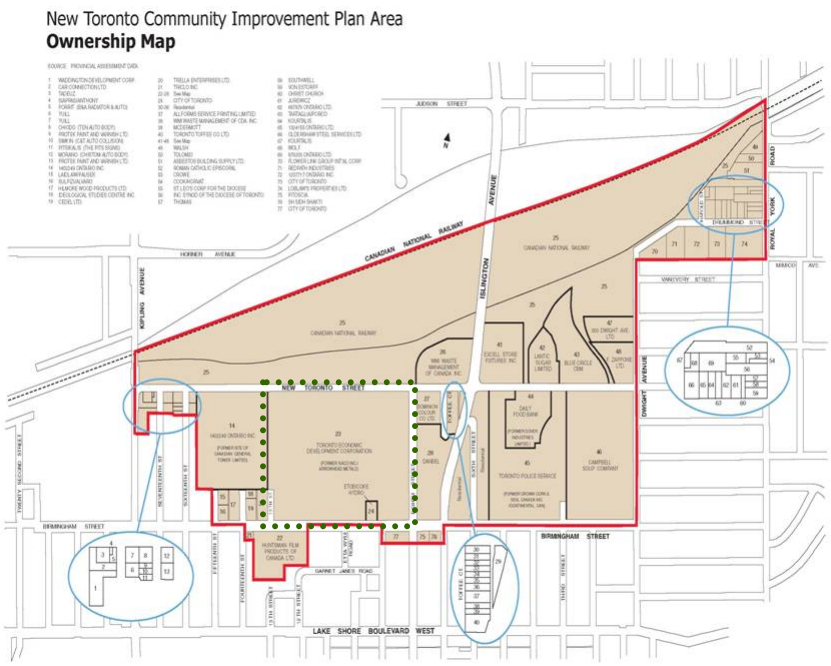
Grant Terms & Conditions
Eligible Remediation Costs

Environmental Studies

Environmental Remediation

Demolition

Removal of Debris Associated with Remediation



Potential Grant Uptake

Roll #	Address	2003 CVA Total	Assumed Investment Amount ($)	New CVA w/ Investment (new market value)	Pre-Dev Taxes (Total)	Post-Dev Taxes (Total)	Tax Inc (Total)	Tax Increment (Munic. Share)	Grant Amount (Year 1)	10 year Grant Total
1919051390001 0	1 Harold St	$$	$$	$$	$$	$$	$$	$$	$$	$$
1919051390002 0	1A Harold St	$$	$$	$$	$$	$$	$$	$$	$$	$$
1919051390030 0	1B Harold St	$$	$$	$$	$$	$$	$$	$$	$$	$$
1910513900400	S/S Harold St	$$	$$	$$	$$	$$	$$	$$	$$	$$
1919052580049 0	60 Birmingham St.	$$	$$	$$	$$	$$	$$	$$	$$	$$
Grand Total		$$	$$	$$	$$	$$	$$	$$	$$	$$

Grant Proforma
(150,000 sq.ft. Building/ 15 ac)

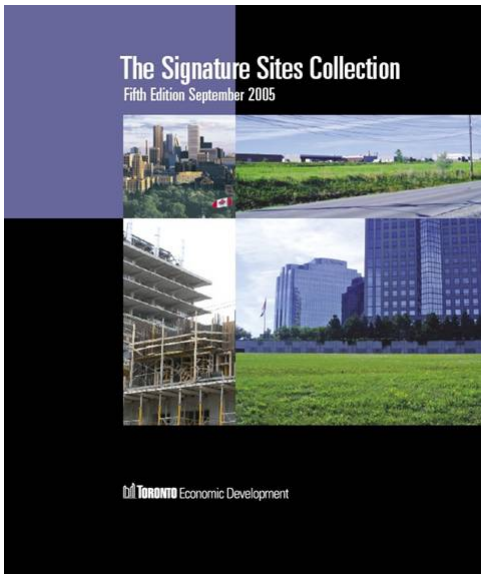
CVA	$2,190,000
Pre-dev Taxes	$ 89,000
New Investment	$5,250,000
New CVA (With Investment)	$5,340,000
Post Dev Taxes	$ 278,000
Tax Increment	$ 189,000
Municipal Share	$ 98,000
10-year Grant Total	$ 540,000
12-year Grant Total	$ 736,000
(Includes Remediation)	

**Figures have been rounded

Marketing- What We Did!

- Prepared a brochure
- Brochure mail-out to all property owners
- Brochure mail-out to approx 400 realtors/ consultants/ developers
- Cocktail launch
- Breakfast Open House for property owners
- Local EDO spread the "word"
- Conferences/ Workshops/ Seminars
- Press Releases/ Magazine Articles

Signature Sites Collection
www.enterprisetoronto.com



Application Process

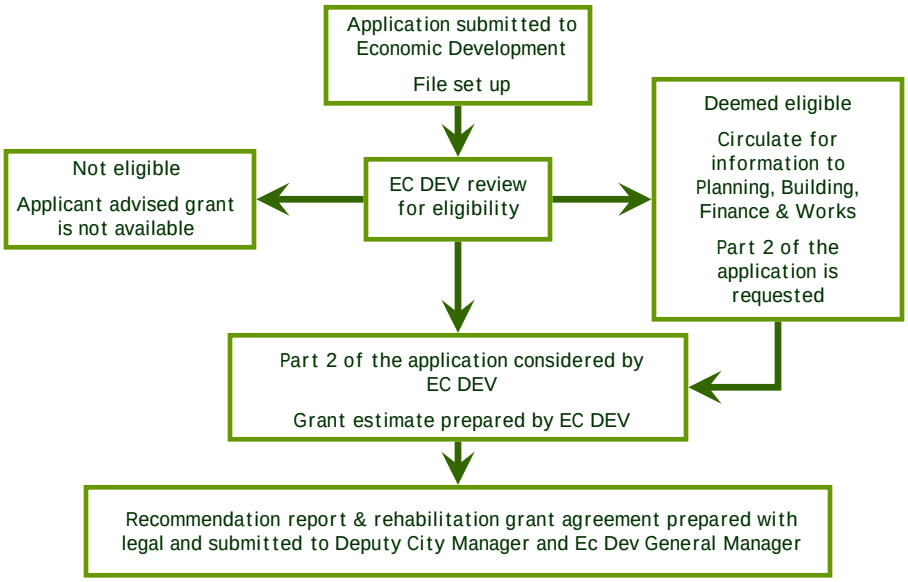
Part A

- Applicant name
- Legal description of the property
- Property characteristics
- Existing building / land characteristics
- Type of rehabilitation
- Project description
- Estimated costs

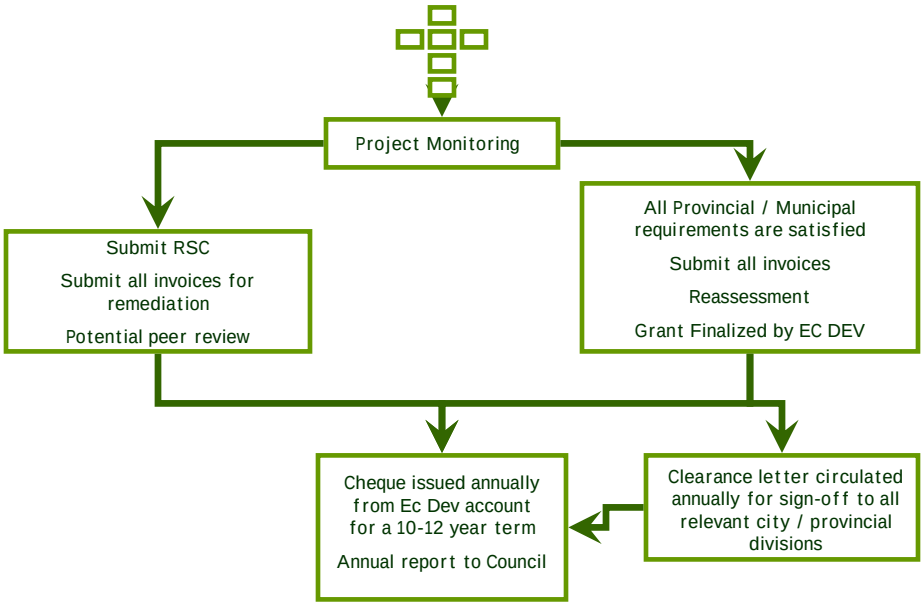
Part B

- Project survey
- Description of proposed site remediation
- Concept plan
- Cost estimates for the work component
- Timelines
- Any other information that may be required

Administration



Administration cont.



Before (2004)……

Canpar Site Clean-Up

PERSPECTIVE VIEW

Canpar

CANPAR DISTRIBUTION FACILITY
TORONTO . ONTARIO

Jackson Ryder ARCHITECTS INCORPORATED

Maple Reinders

Thank You

- Judy Dunstan
- jdunstan@tedco.ca
- 416-981-2884