




**Kingston's Brownfield Program**  
REAP – Redevelopment for Environment & People




**February 2006**  
FCM Sustainable Communities Conference

# Kingston's Industrial Pride

KINGSTON CITY, MODERN ELIVATOR IN FOREGROUND.



1910



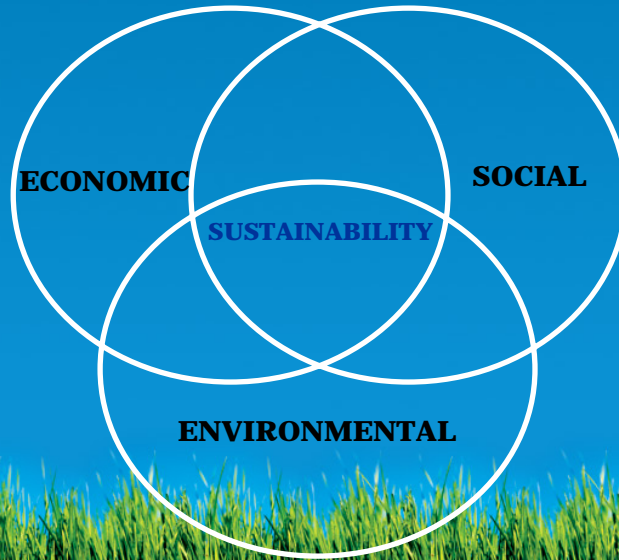
## Our past catches up to us...



## Brownfields – Unsustainable Lands

- Depress local property values.
- Catalyst for poor property standards.
- Human health & environmental risks.
- Under-optimized infrastructure.
- Diluted tax revenues.
- Loss of community pride.

## Brownfields – An Opportunity for Sustainability



## Kingston's Search for a Plan

- Reduce environmental costs.
- Remove liability.
- Provide credit for infrastructure optimization.
- Focus effort where it is most needed.
- Encourage sustainable projects.

**What did the development community need?**

## Partnering for a Solution

- The Province - Enabling laws.
- The City of Kingston – A strategic plan for incentives.
- The development sector – technical expertise and investment capital.

## Mining Community Knowledge

- A task force was established:

✓ Council Members	2
✓ Staff	9
✓ KEDCO	2
✓ Interest Groups	1
✓ Chamber of Commerce	1
✓ Academic Community	3
✓ Development Community	2

## Mandate

- To review all relevant legislation.
- Develop strategies to get properties redeveloped by the private sector.
- Create a sustainable financial model for municipal incentives.
- Harmonize the Plan with the City's Official Plan.
- To report to City Council with a recommended Brownfield Redevelopment Strategy.

## Task Force Reported to Council

- Within 12 months the Task Force reported to Council
- Council approved Task Force recommendations
- Project team was established to convert the Task Force report into a Community Improvement Plan (CIP)
- MMAF worked with the Project team to create successful CIP

### Project Area 1A

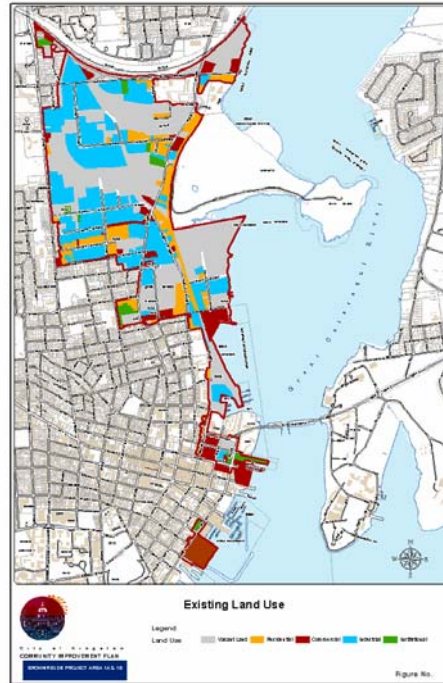
196.6 ha (485.8 ac)

- ✓ Old Industrial Area, Inner Harbour, and North Block Central Business District

### Project Area 1B

4.6 ha (11.4 ac)

- ✓ Small section along Ontario Street, including Block 'D'



## Abandoned Battery Recycler & Scrap Metal Company



## Former Coal Gasification Works



## Tannery Site/ Lead Smelting Site



## Closed Rail Yards & Station



## Abandoned Gas Stations



## REAP Program – Summary of Development Incentives

1. Initial Study Grant
2. Brownfields Financial Tax Incentive Program (BFTIP)
3. Tax Increment-Based Rehabilitation Grant Program (TIRGP)

## REAP Program – Summary of Development Incentives

- Initial Study Grant
  - ✓ Municipality lets grants up to \$10,000 to assist with preparation of Phase I and II Environmental Site Assessments.
  - ✓ No repayment required.

## REAP Program – Summary of Development Incentives

- Brownfields Financial Tax Incentive Program (BFTIP)
  - ✓ Exception from existing Municipal & Education Portions of Property Tax while project is under remediation and construction.
  - ✓ Maximum of a 3 year tax holiday.
  - ✓ No repayment required.

## REAP Program – Summary of Development Incentives

- Tax Increment-Based Rehabilitation Grant Program (TIRGP)
  - ✓ 80% of the incremental property tax increase is used to repay cost of property remediation.
  - ✓ Some or all Municipal Development Fees (DC and Impost) can be waived.
  - ✓ 20% retained for a Municipal Brownfield Reserve Fund

## REAP Program – Summary of Development Incentives

- LEED™ Building Incentive
  - ✓ Feasibility, design and program costs may be included within the TIRGP if the tax increment allows repayment.

## Implementation

- Application Kit
- Pre-Application Meeting – Applicant & Staff
- Application Submission
- Internal Staff Review / Acceptance
- Reports, By-Laws, and Site Agreement to Planning Committee & Council
- Integrated with Planning Process
- A Technical Advisory Committee will be responsible for implementation

## Where We Are Today

- CIP is being implemented
- Two applications approved for both the BFTIP and TIRGP

## What Have We Learned?

- Optimize use of limited municipal resources.
- Anticipate pressure to expand the CIP.
- Listen to your partners.

## Value Added Partnerships

- Assistance from the Ministry of Municipal Affairs and Housing:
  - ✓ Ongoing consultation during development
  - ✓ Prompt approval
- Assistance from the Ministry of Finance:
  - ✓ Guidance on how the financial incentives could be used to strengthen our Plan
  - ✓ Assistance in developing a By-law for Education Tax Cancellation

Tomorrow's dreams...



...fulfilled today.





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