



Progress Towards a Brownfields Strategy The Ottawa Experience

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Background

- **Awarded \$100,000 - Green Municipal Enabling Funds of FCM**
- **Redevelopment Strategy and Community Improvement Plan (CIP) project launched July, 2005**
- **RCI Consulting of Hamilton, Ontario & AMEC and PACE Consulting of Ottawa**



Preparing a Brownfield Strategy/CIP Common Mistakes

- **Lack of initial “buy-in”**
- **Designating CIP area too soon**
- **No stakeholder input**
- **Shotgun approach to incentives**
- **Poorly defined implementation program**
- **Lack of funding commitment**
- **Inadequate monitoring**
- **Lack of effective marketing program**

Ottawa Brownfields Strategy & Community Improvement Plan

Advisory Committee established:

- **Senior City staff**
- **External Advisors**

Ottawa Brownfields Strategy & Community Improvement Plan

Work Plan

- 1 - Background Review
- 2 - Planning Policies and Procedures
- 3 - Critical Needs Analysis
- 4 - Strategy and CIP



Background Review

Best Practices Review

- Established Programs
 - Hamilton
 - Guelph
 - Brantford
 - Cambridge
 - Kitchener
- New Programs
 - Kingston
 - Kitchener
 - Cornwall
 - Chatham-Kent



Background Review

- **City of Ottawa**
 - **Ottawa 20/20**
 - **Development Charges By-law**
- **Ontario**
 - **Provincial Policy Statement (PPS)**
 - **Brownfields Background Report**
- **National**
 - **National Brownfield Redevelopment Strategy (NRTEE)**
 - **FCM Green Municipal Funds**



Community Improvement Plans

- **CIP - Section 28 of Planning Act:**
 - **Grants/loans**
 - **Prepare land for community improvement**
 - **Construct or improve buildings on municipal land**
 - **Official Plan policies required**

Changes to Planning Policies & Procedures

- **New OP section on Community Improvement:**
- **Revise Contaminated Sites policies**
- **OPA - City Council by April, 2006**

Review of Existing Data

- **Reviewed City's Historical Land Use Inventory (HLUI)**
- **Majority dispersed in urban area**
- **Pattern of location in rural area also dispersed**



Project Area Definition

Community Improvement Project Area based on:

- **Review of geographic distribution of potential brownfield sites**
- **OP directs growth to the urban area and to 26 designated villages in the rural area**



Critical Needs Analysis

Stakeholder Involvement

- **Interviewed 14 key stakeholders**
- **Consulted with City staff**
- **Brownfields Advisory Committee**

Critical Needs Analysis

Key Impediments to Brownfield Redevelopment

- **Liability/Environmental Legislation**
- **Cost of Remediation & Site Assessments**
- **Planning and Environmental Approvals**
- **Lack of Public Education and Awareness**

Brownfields Redevelopment Strategy (Draft)

Suggested Strategies and Actions

- **Planning and Environmental Approvals**
- **Public Consultation**
- **Financial Incentive Programs**
- **Municipal Leadership**
- **Awareness, Education and Marketing**
- **Government Coordination**

Brownfields Redevelopment Strategy (Draft)

Suggested Strategies and Actions:

- **Planning and Environmental Approvals**
 - **Standardized Policy**
 - **Clarify record of site condition (RSC) requirement**
 - **Review off-site contamination management agreement**



Brownfields Redevelopment Strategy (Draft)

Suggested Strategies and Actions:

- **Public Consultation**
 - **Adopt a broad based communication process**
 - **Redevelopment of a 'green or open space' site**





Brownfields Redevelopment Strategy (Draft)

Suggested Strategies and Actions:

- **Preliminary Financial Incentive Programs**
 - **Project Feasibility Study Grant**
 - **Environmental Site Assessment Grant**
 - **Property Tax Assistance**
 - **Rehabilitation Grant**
 - **Development Fee Reduction**
 - **Development Charge Exemption**



Brownfields Redevelopment Strategy (Draft)

Project Feasibility Study Grant Program

- **Cost and feasibility studies**
- **Matching grant for 50% to a maximum of:**
 - **Max. \$5,000 grant per study;**
 - **One grant per property/project**





Brownfields Redevelopment Strategy (Draft)

Environmental Site Assessment Grant Program

- **Estimate costs of remediation**
- **Matching grant for 50% to a maximum of:**
 - **\$15,000 per study;**
 - **Two (2) studies per property;**
 - **\$25,000 per property/project**



Brownfields Redevelopment Strategy (Draft)

Property Tax Assistance Program

- **Matching freeze/cancellation of taxes**
- **For up to 5 years**
- **Property and education portions**
- **Approval required for education tax assistance**
- **Tax assistance is not assignable**



Brownfields Redevelopment Strategy (Draft)

Rehabilitation Grant Program

- 70% of increase in property taxes repaid through annual grant
- For up to 10 year period
- Does not include Education component



Brownfields Redevelopment Strategy (Draft)

Development Fee Reduction Program

- Partial or 100% reduction of fees
- Implemented through relevant legislation – not CIP



Development Charge Exemption Program

- **Development Charge By-law adopted July 2004 includes up to 100% exemption**
- **DC exemption must be authorized by Council resolution**



Monitoring Program

- **Number of applications**
- **Cost of studies and/or incentives**
- **Acres of land remediated**
- **Sq.ft./units constructed**
- **Increase in assessment value and property taxes**
- **Value of private sector investment leveraged**
- **Jobs created/ retained**





Brownfields Redevelopment Strategy (Draft)

Municipal Leadership Strategy

- **RFPs for of City-owned sites, e.g., Bayview Yards**
- **Direct involvement in key strategic sites & pilot projects**
- **Development partnerships**
- **Single point of contact**



Brownfields Redevelopment Strategy (Draft)

Awareness, Education and Marketing Program

- **Host a major conference**
- **Implement a marketing strategy**
- **Multi-media campaign including brochures, presentations to industry groups and web site content**



Brownfields Redevelopment Strategy (Draft)

Government Coordination

- **Engage other government agencies and Crown corporations**
- **Brownfields Advisory Committee maintained**



Next Steps

- **Finalize strategy**
- **Fine tune incentive programs**
- **Prepare CIP**
- **Public Meeting/Council Adoption**
- **Implementation of CIP and Strategy**





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