



Brownfields and Moving Forward



City of Kingston

Ontario East Municipal Conference (OEMC) 2013

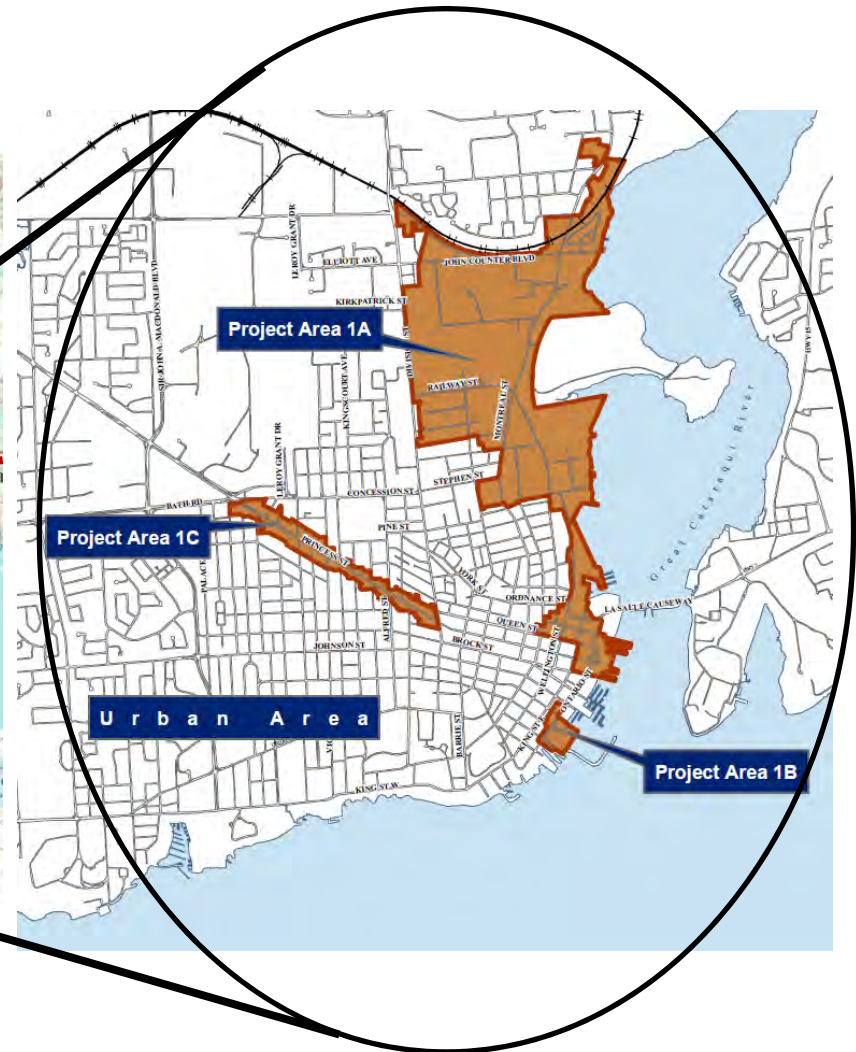
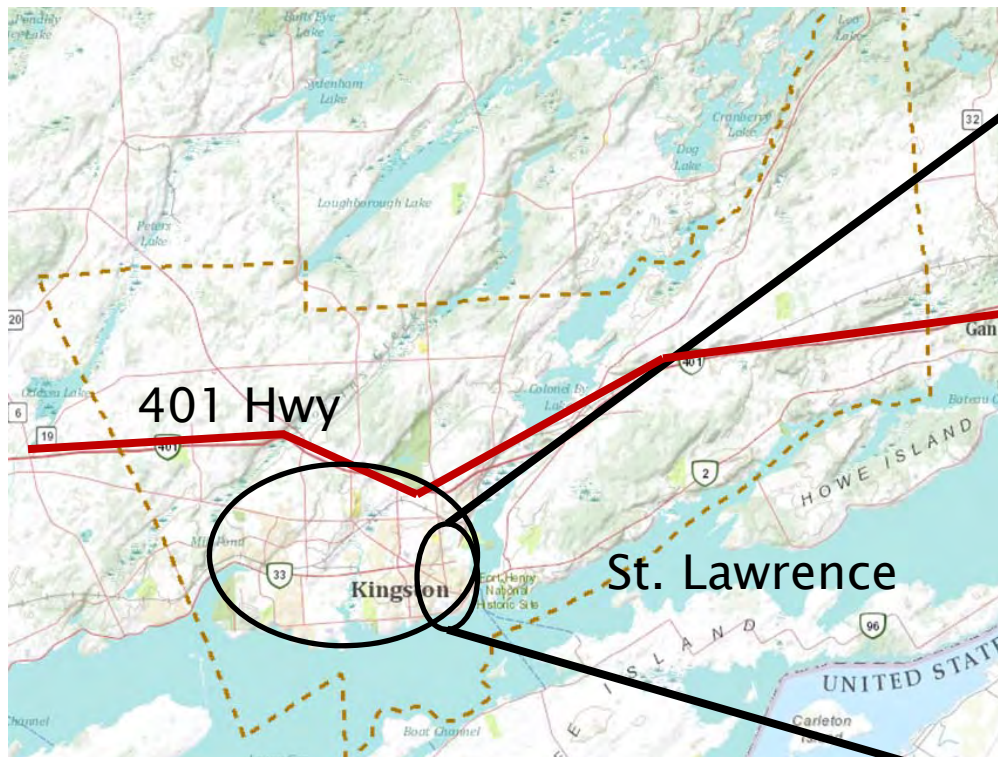
Outline

- ▶ CIP Overview & Map
- ▶ 2013 Amendments
- ▶ Priority Areas
- ▶ Success Stories
- ▶ Failed Tax Sales
- ▶ Marketing and Measuring
- ▶ Customer Service

CIP Overview & Map

- ▶ CIP implemented 2005, amended 2013
- ▶ Kingston's Strategic Plan 2011–2014
 - *“Rejuvenating Brownfields”* is 1 of 6 Council's Strategic Priorities
- ▶ Kingston – *“to be Canada's Most Sustainable City”*
- ▶ Brownfield Project Manager
- ▶ Project Development Manager

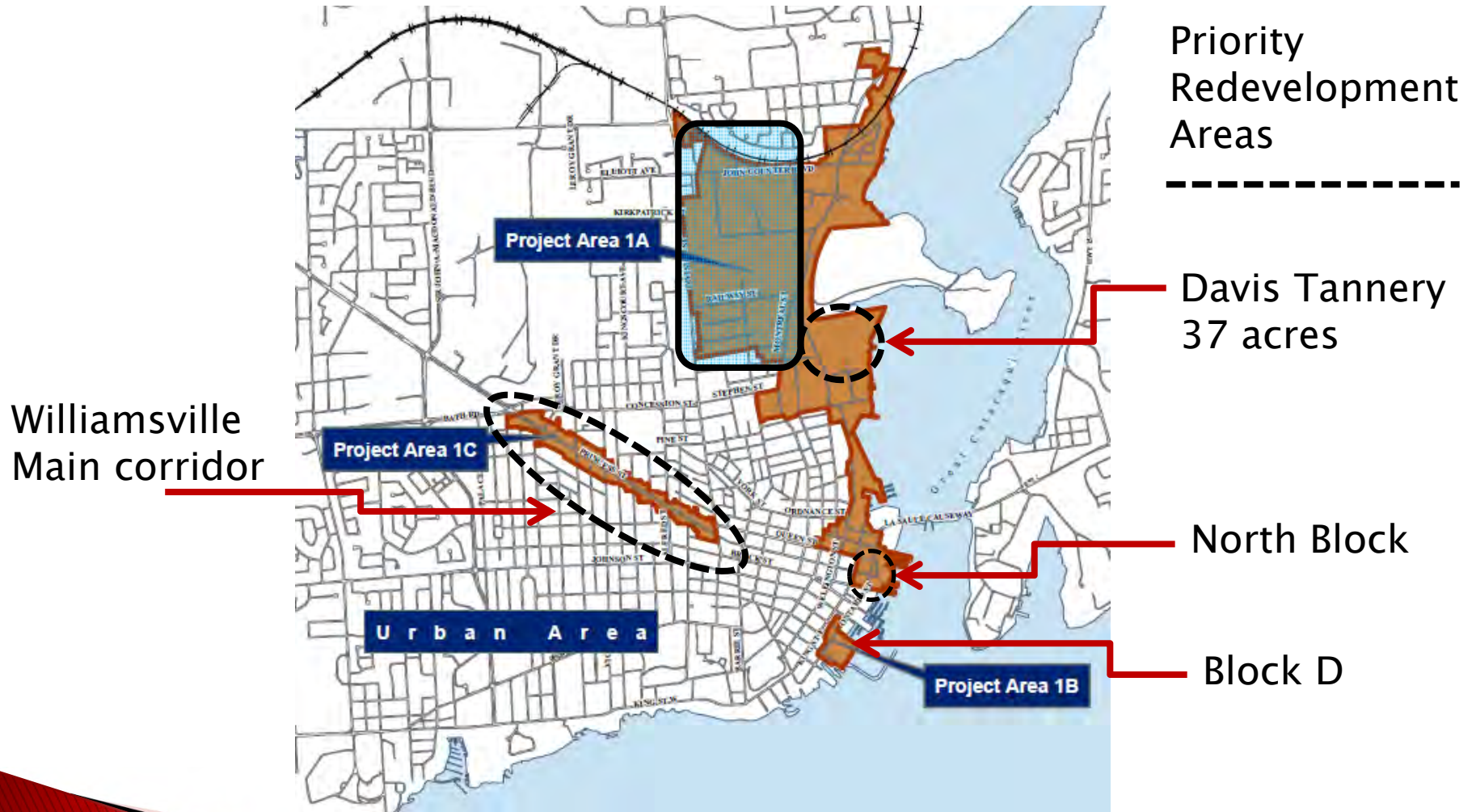
Project Areas Map



CIP Amendments 2013

- ▶ Added new Project Areas:
 - Major area added → Williamsville – Corridor
- ▶ Initial Study Grant changes
 - \$10,000 x 5 grants (\$50K) to
 - \$20,000 x 3 grants (\$60K)
- ▶ Extend Brownfield program from 2015 to 2025
- ▶ Administrative adjustments

Priority Areas



Success Stories – Block D



Prime Waterfront
2.2 hectares
Start 2005
Finish 2008

Then

- ▶ Former locomotive fabrication and wharf
- ▶ Parking lot
- ▶ Tax base \$50k
- ▶ \$10M in remediation

Now

- ▶ 2 apartment buildings (241 units)
- ▶ 1 condo (95 units)
- ▶ 1 hotel (140 units)
- ▶ Office space (2 floors)
- ▶ Open Space Park
- ▶ Tax base \$2.5M

Success Stories – Anna Lane



Then
Former Gas
station and Car
wash, parking lot

115 Unit Condo
Start 2012
Exp Finish 2014



Future
Future home of 115 units,
Affordable Housing
August 2013



Success Stories – 663 Princess

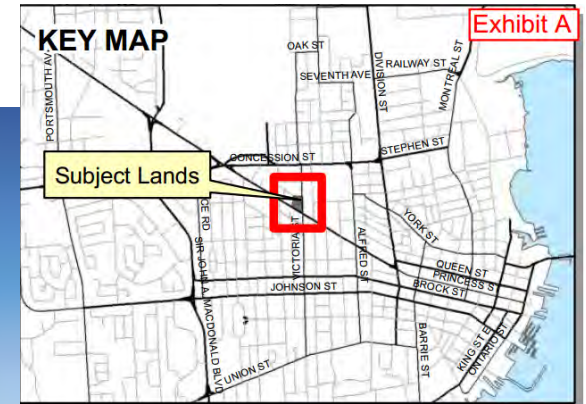
140 Unit Condo (480 bedrooms)
Start 2013
Exp Finish 2014



Then
Former car lot
and garage
(1998)



Future
Future home of 140
residential units,
Commercial ground floor



Failed Tax Sale Properties

- ▶ Properties in tax arrears and abandoned
- ▶ Environmental Investigation, Phase I/II ESA
- ▶ Demolition
- ▶ Request for Proposal with redevelopment requirements



Success Stories – 176 Railway



**Failed Tax Sale sold through
RFP Process
Start 2012
Exp Finish 2014**

Then

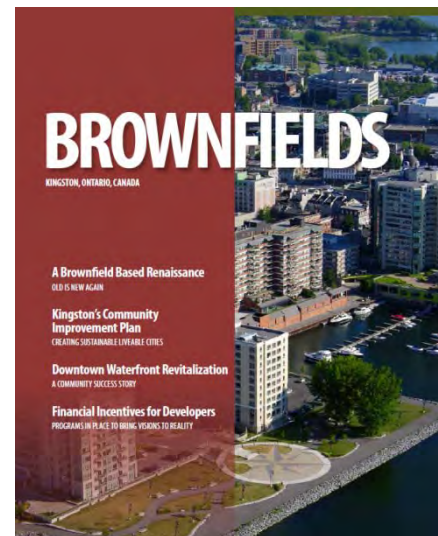
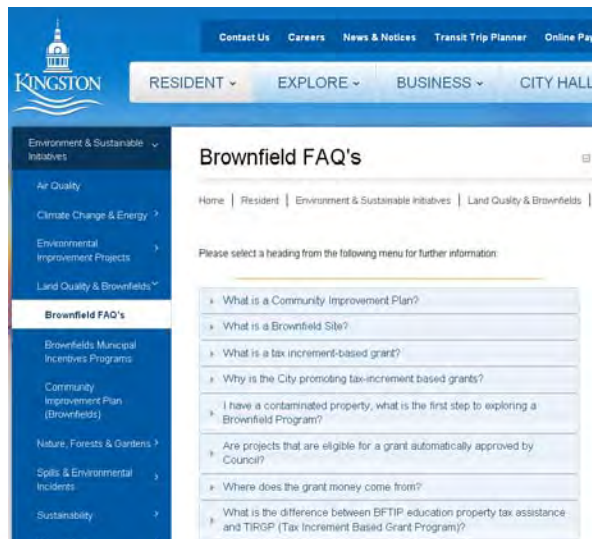
Former engineering office, storage
\$250k in remediation (building & land)
Tax base \$20k

Future

Low priced office space for start
ups or relocating business
expansions, municipal offices
Tax base \$150k

Marketing and Measuring

- ▶ New city website with new brownfield material such as;
 - ▶ Frequently Asked Questions
 - ▶ Rebate Examples
 - ▶ Timeline charts
- ▶ Presentations at Kingston Construction Association
- ▶ Brownfield booklet developed in conjunction with KEDCO



Marketing and Measuring

- ▶ Failed tax sale property signs and property spec sheets
- ▶ Larger projects – Market soundings, Public visioning, Information and Stakeholder sessions
- ▶ Reaching out to consultants and commercial real estate companies
- ▶ Hosted the second inter-municipal working group session

Developers Wanted

The City of Kingston is looking for individuals interested in developing this site.

- residential/commercial development opportunities
- potential property tax rebates
- infill development and sustainability

CITY OF KINGSTON
 Community Improvement Program
 For information: 613-546-4291 x 1325
www.cityofkingston.ca/brownfields



Visioning Workshop
Redevelopment of Davis Tannery

Date: Thursday, May 9, 2013
 Time: 6:00 p.m. to 8:00 p.m.
 Location: Memorial Hall
 (2nd Floor of City Hall, 216 Ontario Street)


The visioning workshop will include:

- A brief presentation on the history of the Davis Tannery site.
- A chance for you to participate and share your thoughts on the redevelopment opportunities for this site.

This is **your** opportunity to create a vision for this important part of the City's waterfront and your community.

For more information, please contact:
 Carola Bomfim Lima
 cbomfilima@cityofkingston.ca
 613-546-4291 ext. 1250



Please visit:
www.cityofkingston.ca/projects


BROWNFIELDS City of Kingston
Property Spec Sheet

Cohen Properties - Six properties on Montreal St./Rideau St./Joseph St.

General Information on Cohen Properties (6 properties)
 Area: 6.23 Acres (=7.5 Acres with the two City R-O-W)
 Frontage: Montreal St / Joseph St / Railway St
 Other Structure on Property: 1 Structure with DSHMS on file
 Location: 2.3km to Downtown / 3.3km to Highway 401
 Several City parks nearby

City Property Right-of-Ways

Marketing and Measuring

▶ Dashboard

- Every \$1 invested in Brownfields => \$4 invested in the economy
- Applications received and approved
- Acres redeveloped, tonnes of soil remediation, gallons of water
- Units built (commercial & residential)
- Tax base increase

Marketing and Measuring

Brownfield - Key Performance Indicators

City Group	Strategic Area	Metric
Environment	Environmental	<ul style="list-style-type: none"> Brownfield Applications Submitted/Approved Land remediated or redeveloped (acres) Contaminated Water treated (litres) Contaminated Soil disposed (tonnes)
Building & Taxation	Economic	<ul style="list-style-type: none"> City Tax Rebates for Investment in remediation or rehabilitation (\$) Increase in Taxes - Municipal and Education (\$) Commercial/Ind. space constructed or re-habilitated (sq.ft.) Residential space constructed or re-habilitated (sq.ft.) Value of private sector investment leveraged (\$)
Building	Social	<ul style="list-style-type: none"> Market dwellings (units) Affordable dwellings (units)
Building	Cultural	<ul style="list-style-type: none"> Green Space constructed (sq.ft) Waterfront trail constructed (ft) Amenity/Common space constructed (sq.ft.)
Environment	Sustainability	<ul style="list-style-type: none"> # of Sustainable projects implemented (units)

Customer Service

- ▶ Layered complexities to Redevelop
 - Planning process is complicated
 - Infilling projects is complicated
 - Contaminated land/buildings are more layers of complexity
- ▶ Municipal staff expertise/guidance
- ▶ Education is important for success
- ▶ \$4.2M Incentives since 2005
 - \$3.6M TIRGP (86%)
 - \$0.4M Municipal Tax Cancel (10%)
 - \$0.2M Educational Tax Cancel (4%) } BFTIP

Thank You

Questions / Comments

