



City of Greater Sudbury Brownfield Strategy and CIP Update

City of Greater Sudbury Policy Committee: March 23, 2011

What is a brownfield?

“Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.”

2005 PPS

A range of city-wide opportunities













Today

- Approximately 60 brownfields
- Approximately 16 at risk properties
- Together - \$16.1 million in assessment
- Together - \$675,000 in municipal taxes
- At risk properties - \$1.9 million in arrears
- Majority have good redevelopment potential

Brownfield market barriers

- Outstanding financial obligations
- Difficulty in obtaining title
- Real or perceived contamination
- Regulatory requirements
- Capital intensive up front remediation costs

Proposed Strategy

Part 1: Implement failed tax sale procedure

Part 2: Target incentives towards up-front costs

Part 3: Market and attract investment

Part 4: Educate and build capacity

Brownfield Redevelopment Benefits

Increased assessment and taxation

Increased employment

Improved competitiveness

Improved environmental health

Improved quality of place



Next Steps

End of March: Release Draft Strategy and CIP

Early May: Public Open Houses

May: Revise Strategy and CIP

June: Policy Committee Meeting

September: Statutory Public Meeting

Late October: Strategy and CIP in effect

