



Local Governments and Brownfield Redevelopment

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Operations



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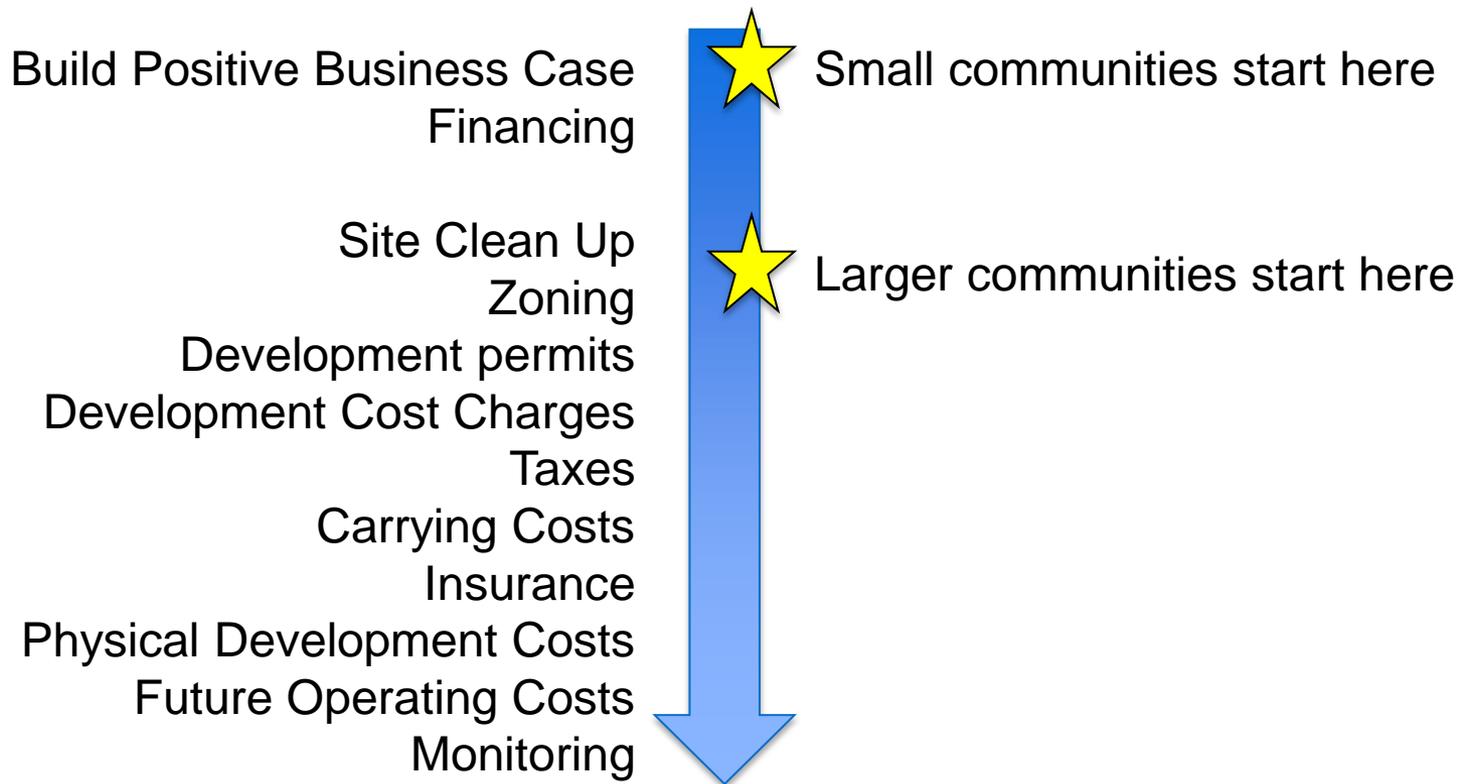
Successful Brownfield Redevelopment

- “There is this brownfield site on the main street to my community, what should I do to get it cleaned up?”
- “We have so many brownfield sites just sitting vacant in our downtown core, where do we start?”
- “There is a fantastic project planned for that lot downtown, why doesn’t the owner move forward?”





Large Communities vs. Small Communities





Leadership is Key

- Inventory: know about the sites in your community
- Find economies of scale between projects
- Know what external funding is available (BC Brownfield Funding Program)
- Get involved in projects that will help in the long term





Create an environment that promotes redevelopment:

- Zoning: is the site already zoned to provide the maximum return to the land owner?
- Development incentives: few parking spaces, higher buildings, larger buildings
- Expedited and lower costs for permits



Create an environment that promotes redevelopment:

- Revitalization Tax Exemptions (longer term for green buildings)
- Partnerships
- Lower Development Cost Charges
- Be Flexible with your vision for the site



Is redevelopment still a long way off?

- Be Flexible with your vision for the site
- Consider interim uses:
 - Parking
 - Tourism (temporary info booth, non-hotel accommodation)
 - Park/community garden
 - Farmers market





Find the **right blend** of
options that will have the
largest impact on the
brownfield sites in
your community.



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