

Revitalization and Return on Investment through Redevelopment



The Niagara Way

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About Cities:

There is hardly one in three of us who live in the cities who is not sick with unused self.

~Ben Hecht

A city is a large community where people are lonesome together.

~Herbert Prochnow

***High mountains are a feeling, but the hum
Of human cities torture.***

~George Gordon, Lord Byron, Childe Harold's Pilgrimage

Cities are the abyss of the human species.

~Jean-Jacques Rousseau, Émile

a·byss

⊗(θ-b̄s')

n.

1. An immeasurably deep chasm, depth, or void:
2.
 - a.** The primeval chaos out of which it was believed that the earth and sky were formed.
 - b.** The abode of evil spirits; hell.

As I understand it, our task is:

To position our cities a step above hell

Niagara Region

About Niagara

- Population: 435,000
- Comprised of 12 area municipalities
- Primary sectors: manufacturing, tourism, services, agriculture
- Number of manufacturing jobs has decreased from 40,000 to 25,000 over the last 15 years
- Tourism and wine industry have experienced major growth in the same time period. There are now more than 80 wineries throughout Niagara.
- 4 international border crossings



Brownfields 101...

Why should we redevelop Brownfields in the first place?

1. To enable growth while valuing the natural environment
2. Because they serve as powerful symbols
3. To earn a Return on Investment

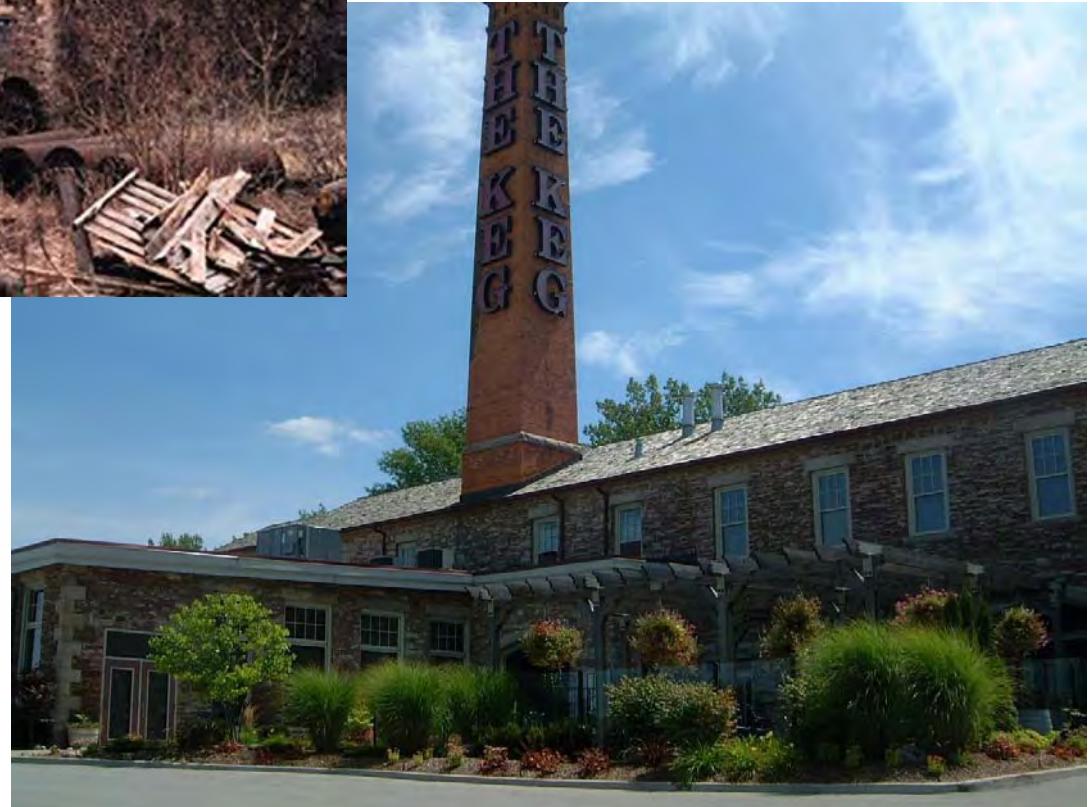




Before

NIAGARA
ECONOMIC DEVELOPMENT
CORPORATION

After





Before

The “Stokes Community Village” - a vibrant, resourceful, multi-functional community facility which will include:

After

33 Affordable Apartments for Seniors Neighbourhood Community Centre Youth Resource Centre Goodwill Workforce Development Programs Niagara Trades Career Centre Culinary Arts & Hospitality Training





Before

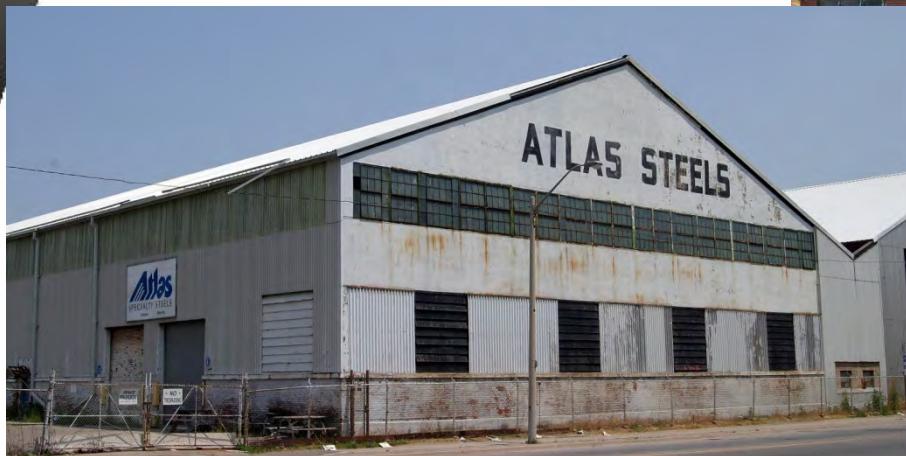


After



5TH HOLE, PAR 4 – 452 YARDS FROM DALY TEES









Port Credit



Port Credit Village

“A Smart Growth Jewel”





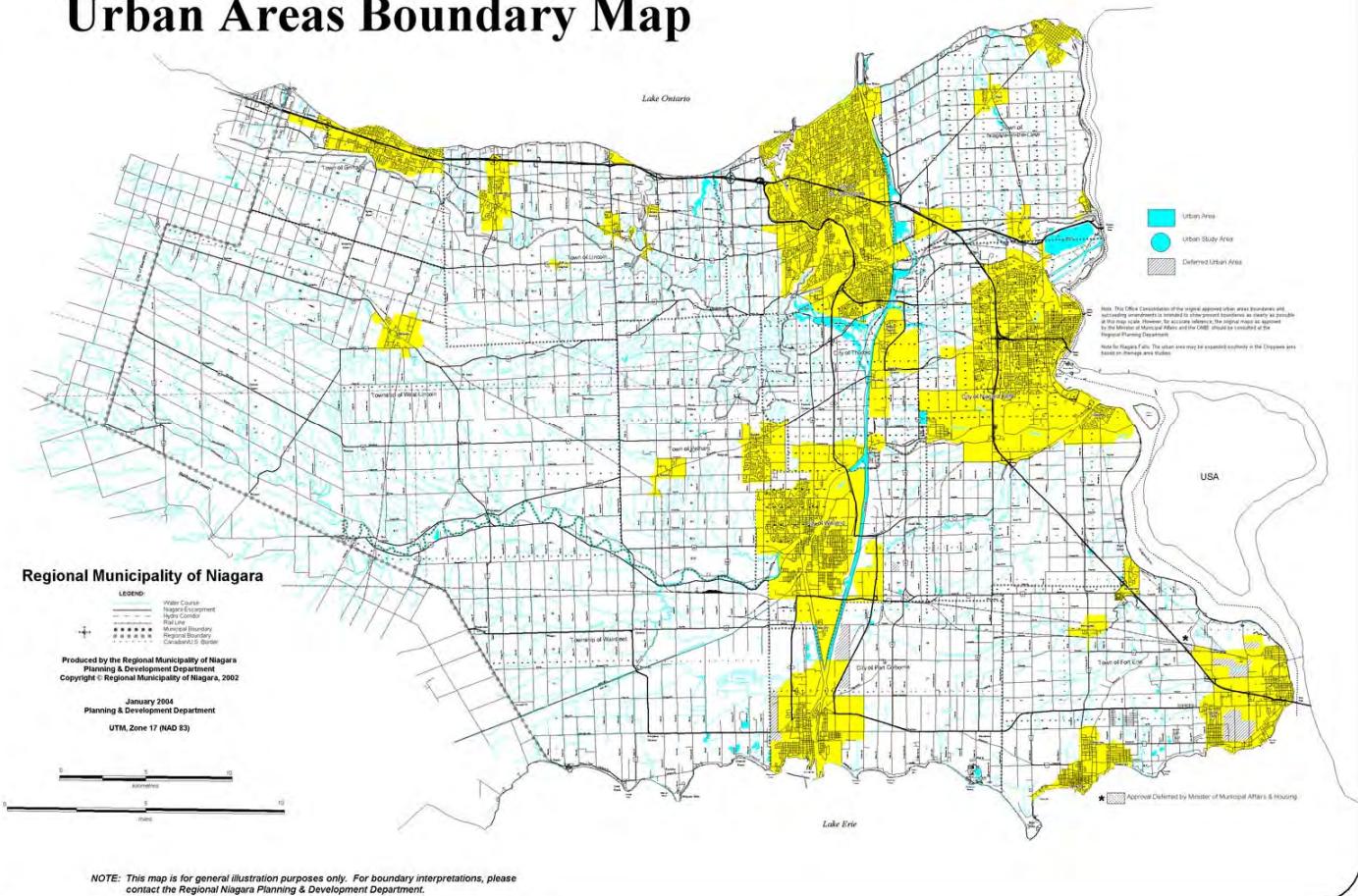
imagine



The Niagara Way

- Smart Growth is the driver, not brownfields
- The Region of Niagara is committed to redeveloping 100% of the brownfield properties within its jurisdiction

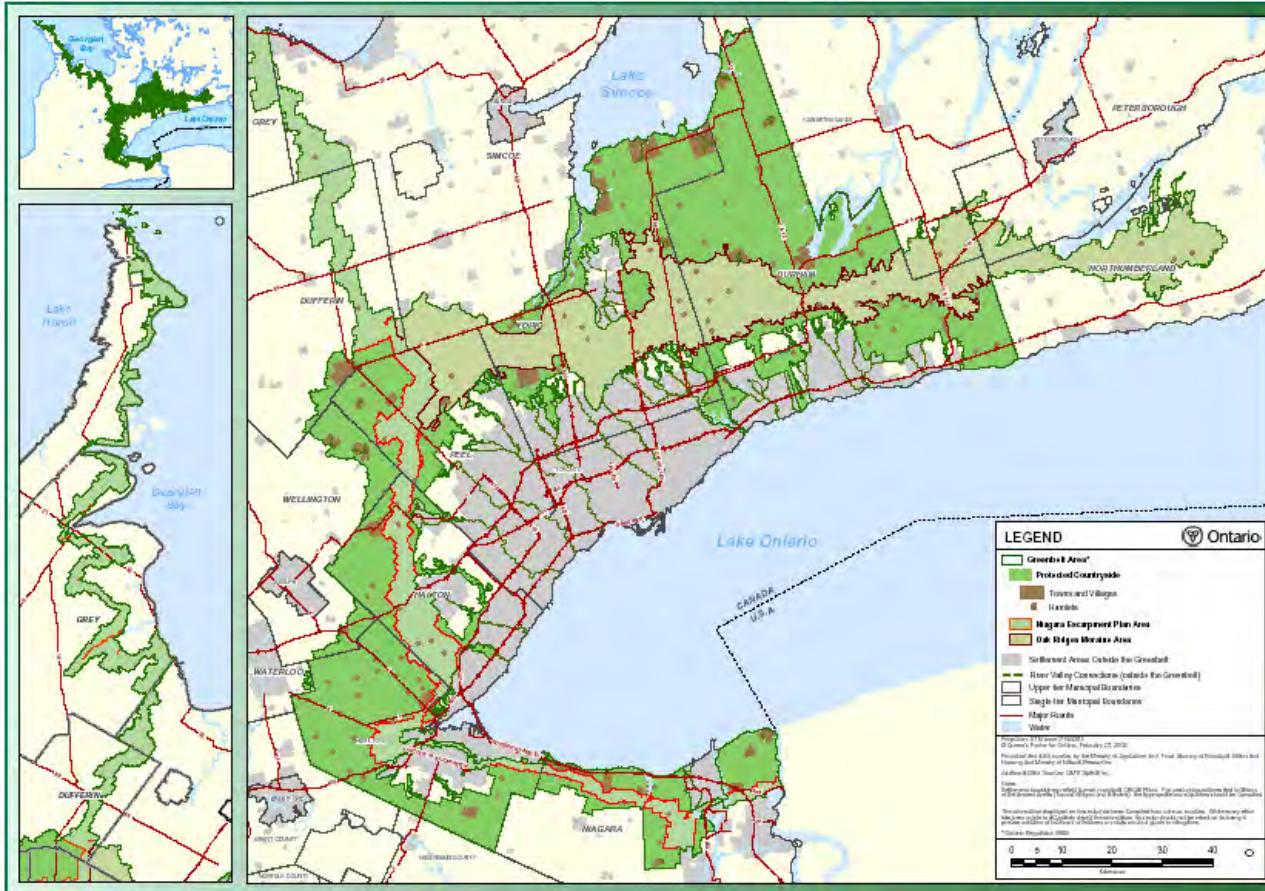
Urban Areas Boundary Map



greenbelt PLAN 2005

PLAN 2005

**Schedule 1:
Greenbelt Plan Area**



How We Do It

- Each lower-tier municipality is responsible for designating Community Improvement Project Areas
- Each lower-tier municipality oversees the development of Community Improvement Plans
- The Region contributes \$25,000 towards the development of local area CIP's
- Lower-tier municipalities consult with the Region as part of the CIP process
- The Region does not approve individual CIP's
- Participating lower-tier municipalities, along with the Region, have formed a local area CIP/Brownfield contacts group to ensure good communication, alignment and coordination

Actual Incentives

- Tax Increment Financing
- Grants
- Loans
- Development Charge Waivers and Exemptions
- Public Realm Improvements

Engage the Community

- Design charettes
- Site tours – meet the developer
- Keep the media informed
- Website blogs
- Thought leadership conferences
- 3-D Digital Visualization



FCM Project

- Designed to identify, characterize and ultimately market the top redevelopment opportunities across Niagara from the municipal perspective
- 100 sites have been ranked according to factors such as location, size, servicing, market interest, advancement of smart growth, CIP's and catalytic effect
- Project partners: Region of Niagara, area municipalities, Niagara College, NEDC and FCM
- Project consultants: RCI Consulting, MMM and CFAV

In Closing...

- Working in partnership is vital
- Develop local brownfield specialists
- The province of Ontario has been a good partner
- Profit and return on investment are good things
- Do not punish the pioneers – work with them and learn from them

Thank you!

