



INFORMATION REPORT

TO:	Mayor and Members General Issues Committee
COMMITTEE DATE:	June 6, 2018
SUBJECT/REPORT NO:	Inventory of Brownfield Areas (PED18113) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Edward John (905) 546-2424 Ext. 2359
SUBMITTED BY:	Glen Norton Director, Economic Development Planning and Economic Development Department
SIGNATURE:	

Council Direction:

At the meeting of GIC February 21, 2018 Committee approved the following Motion:

“That staff be directed to report back with an inventory of the Brownfield areas, over the past ten years, factoring in the Province backstopping the clean-up of the Stelco Lands.”

Information:

The formal approval of the Environmental Remediation and Site Enhancement Community Improvement Plan (ERASE) (CIP) in April of 2001 represented an important step in the delivery of a program promoting environmental remediation, community rehabilitation and redevelopment. The expansion of the ERASE Community Improvement Project Area to the full limits of the urban area within the City and the enhancements of the programs contained within in April 2005, also represented an equally important step forward in delivering financial incentive programs directed at Brownfield redevelopment across the urban area of the City. Both of these milestones have contributed to Hamilton’s reputation as being a Municipal leader in terms of Brownfield redevelopment in Canada, and have continued most recently with the 2018 updated ERASE CIP.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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Since inception, staff has been monitoring the success of the program to ensure its on-going responsiveness and adaptability in securing environmental remediation.

At the Council meeting of February 28, 2018, Council approved the following Motion:

“That staff be directed to report back with an inventory of the Brownfield areas, over the past ten years, factoring in the Province backstopping the clean-up of the Stelco lands.”

Since the ERASE CIP was approved, approximately 145 property owners and potential property owners have been approved for Environmental Study Grants. A number of these studies have led to brownfield sites being redeveloped. A total of 47 projects have been approved by City Council for ERASE Redevelopment Grants. These projects once complete will result in:

- Over 380 ac of land studied;
- Total assessment increase due to Environmental Remediation Grant in excess of \$129,029,379;
- Every \$1 contributed by the City has generated \$11.10 in private sector construction; and,
- Remediation and redevelopment approval of approximately 210 ac of Brownfield land 123 ac (59% of approved land area) remediated to date.

In its 16 years, the ERASE CIP has proven to be very successful in providing the financial tools needed to promote the remediation and redevelopment of Brownfield sites. There is consistent support for the expansion of programming and updating of policy in order to meet the significant challenges associated with Brownfield redevelopment.

With respect to the inventory of land, staff continues to monitor lands that have been recognized as contaminated and catalogue as a ratio how this changes over time. As the following report indicates, environmental remediation has occurred and has significantly reduced the inventory of contaminated land within Hamilton.

Historical Land Use Inventory (HLUI) (2008)

As part of the City’s Department initiative “Focusing on Employment Lands”, the City retained MMM Group to design and compile a comprehensive Historical Land Use Inventory (HLUI) for the urban area of Hamilton. This study was presented as a package including a Peer Review – Comprehensive Employment Land Study, Municipal Comprehensive Review and Conversion Analysis for Employment Lands Study, and Updated Employment Land Supply/Budget. These studies were compiled as part of an effort to provide background information for the new Official Plan and the Airport Employment Growth District.

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The HLUI is a Geographic Information Systems (GIS) database, compiled from existing data sources, that identifies and describes sites, its past uses, contaminants of concern, and has the ability to track site assessments and remediation efforts in a comprehensive and consistent manner. The intention of the database was to provide

feedback to fine tune the ERASE CIP and to supply information for the ERASE Municipal Acquisition and Partnership Program. The HLUI was to complement the City's Contaminated Sites Management Program for Municipal Works by offering a greater level of detailed contaminant screening information; Water and Wastewater proposed to use the information to identify possible sources of contaminants, while the Source Protection Planning Group looked to identify existing threats to drinking water sources. It also served to assist in the employment lands inventory.

The HLUI identified 91 vacant Brownfield sites for a total of 152 ha (377 ac) scattered throughout the City's urban area. Over 50% of the total land within the inventory is located outside of the designated employment areas. Furthermore, only 20 ha were found to be located within the Bayfront Industrial area. It is important to note that while the HLUI was intended to be updated and monitored regularly, it still represents a snapshot in time.

The 91 vacant Brownfields that were identified effectively became the target sites for prioritization. Recent review of the 91 vacant sites that were compiled as part of the HLUI found that since 2008, 51 of the sites have been developed representing over 72 ha. Of the 40 sites still considered vacant and contaminated, approximately 13.2 ha are within the Bayfront Industrial Area.

	2008	2018
Number of Sites	91	40
Total Area (ha)	152	79.5
Land within Bayfront Industrial Area (ha)	20	13.2
% of Land Developed	0%	48%

Viability for Other Uses

Consideration was raised with respect to the viability of contaminated land to be used for purposes such as the growing/harvesting of medical marijuana, given the concerns expressed with respect to this industry placing pressure on current viable farm land.

Staff reviewed the prospect and noted that under Regulation 153/04, cultivation of marijuana would be treated as an agricultural operation, and therefore, deemed a more sensitive operation if located on former industrial or commercially used lands. On this basis, a mandatory filing of a Record of Site Condition would be required and the

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threshold for site remediation would be one of the most onerous to conform. It is unlikely that, under these circumstances, such a use would be feasible.

Furthermore, land currently zoned and protected for employment uses would not be able to be rezoned/re-designated for agricultural purposes in the absence of a Municipal Comprehensive Review.

That the matter respecting Inventory of Brownfield Lands (for possible legal cannabis operations lands) be identified as complete and removed from the General Issues Committee Outstanding Business List.

APPENDICES AND SCHEDULES ATTACHED

N/A

EJ:rb