

Niagara Region Corporate Services Committee Meeting (June 15th 2022)

CSC-C 10-2022 - Proposed 2022 DC Bylaw

Presented By



On behalf of our clients.....



- Timothy Collins

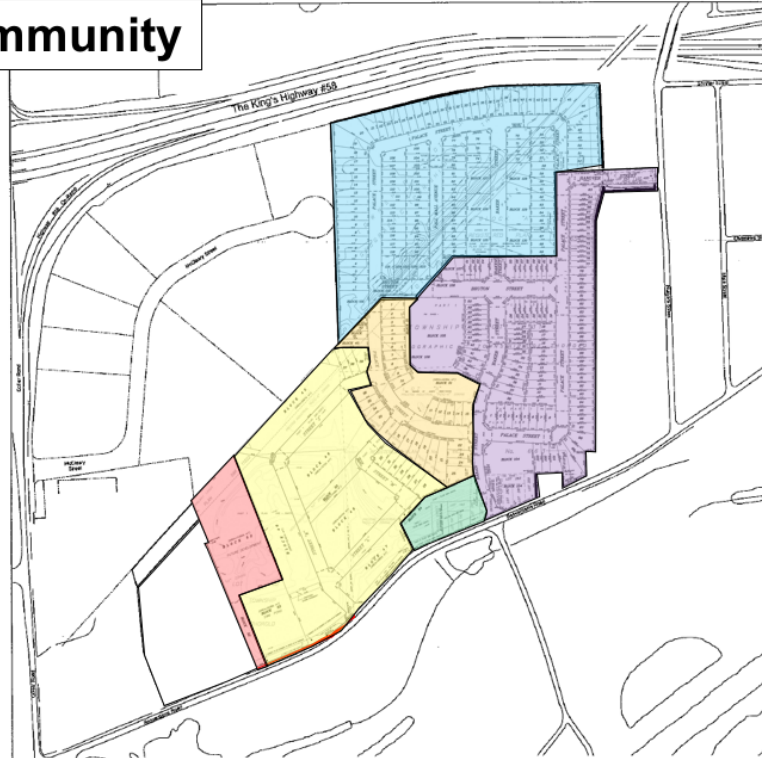
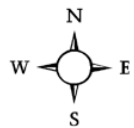
- Downing Street (Artisan Ridge) Inc.
- 1939522 Ontario Ltd. (Cytec)

Artisan Ridge, Thorold



Artisan Ridge Community

- Phase 1
- Phase 2
- Phase 3(A)
- Phase 3(B)
- Non-Profit Apt
- Future Industrial Lands



Key Facts

- 55.31 acre brownfield property
- 33.90 acres remediated with a record of site condition
- **\$27,869,477 in audited remediation costs incurred to date**
- 103 Units constructed and occupied in Phase 1
- 163 Units currently being serviced in Phase 2
- 60 Unit affordable housing apartment starting construction in 2022
- 35 Units draft approved within Phase 3(A)
- Applications for ~298 units in Phase 3(B) currently being finalized for submission later this summer
- Planned development of new ~46,000 sq.ft light industrial facility
- Upon completion the development will result in 659 new dwelling units within the built-up area

Artisan Ridge, Thorold



Development Benefits

- **Brownfield Investment & Local Economy**
 - Every dollar invested into brownfield redevelopment generates an additional \$3.80 in the output of all industries Canada Wide¹
 - Remediation costs alone have injected approximately **\$105,904,012** into the economy, with substantial work still required.
- **Job Creation**
 - Significant source of employment in Thorold for close to 20 years (*remediation, consulting, marketing, planning, engineering, construction*)
- **Municipal Tax Assessment Values**
 - Will generate approximately **\$2,567,959** annually for the municipality in new property taxes upon completion (*City+Region*)
- **Creation of Surplus Land Opportunities**
 - Decommissioning of former rail line creating 14 new surplus parcels of land within Greater Thorold, creating opportunities for new infill development aligned with municipal objectives (*i.e affordable housing*).

¹ - National Round Table on the Environment: "A Preliminary Investigation into the Economic Impact of Brownfield Redevelopment Activities in Canada." (2002)

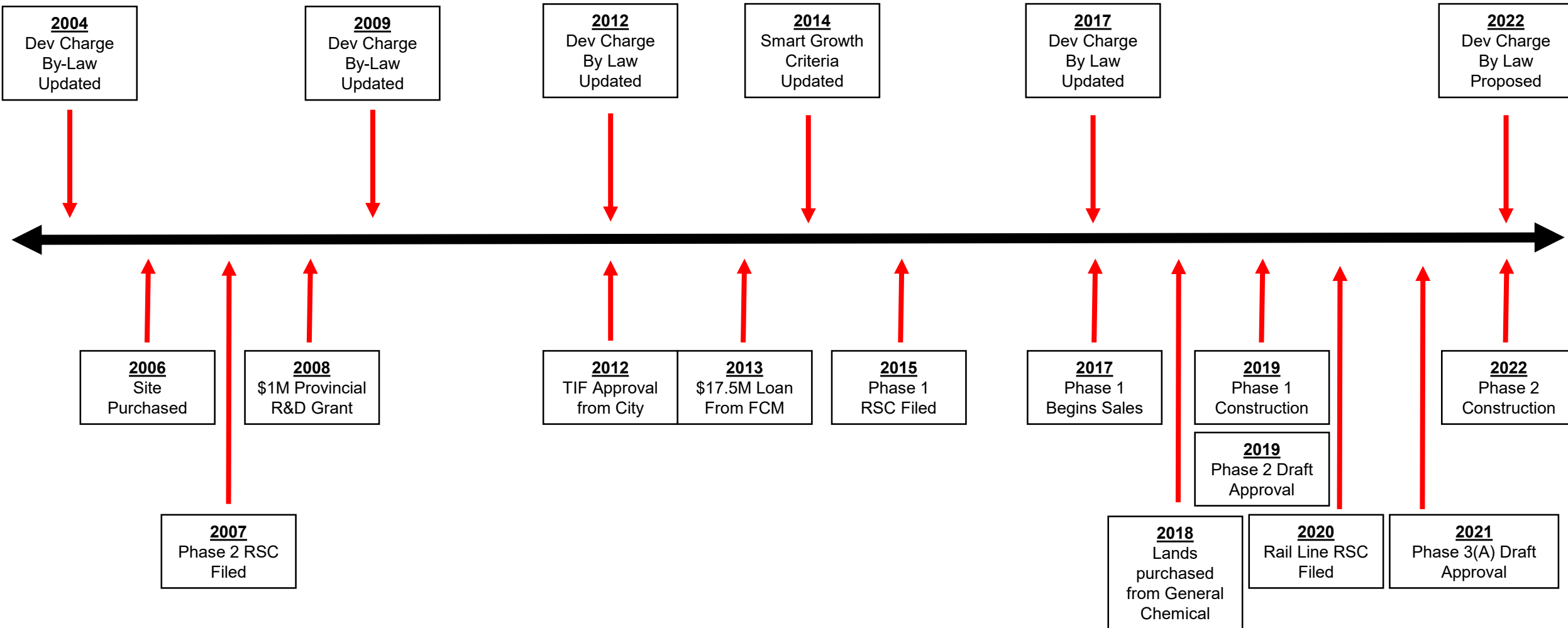
Artisan Ridge, Thorold



Development Constraints

- **Employment Land Use Designation**
 - Revisions to employment land mapping through pending 2022 Niagara Region Official Plan exercise and subsequent approval from Minister of Municipal Affairs and Housing
- **Servicing Capacity**
 - Niagara Region Capital Upgrades to Beaverdams Sanitary Pumping Station (*Anticipated completion in November 2023*)
- **Detailed Design and Subdivision Approval Process**
 - Substantial staffing limitations and turnover contributing to increased circulation and response timelines.
 - COVID-19 has also introduced unforeseen impacts to project timelines over the last two years
 - Multiple approval agencies (Hydro One, MTO, MECP) with significant review timelines

Artisan Ridge, Thorold



Cytec Lands, Niagara Falls



Key Facts

- 71.93 acre brownfield property
- 13.71 acres remediated with a record of site condition
- 49.34 acres currently being risk assessed.
- Stage 1 of Thorold Stone Road completed.
 - Stage 2 design work now underway.
- Audit of eligible costs to be completed
- Four phases of development (Parcel A, B, C, D)
- Potential for approximately 1,000,000 square feet of new light industrial and service commercial uses (*based on 20% building coverage*).

Cytec Lands, Niagara Falls



Development Benefits

- **Improved Interconnectivity**
 - Development of these lands and construction of Stage 1 and 2 of Thorold Stone Road will improve the east/west interconnectivity of the municipal road network, contributing to improved access into the City's Downtown.
- **Removal of Environmental Liability**
 - Remediation will contribute to improving the quality of the environment in the local community, removing both real and perceived threats to health and safety
- **Development of Strategically Located Employment Lands**
 - Revival of a legacy industrial area, recovering a desirable location for growth and intensification.
 - Development will provide employment supportive uses in strategic proximity to the City of Niagara Falls downtown.
 - Represents a significant opportunity for the creation of new local jobs.

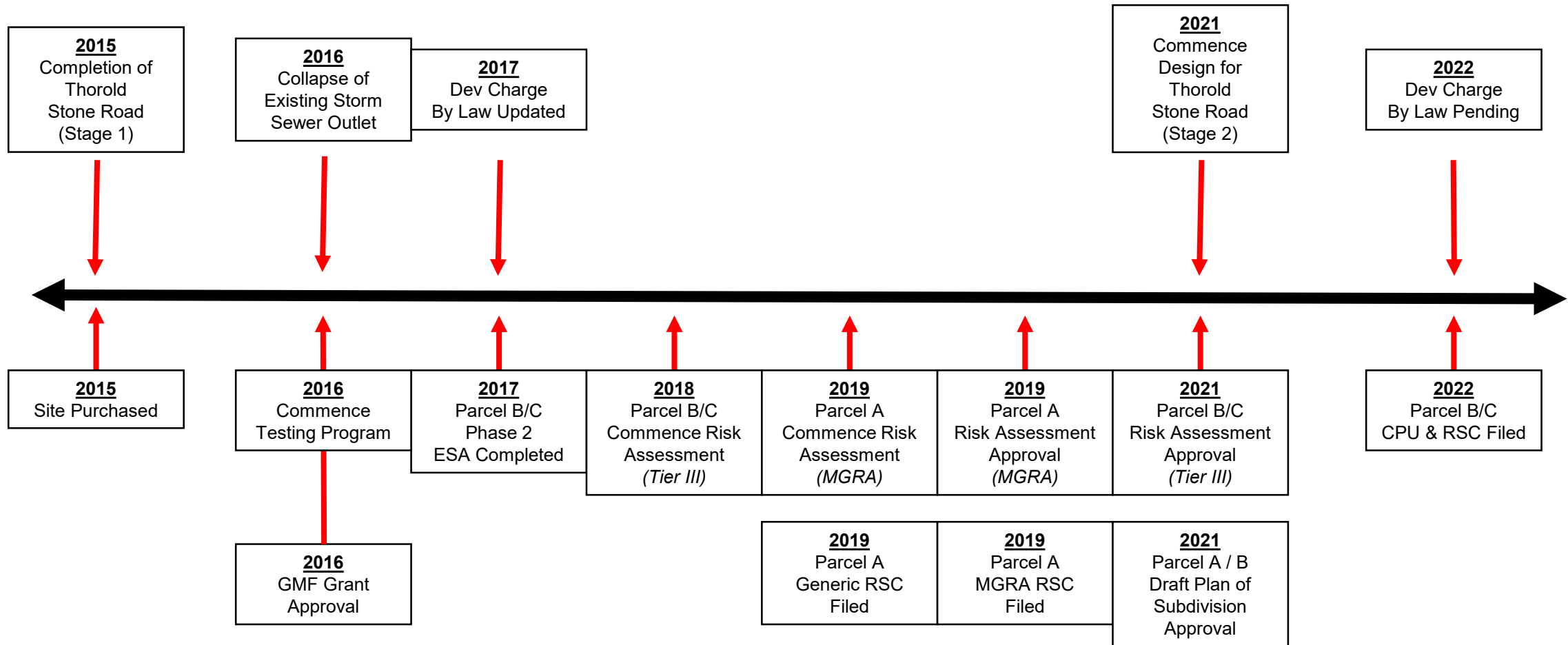
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Development Constraints

- **Environmental Timelines - Risk Assessment**
 - Risk assessment process has taken approximately 4 years to complete for Parcel B/C.
 - Significant review timelines and reporting obligations as a result of Wide-Area of Abatement designation (*mandatory 22 week review period with MECP for each circulation*).
- **Servicing**
 - Working with City, Region, OPG, and Hydro One for the advancement of a new stormwater outlet and implementation of required sanitary connections
- **Hydro One Assets and Infrastructure**
 - Existing surplus easements and infrastructure from Hydro One which will require decommissioning and removal.

Cytec Lands, Niagara Falls





Questions?

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