
Brownfield Remediation in Ontario

October 14, 2015

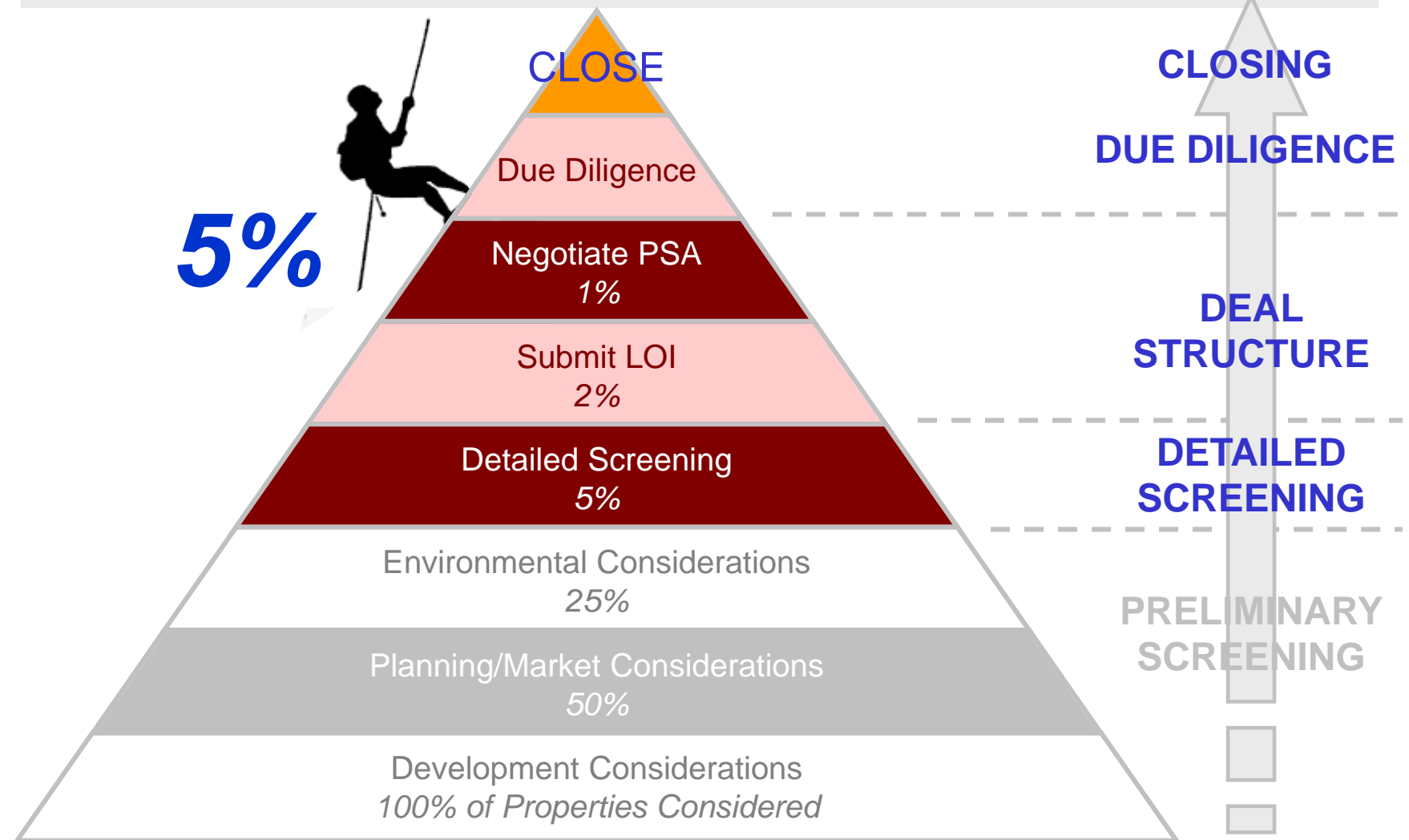
KILMER BROWNFIELD EQUITY FUND L.P.



- **First Canadian brownfield equity fund with both institutional and private investors.**
- **Pairing of equity capital with experienced management to unlock the value in Brownfield opportunities.**
- **Fund investment sweet spot of \$5 to \$15 million in land, planning and site restoration costs.**
- **Provide environmental liability solutions to knowledgeable vendors.**
- **Established strategic partnerships to enhance the mandate for Brownfield investments.**
- **Proven track record in real estate market since 2006 and creation of a second fund in 2013.**



About 95% of the properties will not even meet basic criteria



Integrated Site Management

- Risk assessment and clean-up standard selection based on site development strategy.
- Demolition, on-site material segregation, treatment and re-use.
- Contaminant source removal and supplemental ground water treatment and mitigation.
- Site monitoring and risk management considerations.
- Regulatory site closure documentation completed by Qualified Consultant.

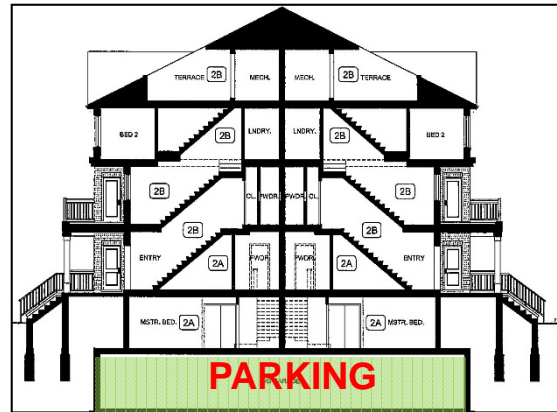


Integrating Site Development Considerations

- **Land uses**
 - Less-sensitive uses at-grade
- **Built Form**
 - Underground parking vs. slab-on-grade
- **Surface materials**
 - Hard caps (asphalt/concrete) vs. soft caps (landscaping)



Retail at-grade, residential above



Enclosed buildings with storage garage/parking as "first use"



Soft and Hard Surface Caps

Site Context - Toronto, ON (12 acres)



Site Remediation



Site Development



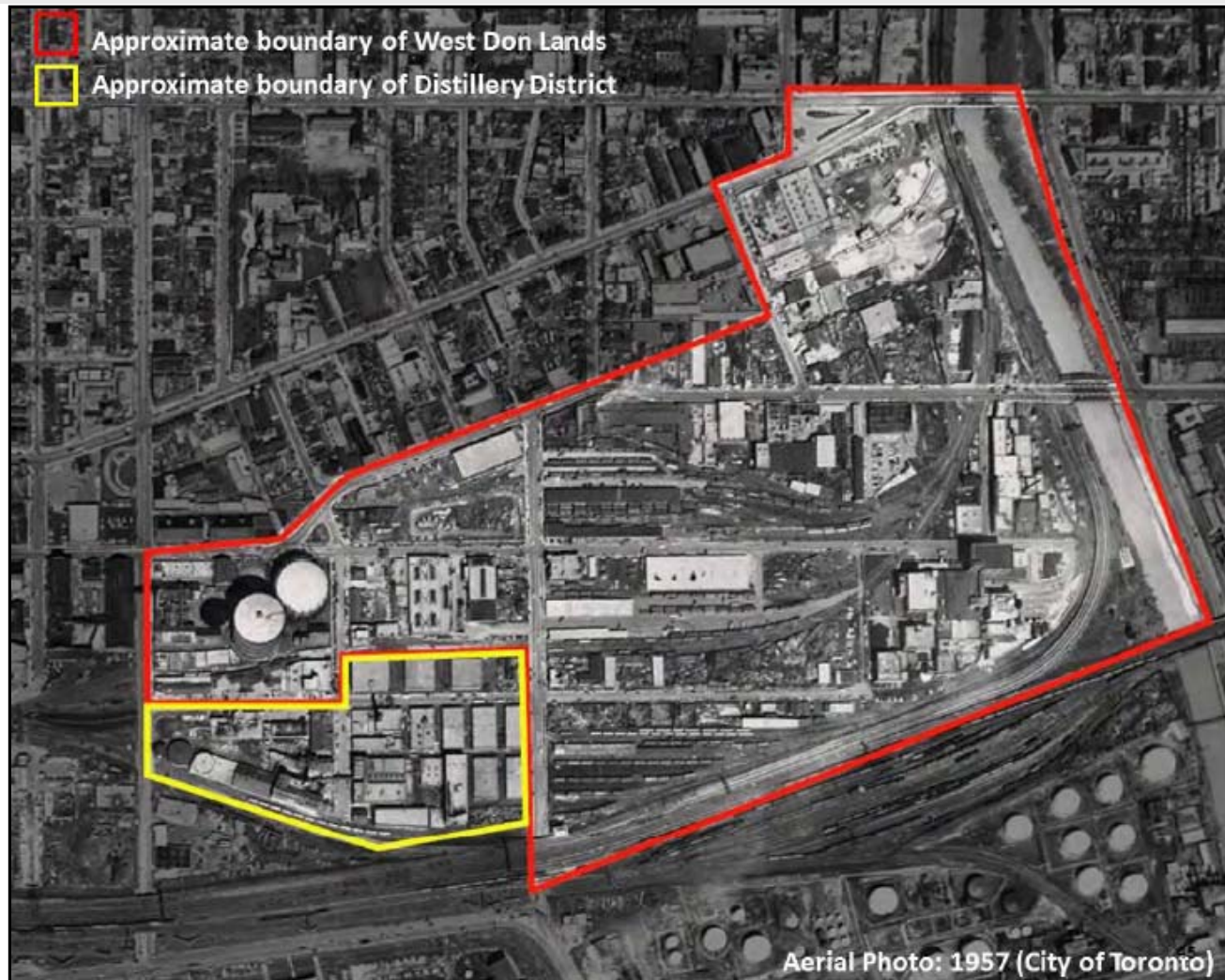
Site Context - Montreal, QB (12 acres)



Site Remediation



Site Context – Toronto, ON (35 acres)



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Site Remediation





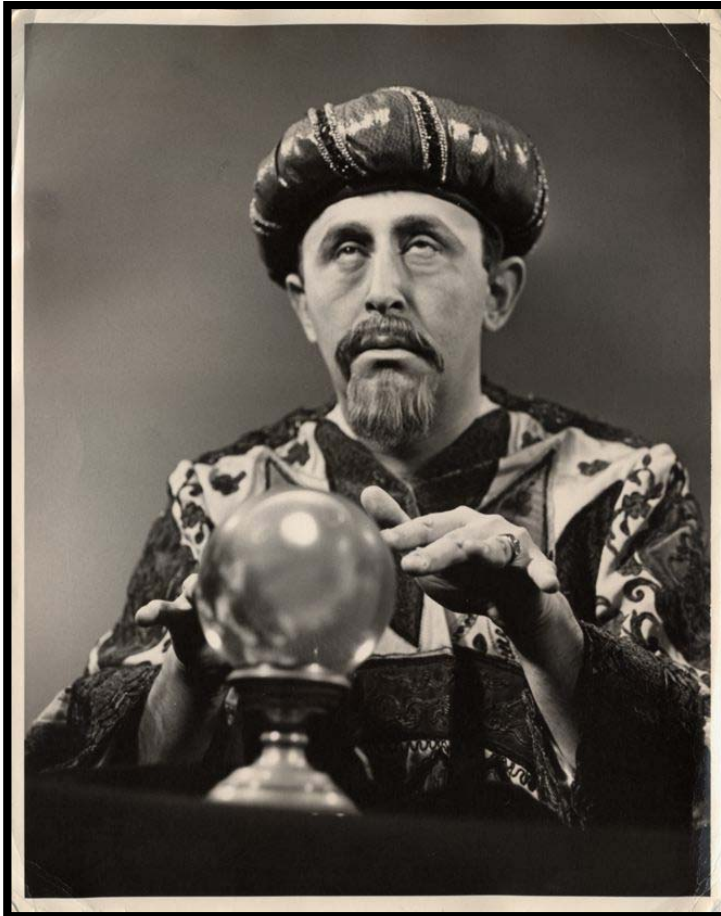
Site Redevelopment



Former Gas Stations



Don't Underestimate



- *Complexity of the Deals, Lengthy Negotiations with Significant Up-front Costs*
- *Marketing and Planning Risks*
- *Timelines for Planning Approvals and Site Restoration*
- *Municipal Infrastructure Upgrades and Approvals*
- *Relying on Municipal Incentives and Good Will*
- *Your Project Will Go According to Plan*

David Harper

President & Managing Partner

416-814-3436

dharper@kilmergroup.com

Kilmer Brownfield Management Limited

www.kilmergroup.com/brownfield/