• 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.
Remedial Strategy

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
Kilmer Brownfield Equity Fund L.P.  

Case Study 1 - Lakeshore

Site Context - Toronto, ON (12 acres)
Case Study 1 - Lakeshore

Site Remediation
Kilmer Brownfield Equity Fund L.P.  

Case Study 1 - Lakeshore

Site Development
Case Study 2 – Marcel-Laurin

Site Context - Montreal, QB (12 acres)

The Property (12.76 ac)

Rail Corridor

Vacant

boulevard Marcel-Laurin

New Mid-Rise Residential

Established Single-Family Residential

School
Site Remediation
Site Context – Toronto, ON (35 acres)
Site Context – Toronto, ON (35 acres)
Site Remediation
**Former Gas Stations**

- **Before:** Pictures of former gas stations in their original state.
- **After:** Illustrations and photographs of the proposed developments post-renovation.

- **Top Right:** A high-rise building with a modern design.
- **Bottom Right:** A mixed-use building with ground-level commercial spaces.

**Kilmer Brownfield Equity Fund L.P.**

**Other Kilmer Projects**

*October 2015*
Brownfield Considerations

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
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