

Brownfield Redevelopment for Housing

CHALLENGES, PROGRESS AND SUCCESS FACTORS



Canada

Connecting the Dots



Reusing Built Environments

IN BRIEF

Reusing built environments means developing or redeveloping properties within established communities that are abandoned, idled, or under-used. In the case of brownfields, real or perceived environmental contamination of such properties can be overcome to put these properties back into productive use.

Cleaning up the Past, Building the Future

A National Brownfield Redevelopment Strategy for Canada

NEIGHBOURHOOD WATCH: TORONTO

infill feeding a hunger for new urban housing

...sire for low-rise _home_ with an easy commute makes brownfields _golden_

REK RAYMAKER

...cial to The Globe and Mail Just because it's not on a 30-acre tract or in a 30-storey tower sn't mean you can't find new housing in the City of Toronto. Most of the major developers a lot of fledgling ones took the sweeping statements on neighbourhood rejuvenation from onto's Official Plan to heart. New low-rise housing developments, particularly infill projects, t really hold a match to the condominium boom, but they are on the rise.

La décontamination de sites urbains réhabilitables

Reconstructing the Canadian Landscape

ONE CONTAMINATED SITE AT A TIME

By Corinne Phelan

For more than a century until it closed in the 1980s, the Goodwin & Works distillery in downtown Toronto, Ont., produced Pitt-size Canadian Whisky. The boiler room hummed and the

This property wasn't always a hot commodity, however. After whisky production ceased, it was just raised land contaminated with a variety of pollutants, including polychlorinated biphenyls. For years, the site was an abandoned building. A proposal started in the mid-1990s to build a high-rise office building. The project was approved in 2005. The site is now a mix of residential and commercial use.

Brownfield cleanups get new rules: encourage development

TORONTO - Ontario will proceed with a plan to encourage abandoned industrial sites by setting out new rules for how to clean them up, the province's environment minister said Wednesday.

But critics were quick to warn that without substantial funding for the cleanup of so-called brownfields, the province's cities will remain polluted and bare.

Dombrowsky outlined the proposed changes at an old distillery site east of the city. The plan is to turn the site into a mix of residential and commercial use.

BURIED TREASURE

in polluted land

It isn't quite a gold rush, but some developers are bringing contaminated former industrial land back to productive and sustainable life. More of them are taking a closer look — 350 registrants at the Canadian Urban Institute's (CUI) annual Brownfields Conference in October nearly doubled the previous year's attendance.

By Albert Warson

Outline of Presentation

- What we did
- What we learned
- How to find out more



Brownfield Redevelopment for Housing: Literature Review and Analysis

- Recent progress in addressing barriers and emerging issues
- Residential focus
- Based on a review of the literature and a survey of 12 brownfield experts



Brownfield Redevelopment for Housing: Case Studies

Purpose:

- To share good ideas and lessons learned in cities across Canada
- To provide examples and encouragement
- To help overcome obstacles to brownfield redevelopment
- To document successful built projects and initiatives



Approach

- Interviewed developers, municipal planners, remediation specialists
- Selected a range of project types and locations
- Looked for insight into common challenges
- Determined what worked, what caused problems and how these were overcome





**Hamilton ERASE Program,
Hamilton**

Atlantic Risk Based Corrective Action (RBCA) Process



Brownfield Initiatives – Success Factors

Atlantic RBCA

- **Support of key stakeholders**
- **Standardized criteria and methodology**
- **Cost effective**
- **Training**

Hamilton ERASE

- **Dedicated brownfield coordinator**
- **Linked to other municipal policy goals**
- **Marketing program**
- **Annual monitoring**





Abe Zakem House, Charlottetown



**Spencer Creek Village, Dundas
(Hamilton)**



Wellington Square, Cambridge



The Hamilton Beaches, Hamilton





Le Cours Chaboillez, Montréal



Quai des Éclusiers, Montréal



London Landing, Richmond



Brandt`s Creek Crossing, Kelowna





Oliver Village, Edmonton



Case Study: Oliver Village, Edmonton

- **Two rental apartment buildings (308 units) with commercial space**
- **Located on a former CN Rail yard**
- **Hydrocarbon and metal contamination**
- **Remediated using aeration and “dig and dump”**
- **Remediation, environmental consulting and decommissioning costs = \$252,000**



Case Study: Oliver Village

- **Issues**
 - **Property key to revitalization of downtown Edmonton**
 - **Property acted as a barrier between downtown and communities to the north**
 - **Planning objective to develop land uses and transportation that connect and enhance interaction with adjacent neighbourhoods**



Case Study: Oliver Village

- **Remediation agreement between City and CLC provided certainty for Edmonton**
- **City covered some of the infrastructure costs, including roads, removal of two bridges and a tunnel**
- **Financial contribution from City towards parks**



Case Study: Oliver Village

Success Factors

- Pre-existing vision and associated zoning framework for area
- Shared vision of a mixed use development
- Remediation agreement
- CLC's previous experience in the redevelopment of former rail yards



Lessons Learned

- City can take an active role in revitalization through remediation and redevelopment of BF sites
- Innovative legal means to provide certainty
- Liabilities can be turned into assets with vision, hard work and preparation



Case Study: Oliver Village

Benefits

- Transformed a deserted property into a thriving residential and commercial area
- Increased property tax revenues
- Increased residential densities
- Connected downtown with communities to the north with associated growth and development benefits



Literature Review and Analysis: Findings

- **Brownfield redevelopment for housing shares the barriers facing brownfield redevelopment in general:**
 - **Liability**
 - **Financial**
 - **Regulatory**
 - **Technology**
 - **Planning**
 - **Stigma**
- **Liability and regulatory barriers more significant**
- **Financial barriers, civil and regulatory liability continue as key issues**



What We Learned

- 👉 **Development brought benefits to the communities**
 - 👉 **improvement of derelict sites**
 - 👉 **neighbourhood revitalization and linkages**
 - 👉 **increased assessment values and property tax revenues**
 - 👉 **provision of housing in tight housing markets and affordable housing**
 - 👉 **new residents for local business**
 - 👉 **economic spin-offs**



What We Learned

- 📌 **Brownfield redevelopment projects share many of the issues experienced by residential intensification developments**
 - regulatory issues
 - neighbourhood opposition
 - additional development costs related to lengthy approvals process

- 📌 **Remediation costs add to higher development costs**

Success Factors

- 👍 **Financial incentives**
- 👍 **Other support**
- 👍 **Shared vision**
- 👍 **Alternative remediation approaches**
- 👍 **Flexibility and creativity**
- 👍 **Timing and knowing your market**
- 👍 **Effective and early stakeholder engagement**

Success Factors: Financial Incentives

- Tax-increment financing (TIF) based grants
- Grants towards the costs of environmental studies
- Grants towards costs of remediation and mitigation measures
- Planning and development fee rebates



Success Factors: Other Support

- Other municipal incentives
- Pre-zoning
- Flexibility in approval requirements
- The municipality as facilitator or partner in brownfield redevelopment projects

Success Factors: Alternative Remediation Approaches

- In situ bio remediation
- Soil aeration/land farming
- Risk assessment and mitigation measures



Success Factors: Flexibility and Creativity

- Development design
- Sorting and reuse of acceptable soils
- Recycling of on site materials
- Flexibility in municipal land use requirements



Success Factors: Effective and Early Stakeholder Engagement

- Neighbourhood support achieved by early public consultation and creative response to concerns
- Early consultation with municipal staff and politicians

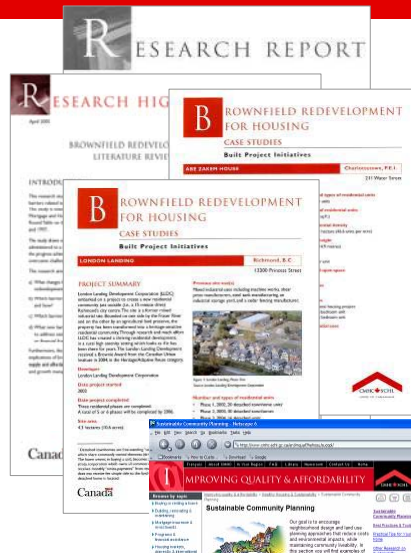


How to find out more?

CMHC's website:

www.cmhc.ca

www.schl.ca



How to find out more?

CMHC's Housing Research Email Newsletter



Search under:
subscriptions e-newsletters

OR
souscription bulletin électronique



Cynthia Rattle, Senior Researcher Sustainable Planning and Regulation

613-748-2300, ext. 3356 crattle@cmhc-schl.gc.ca

