



Brownfields Showcase II

*...Opportunities
in Our Own Backyard*

Important Notice to Users

The Ministry of Municipal Affairs and Housing has prepared this handbook to help give municipalities insight into how they might approach brownfields redevelopment within the context of their economic-development goals. However, the handbook deals in summarized fashion with complex matters and reflects legislation, practices or projects that are subject to change. The examples listed were developed locally and reflect specific staff, professional and legal advice. Municipalities are responsible for making local decisions, including compliance with any applicable statutes or regulations. For these reasons, the information in this handbook should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter. We recommend that municipalities obtain independent legal or professional advice when they evaluate or develop their own planning programs or financial-incentive programs.

The user is solely responsible for any use or application of the handbook. The ministry does not accept any legal responsibility for the contents of the handbook or for any consequences, including direct or indirect liability, arising from its use.

*Produced by the Ministry of Municipal Affairs and Housing
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Introduction

In August 2000, the Ministry of Municipal Affairs and Housing released the Brownfields Showcase handbook.

The handbook was an introduction to the benefits that can be achieved by the community through the redevelopment of former industrial and commercial lands, better known as brownfields. It also identified a range of tools – financing, environmental liability and planning – that can support municipal planning and redevelopment activities.

An across-the-province dialogue on the subject of brownfields began. There was now a role for brownfields – a role that could fit well within a larger municipal economic framework for land and building restoration, reuse and renewal. That conversation is ongoing.

As a development strategy, the productive reuse of brownfields is even more relevant today. Ontario municipalities are seeking ways to strengthen and enhance their economies, while coping with growth pressures and resource challenges.

There is recognition that economic growth, fuelled by building on the urban fringe, does not reflect the planning and development alternatives available to cope with growth pressures. As a result, municipal strategies are changing. Many municipalities are now looking within their communities and assessing the potential of lands and buildings that have been damaged by previous activity and are no longer in use.

Taking advantage of opportunities through brownfields redevelopment means having to shift planning and development assumptions and strategies. In doing so, municipalities can increase their economic viability. That, in turn, can help them support their current and future needs and priorities.

Brownfields are former industrial, commercial and sometimes institutional lands that:

- may or may not be contaminated;
- are often strategically located in areas that are already serviced;
- may occur individually or adjacent to one another; and
- can be found anywhere in Ontario's urban and rural communities.



Brownfields Redevelopment: The Rationale



Brownfields redevelopment can be complex. Rehabilitating contaminated lands or lands thought to be contaminated requires careful risk management and municipal leadership. In addition, there are complexities not normally associated with previously undeveloped lands, including environmental assessment as well as cleanup and its associated costs. **So why should a municipality bother?**

Economic Dimension

Brownfield properties are often located in strategic core areas, near water or other transportation networks. They are remnants and reminders of Ontario's traditional manufacturing and primary resource-fed economies.

Whether brownfield properties once supported warehouses, steel foundries, textile mills, commercial buildings, automotive or rail repair shops, they represent lost property tax revenue and employment opportunities if left alone.

In Ontario, vacant properties are assessed at significantly lower rates than occupied ones. Left alone, brownfield properties reduce the local assessment base.

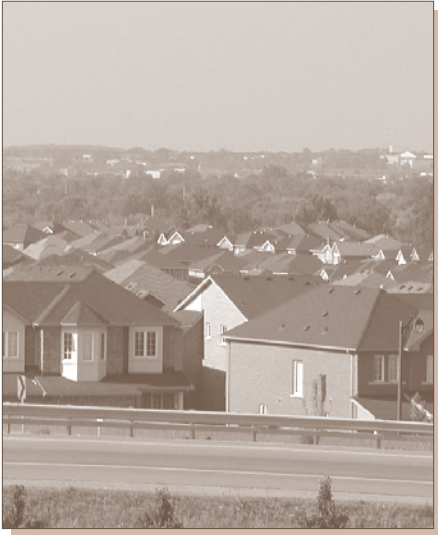
In addition, deteriorating brownfield properties can trigger a downward spiral of neighbourhoods in which they are situated. This is because surrounding residents and businesses tend to move to other neighbourhoods that are considered safer, cleaner and more economically sound. If this out-migration is not counterbalanced by comparable incoming businesses or residents, municipal property tax revenues are further reduced.

The strain on municipal revenues is further compounded if businesses and residents move outwards from core areas to undeveloped lands, placing demand pressures on municipalities to provide needed infrastructure and services.

Did you know . . .

The cost of congestion to businesses in the Greater Toronto Area could reach \$3 billion annually or 1.3 per cent of regional GDP by 2021.

Source: *A Strategy for Rail-Based Transit in the GTA*, Toronto Board of Trade, 2001



Environmental Dimension

Depending on what they were used for, vacant and neglected brownfield properties can present serious health and safety problems. If they are contaminated, they threaten water, air and ground through actual and potential releases of untreated hazardous materials. If they are not contaminated, their deteriorating buildings and surface debris still pose health and safety risks.

Streetscapes characterized by neglected brownfield properties act as deterrents to retaining or attracting businesses and residents. The downward spiral continues.

Should these properties remain undeveloped, new development will likely go to undeveloped lands. This likelihood may lead to land-use decisions that may disrupt the environment even further.

Did you know . . .

Single-use, dispersed neighbourhoods, located far from downtown areas, produce nearly three times more annual greenhouse gas emissions per household than mixed-use, compact neighbourhoods near the downtown core.

Within the same location, developing more compact neighbourhoods with mixed-use and pedestrian-oriented designs decreases greenhouse gas emissions by 24-50 per cent.

Source: *Greenhouse Gas Emissions from Urban Travel: Tool for Evaluating Neighbourhood Sustainability*, Canada Mortgage and Housing Corporation, 2000

Social Dimension

When streets or neighbourhoods spiral downward, areas once lively with industrial, commercial and retail activity become desolate. They function without a sense of identity or social cohesion. Their physical and social connection to the larger community often fractures or breaks.

Businesses and residents move away, leaving behind unsafe, deteriorating lands and buildings, along with people who often have the greatest need for social and health programs, community services and housing that they can afford. This is a drain on municipal resources because the relatively high demand for programs and services, coupled with low property tax revenues, create program and budgetary pressures.

Rethinking Planning and Development Strategies

Urbanization Trends

In 1871, only 20 per cent of Canadians lived in urban areas. In the 1920s, the urban population began surpassing the rural population. Today, about 80 per cent of Canada's population is located in urban centres. Ontario has a similar urbanization pattern.

Home to 38 per cent of Canada's population in 2001, Ontario's population stood at 11.9 million people. By 2015, this figure is likely to rise to about 14 million people. Migration trends indicate that over the next few decades, many will make their homes in urban centres. The reasons for this pattern vary but often include access to diverse employment opportunities, education, services and amenities.



Source: Statistics Canada, CANSIM
UNDP Human Development Report, 1997
UNDP Human Development Report, 1999



Changing Development Patterns

In Ontario, the common planning method for accommodating growth has been to extend development outwards from core areas by consuming previously undeveloped lands. Ontario is not alone. This pattern of development has occurred on a worldwide scale.

Did you know . . .

There is a multiplier effect in brownfields redevelopment. In Canada, every dollar spent on brownfields development generates \$3.80 worth of spending in related production activity.

Source: Cleaning up the Past, Building the Future: A National Brownfield Redevelopment Strategy for Canada, National Round Table on the Environment and the Economy, 2003

Local governments in former Czechoslovakia, the United Kingdom, Japan, Germany, Italy and the United States have all had similar experiences. And, like Ontario's municipalities, they are recognizing the fiscal, social and environmental impacts to such resource-consuming growth patterns, including:

- lack of physical space for expansion
- escalating costs of extending, operating, maintaining and replacing infrastructure and extensive transportation networks
- loss of farm land and green space
- continuing damage to the natural environment, including air, water and soil

Faced with these realities, Ontario municipalities are considering a broader range of planning and development alternatives.

Easing Social and Economic Crisis in Sesto San Giovanni, Italy

About 2.5 million square metres (about 618 acres) of redundant industrial lands on the periphery of Milan are being transformed into one of the city's most modern and promising centres of metropolitan development. In the mid-1990's, key stakeholders, including the local government, the province, the region and unions, came together to plan for long-term economic change. To date, the results are a restored local identity, job training for the local community, new enterprises, new office space and new jobs. In fact, by 2000, 13,694 jobs were being created per year compared with 5,213 in 1994.

Development Alternatives



Compact community planning offers alternatives to the traditional expansionary planning model. Depending on local priorities, compact planning can include one or more of these development or redevelopment approaches:

- brownfield
- business-improvement area
- civic centre
- commercial area
- downtown core or main street
- higher, more effective density
- infill
- nodal
- town centre
- transit oriented

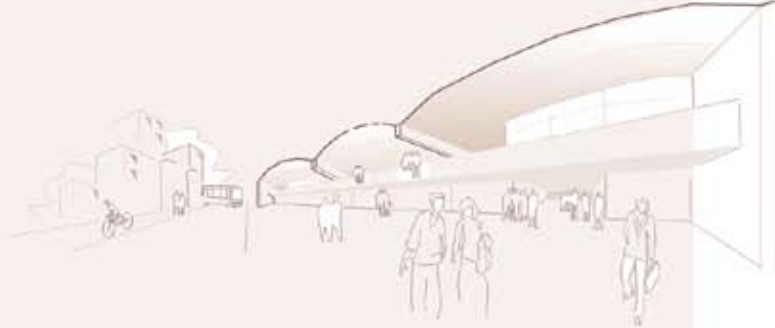
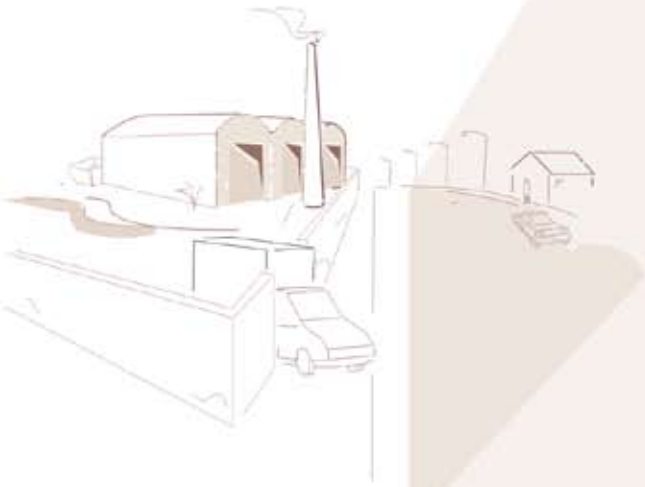
By itself, compact planning does not fulfil all the economic needs of local governments. Focusing on brownfields restoration in conjunction with other planning and development strategies can, however, contribute to stabilizing and enhancing municipal property tax revenues.



When that occurs, municipalities can choose how to accommodate the demands that arise with increasing population pressures. These demands include housing, social and cultural services and amenities, transportation, energy and communication networks, water and sewer infrastructure and commercial and retail activities.

Having choices means municipalities can be influential in developing communities on the basis of their unique strengths, needs and preferences.

Imagine the alternatives...



A Framework For Brownfields Redevelopment

Promote the idea internally and externally

Commit to developing a brownfields strategy

Build public support for a brownfields strategy

Develop new brownfields-related programs

Implement and monitor new programs

Municipal Leadership

Many Ontario municipalities have made brownfields one of their planning and economic development priorities. They are raising the issue and forming partnerships with community groups, developers, architects, land-use and environmental planners and consultants, the legal community and other interested parties. They are doing so to develop strategic and innovative ways to put brownfields back into productive use.

Brownfields Statute Law Amendment Act, 2001

Municipal efforts are being supported through a legislative framework that addresses three key barriers to brownfields cleanup and redevelopment: environmental liability, financing and planning processes.

Some of the highlights:

The brownfields legislation amended seven Acts:

- *Education Act*
- *Environmental Protection Act*
- *Municipal Act* (now *Municipal Act, 2001*)
- *Municipal Tax Sales Act* (now *Municipal Act, 2001*)
- *Ontario Water Resources Act*
- *Pesticides Act*
- *Planning Act*

(on **October 1, 2004**, Part XV.1 of the *Environment Protection Act* (records-of-site-condition) and section 365.1 of the *Municipal Act, 2001* (tax assistance) are in effect)



Environmental Liability

This legislation clarifies and limits environmental liability, providing certainty to stakeholders involved in brownfields redevelopment. It puts checks and balances in place to ensure that brownfields are properly assessed for contamination and cleaned up prior to redevelopment. These checks and balances are there to protect human health and the environment. Clear rules are established for the following:



- Limited liability protection from environmental orders for municipalities, secured creditors, receivers, trustees in bankruptcy, fiduciaries and property investigators;
- Limited protection from environmental orders for owners who follow the prescribed site-assessment procedures and file a record-of-site condition stating that a site meets the appropriate standards;
- Quality assurance through mandatory use of certified site-cleanup professionals, mandatory filing of a record-of-site condition to a publicly accessible environmental site registry, acceptance of risk assessments by the Ministry of the Environment and an enhanced auditing process; and
- Site assessment and cleanup standards.



A Bold Move in Uncertain Economic Times for Kitchener, Ontario

“Every major city has old industrial buildings, vacant and unused. Some are crumbling; others are industrial jewels waiting for redevelopment.”

Kitchener’s Adaptive Re-use Program was developed in 1996 in response to the social, physical and financial problems created by a significant number of abandoned and vacant former industrial and commercial sites in and around the city’s downtown. The program involved re-prioritizing: assigning municipal staff to support the program, developing information and marketing programs, reviewing and revising land-use regulations and policies to provide more flexibility and developing financing incentives to encourage private investment. Of the 16 properties in the original program, almost all are at some stage of redevelopment.



Planning

Changes to the community-improvement provisions of the *Planning Act* (section 28) are intended for remediating, rehabilitating and redeveloping the existing physical environment to achieve social, economic and environmental goals. Key changes were made to facilitate and speed up redevelopment projects within areas of transition that include brownfields. The key changes:

- Allow municipalities greater flexibility in designating community-improvement project areas and in preparing community-improvement plans to facilitate the cleanup and redevelopment of brownfield properties on an area or site-by-site basis;
- Speed up planning processes by eliminating the need for minister's approval of community-improvement plans that do not involve land and financial-assistance programs;
- Allow municipalities to provide grants and loans to owners and tenants (or their assignees) of brownfield properties to assist with the cost of cleanup; and
- Clarify the definition of a community-improvement project area to provide that community improvement may be undertaken for physical, environmental, social and economic development reasons.





Financing



To encourage property owners to clean up brownfield sites, there is a financial tool for eligible properties that provides tax assistance to offset all or part of the costs of remediation:

- Municipalities may freeze or cancel the municipal portion of the property tax on contaminated sites, and the Ministry of Finance may match the municipal tax treatment for the education portion of the property tax.

In addition:

- Municipalities have a one-year option to take ownership of land in a failed tax situation. During that year, municipalities can go on the property to conduct environmental site assessments.



A Renaissance in the East End of Cornwall, Ontario

Cornwall's east end was characterized by vacant industrial sites and a local economy marked by poverty, crime and neglect. In the last six years, however, what's known as Le Village has been experiencing a socio-economic renaissance. This area is now characterized as safe, attractive and economically vibrant – a good place for people to live and work. The credit goes to the area residents, the religious community, businesses and the city, led by a grassroots organization called Groupe Renaissance Group. Through a bottom-up approach, community cooperation and several partnerships, the old cotton-mill complex and its surrounding residential and business areas are being repaired, restored and redeveloped.

Getting Started



A Community-Improvement Plan Approach

In Ontario, the community-improvement provisions under the *Planning Act* (section 28) provide a beneficial and comprehensive planning framework for brownfield rehabilitation decisions and actions. The framework:

- Addresses property rehabilitation, brownfields cleanup and redevelopment programs;
- Provides for public consultation, which builds public support for municipal rehabilitation projects; and
- Permits planning and financial-assistance programs involving lands, buildings, loans, grants and tax assistance with the approval of the Minister of Municipal Affairs and Housing.

Did you know . . .

Municipalities generally use financial incentives for brownfields to encourage restoration where remediation and redevelopment might not otherwise occur.



Developing Your Own Community-Improvement Plan Program

Developing this type of program, whether done in-house or by consultants, generally requires some basic steps before a plan is approved (either at the municipal level or by the Minister of Municipal Affairs and Housing, if it includes financial-assistance programs).

Did you know . . .

Early discussions with staff at your local Municipal Services Office (regional offices of the Ministry of Municipal Affairs and Housing) can help you with your community-improvement planning.

The approach to developing any community-improvement plan program will depend on local circumstances. For example, is the program brand new or a current one being amended to expand an existing rehabilitation program?

In the following hypothetical program, a three-phase approach illustrates how a program can be developed. Within each phase, steps are suggested to facilitate a smoother process.

What Can Municipalities Do Under Section 28?

- acquire, hold, clear or grade land for community-improvement purposes;
- construct, repair, rehabilitate or improve buildings on land acquired or held by the municipality;
- sell, lease or dispose of lands and buildings acquired or held by the municipality;
- give loans and grants to owners, tenants and their assignees for rehabilitation purposes;
- provide tax assistance by freezing or cancelling the municipal portion of the property tax on eligible properties for remediation purposes; and
- issue debentures with the approval of the Ontario Municipal Board.



A COMMUNITY - IMPROV

I. Program Foundation

This first phase is critical. Once a municipality has decided that it might want to embark on a community-improvement plan approach, it needs to establish the basis of its brownfields program. Here are some key steps that municipal staff might follow:

Identify the need

for community improvement - this includes your vision, targeted brownfield area or areas, goals and objectives and a review of the costs and benefits before committing to a program.

Report to council for direction

on designating the community-improvement project area by bylaw and developing your policies.

Establish a mechanism for garnering public support

to facilitate the process and avoid an Ontario Municipal Board hearing.

EMENT PLAN APPROACH

Do your background research and analysis

to provide the foundation and rationale for municipal community-improvement actions:

- analyse planning, land use, environmental and other policies and requirements that apply to the project area - for example, does your official plan contain community-improvement related provisions as required by subsection 28(2) of the *Planning Act*?;
- analyse the physical, social and economic characteristics in the identified project area, including environmental and historic property information; and
- analyse municipal resources and administrative requirements as well as capacity for implementing a program.

Report back to council for authorization

to designate your project area through a municipal bylaw.

Draft your community-improvement plan

in terms of goals – then develop municipal strategies, actions and, if appropriate, brownfields-related land and financial-assistance programs. Your plan may include important program details such as:

- program goals
- program duration
- eligibility criteria
- payment of financial assistance
- application process
- general program administration information
- agreement requirements

A COMMUNITY - IMPROV

II. Legislative Process

Under section 28 of the *Planning Act*, a community-improvement plan requires a formal public consultation process. Here are some key steps:

Schedule and hold the public meeting

according to the legislative requirements.

Finalize your plan policies

on the basis of public input and information received.

Forward the finalized plan to council

to obtain funding commitment and for adoption.

Forward the adopted plan

with financial-assistance programs to the Minister of Municipal Affairs and Housing for a decision. The Minister may refuse, modify or approve your plan.

IMPLEMENTATION PLAN APPROACH

III. Implementation

Your community-improvement plan has been approved and there are no appeals to the Ontario Municipal Board. You are now ready to start. Here are some key steps:

Implement and administer programs

for each financial-assistance program. Think of your role as a facilitator of your community-improvement goals.

Evaluate and approve applications

for financial assistance and where applicable, enter into agreements with eligible applicants.

Implement ongoing monitoring and evaluation procedures

to put your programs into action.

Review each program

periodically to determine whether municipal goals are being achieved and whether modifications are necessary.



For more information

MUNICIPAL SERVICES OFFICES

For information and assistance, contact one of the Ministry of Municipal Affairs and Housing's five Municipal Services Offices:

Central

777 Bay Street, 2nd floor, Toronto M5G 2E5
General Inquiry: (416) 585-6226
Toll Free: 1-800-668-0230 Fax: (416) 585-6882

Southwest

659 Exeter Road, 2nd floor, London N6E 1L3
General Inquiry: (519) 873-4020
Toll Free: 1-800-265-4736 Fax (519) 873-4018

East

8 Estate Lane, Rockwood House, Kingston K7M 9A8
General Inquiry: (613) 548-4304
Toll Free: 1-800-267-9438 Fax: (613) 548-6822

Northeast

159 Cedar Street, Suite 401, Sudbury P3E 6A5
General Inquiry: (705) 564-0120
Toll Free: 1-800-461-1193 Fax: (705) 564-6863

Northwest

435 James Street South, Suite 223, Thunder Bay P7E 6S7
General Inquiry: (807) 475-1651
Toll Free: 1-800-465-5027 Fax: (807) 475-1196

Ministry of the Environment

For cleanup of contaminated site information and assistance, call the Central Region Office at (416) 326-6700 or 1-800-810-8048 (toll free)

Appendix:

Brownfields Case Studies

Municipalities have begun calculating the risks of brownfields redevelopment. They are also finding ways of using their taxpayers' dollars to create new prospects and revenue for further socio-economic development. Their planning and development strategies vary, but their decision-making is driven by a common desire to positively affect the physical form, environment, economic and social character of their communities.



Broadcast Lane

Toronto, Ontario

Project Significance

Innovative residential intensification within a heritage neighbourhood



Developer

Royal Dundas Developments

Location

31 Broadcast Lane

Site Area

0.20 acres (0.08 hectares)

Proposed Use

Residential

Approvals

Minor variances
Site plan

For More Information

Margaret Zalewski, Principal
Studio Linea Architect
Richmond Hill, Ontario
Phone: 905-770-0223
Fax: 905-884-5961

Site Condition

- Soil contamination associated with automotive garage (gas and oil)

Cleanup

- Removal of existing oil tanks and backfill

Costs

- Not available

Benefits

- Removal of a non-conforming use
- Creation of high-quality, three-story freehold townhouses
- Increased sense of ownership and public safety (reinforced by residential construction along laneway)
- Increased tax revenues

Reasons for Success

- Public participation and support
- Support of the local councillor and city staff
- Additional housing compatible with neighbourhood in size and price
- Efficient use of a small space
- Unassertive, modern design and open-plan layouts integrate well with surrounding neighbourhood

City-Core Revitalization Thorold, Ontario

Project Significance

Public-private partnership assists downtown revitalization and the retention and enhancement of heritage buildings as part of the project

Developer

Keefer Developments Ltd.

Location

Downtown Thorold

Site Area

16 acres (6.5 hectares)

Proposed Uses

Warehouse, retail and office, conference facility, parking and green space (gateway, walking trails, interpretive park)

Approvals

Official-plan amendment
Zoning-bylaw amendment
Community-improvement plan with financial-assistance program
Land severances
Agreement on title for compliance with Ministry of the Environment guidelines

For More Information

Adele Arbour, City Planner
City of Thorold
Thorold, Ontario
Phone: 905-227-6613 ext. 245
Fax: 905-227-8137



Site Condition

- Contaminants associated with paper manufacturing and landfill operations include methane, polycyclic aromatic hydrocarbons, copper and lead
- Asbestos-containing materials in the paper mill

Cleanup

- Removal and proper disposal of asbestos-containing materials and contaminated soil
- Ongoing monitoring of groundwater

Costs

- Estimated Phase I and II environmental site-assessment costs: \$100,000
- Cleanup costs: not available
- Estimated site-improvement costs: \$7 million

Benefits

- Effective use of existing infrastructure
- Significant job creation (400 plus)
- Economic spin-off estimated at \$6 million per year
- Long-term tax-base stability and economic development
- Restoration of historical structures
- Removal of downtown eyesore

Reasons for Success

- Proactive municipal approach
- Community and upper-tier government support (Region of Niagara)
- Municipal tax increment-based grant program

Cooksville Brickworks

Mississauga, Ontario

Project Significance

Redevelopment of a former quarry and brick manufacturing operation and potential catalyst for community revitalization

Developer

Jannock Properties Limited

Location

Northeast corner of Mavis Road and
Dundas Street
Cooksville

Site Area

180 acres (72.8 hectares)

Proposed Uses

Residential, retail, schools and parks

Approvals

Official-plan amendment
Zoning-bylaw amendment

For More Information

Mitchell Fasken
Jannock Properties Limited
Mississauga, Ontario
Phone: 905-821-4464
Fax: 905-821-1853



Site Condition

- Hot spots associated with fly ash fill and random backfilling
- Contaminants include lead, zinc, copper, boron and petroleum

Cleanup

- Generic and site-specific risk assessment
- Various techniques to deal with impaired soil and fly ash, including recycling, removal and disposal, land farming of fuel impaired soils, blending and selective placement

Costs

- Estimated cleanup costs: \$15 million
- Estimated redevelopment costs: \$30 million (decommissioning, grading and servicing)

Benefits

- New employment opportunities
- A 40-acre community park
- Additional housing (2,500 units)
- Increased tax revenues (to \$5 million from \$.5 million)

Reasons for Success

- Redevelopment and proposed uses are compatible with official-plan policies and market demand
- Early consultation with the municipality
- Municipal and community support
- Effective project management by the management team and environmental consultants

51 Division - Toronto Police Service

Toronto, Ontario

Project Significance

Innovative reuse of a heritage building and potential catalyst for rejuvenating the surrounding neighbourhood

Developer

Toronto Police Service and City of Toronto

Location

Northeast corner of Parliament and Front Streets

Site Area

2.2 acres (0.9 hectares)

Proposed Use

Police station

Approvals

None required

For More Information

Michael D. Ellis, Manager
Toronto Police Service
Toronto, Ontario
Phone: 416-808-7951
Fax: 416-808-8035



Site Condition

- Heavy metals associated with a gas purification plant
- Extensive soil contamination
- Asbestos and lead paint in the building

Cleanup

- Phase II environmental site assessment
- Encapsulation of land (no below-ground structures)
- Subterranean venting

Costs

- Estimated cleanup costs: \$1.4 - \$1.5 million
- Estimated redevelopment costs: \$20.2 million

Benefits

- Eastward extension of the St. Lawrence neighbourhood
- Public outdoor space and a private courtyard will help integrate the neighbourhood
- Functional needs of 51 Division will be met
- Police station presence is expected to increase safety in the area
- Restoration of historic building will enhance the streetscape

Reasons for Success

- Land-use designation and zoning were in place
- Public support and participation in the redesign of the project

Jane Parker Square

Toronto, Ontario

Project Significance

Development on the original Jane Parker Bakery site includes affordable housing

Developer

Stafford Homes Ltd.

Location

135 Laughton Avenue

Site Area

4 acres (1.6 hectares)

Proposed Use

Residential (119 units: 37 semi-detached, 82 duplex)

Approvals

Zoning-bylaw amendment
Part-lot control exemption bylaw
Development agreement with the city

For More Information

Gary Goldman
Stafford Homes Ltd.
Toronto, Ontario
Phone: 416-461-6100
Fax: 416-461-2743



Site Condition

- Traces of asbestos, formaldehyde foam insulation and PCBs

Cleanup

- Extensive studies and remediation performed by the previous landowner

Costs

- Estimated total project cost: \$24 million

Benefits

- Stabilizes an older part of the community and allows for reinvestment
- Removal of neighbourhood eyesore
- Additional housing (70 per cent affordable units)
- Increased tax revenue
- Increased property values for adjacent property owners
- Land used more effectively

Reasons for Success

- Land-use designation was already in place
- Site cleaned up before transfer of ownership
- Close to transit, schools, parks and commercial areas
- Community and municipal support
- Home designs are compatible with existing housing
- Market demands for affordable housing near employment were met

Kaufman Footwear Building

Kitchener, Ontario

Project Significance

Reuse of a heritage building (circa 1908, early industrial modernism architecture) that forms part of the community's industrial legacy

Developer

410 King Properties Ltd. (joint venture between Kimshaw Holdings and Andrin Ltd.)

Location

410 King Street East

Site Area

3.5 acres (1.4 hectares)

Proposed Uses

Commercial (professional offices) and potential for residential units

Approvals

Site plan may be required

For More Information

Terry Boutilier
Senior Planner (Special Projects)
City of Kitchener
Kitchener, Ontario
Phone: 519-741-2303
Fax: 519-741-2722



Site Condition

- Several on-site areas were remediated. The main hot spot is a former underground storage tank which held naphtha (a component of glue used to manufacture footwear)

Cleanup

- Generic and site-specific risk assessment
- Multi-phase extraction of naphtha (pumping station to be located within an on-site structure)
- Removal of lead-based paint from the main building

Costs

- Not available

Benefits

- Increased tax revenues (potentially five to eight times the current assessment)
- Increased office space and downtown employment
- Visually enhanced streetscape
- Maintenance of architectural integrity
- Preservation of a community landmark and "gateway" to downtown

Reasons for Success

- Excellent downtown location
- Land-use designation and zoning already in place
- Minimal interior and exterior work required
- Parking and lighting already available on site
- About \$1.5 million in financial incentives through the city's Adaptive Reuse Program (1996)

Lacroix 300 Business Park Chatham-Kent, Ontario

Project Significance

Ideal central location for tenants who provide specific types of services (courier, call center, auto service and restaurant)

Developer

HVM Holdings Inc.

Location

300 Lacroix Street

Site Area

3.25 acres (1.3 hectares)

Proposed Uses

Multiple-use commercial plaza with additional uses that include a machine shop, chiropractic office, tool die shop and graphic design business

Approvals

Demolition permit

Renovation permit

Additional zoning allowances

For More Information

Henry Van Minnen

HVM Holdings Inc.

Chatham, Ontario

Phone: 519-352-9629



Site Condition

- Vacant and neglected warehouse (more than 15 years)

Cleanup

- Removed 40,000 sq. ft. of existing structure

Costs

- Estimated cleanup costs: \$150,000
- Estimated redevelopment costs: \$3 million

Benefits

- Increased tax revenues and employment
- Effective use of existing infrastructure
- Visually enhanced streetscape
- Contributes to community vitality

Reasons for Success

- Developer's vision and willingness to undertake risks
- Good project management
- Standardized materials used to reduce construction costs
- Central location and ease of access
- Good working relationship between the developer and the municipal planning department
- Municipal Economic Development Services program (brought in new businesses and a large-scale tenant)
- Full leasing prior to completion of construction

LIUNA Station

Hamilton, Ontario

Project Significance

Retention and enhancement of a former railway station, designated as a heritage "class-A" structure and a heritage railway

Developer

Labourers International Union of North America (LIUNA)

Location

360 James Street North

Site Area

4 acres (1.6 hectares)

Proposed Uses

Banquet center and commercial offices

Approvals

Zoning-bylaw amendment
Site plan

For More Information

Sergio Manchia, MCIP, RPP
Planning and Engineering Initiatives Ltd.
Hamilton, Ontario
Phone: 905-546-1010
Fax: 905-546-1011



Site Condition

- Hot spot contamination along the railway tracks
- Diesel and petroleum remnants

Cleanup

- Soil removal and off-site disposal

Costs

- Acquisition and cleanup costs: \$6.5 million

Benefits

- Restoration of an historically significant property
- Additional downtown conference and office facilities
- Significant step towards neighbourhood regeneration
- Additional public park space
- Increased tax revenues

Reasons for Success

- Tremendous redevelopment potential from a structural, heritage and location perspective
- Close to the downtown core
- Owner's willingness to assume remediation and redevelopment risks
- Municipal support

London Lane Guelph, Ontario

Project Significance

Prime residential location at affordable market prices



Developer

Reid's Heritage Homes Ltd.

Location

240 London Road West

Site Area

7.7 acres (3.1 hectares)

Proposed Use

Residential (townhomes and semi-detached) and recreational parkland

Approvals

Official-plan amendment
Zoning-bylaw amendment
Site plan

For More Information

Lex Haga, General Manager
Reid's Heritage Homes Ltd.
Cambridge, Ontario
Phone: 519-658-6656
Fax: 519-654-9746

Site Condition

- Traces of copper and minor solvents found in hot spots associated with cable and wiring manufacturing
- Subsurface concrete throughout the property

Cleanup

- Phase I and II environmental site assessments
- Soil removal and off-site disposal
- Crushing, recycling and removal of concrete for off-site use

Costs

- Estimated cleanup costs: \$300,000
- Estimated redevelopment costs: \$1 million

Benefits

- Housing infill blends into residential neighbourhood
- Additional open space
- Landscaped properties visually enhance the area
- Competitive housing options for first-time home buyers
- Efficient use of former vacant land

Reasons for Success

- Close to downtown and adjacent to proposed rail trail
- Community and municipal support
- Reduced developer risk because remediation was completed before the transfer of ownership
- Lower levies for downtown development
- Design features (i.e. landscaping, site plan) integrated redevelopment into surrounding neighbourhood

Printers Row

Toronto, Ontario

Project Significance

Reuse of an existing building (to maintain architectural character of the streetscape) and conversion of a “vintage architectural gem” into unique living environments



Developer

Mitchell & Associates

Location

525 Logan Avenue
Riverdale neighbourhood

Site Area

0.13 acres (0.05 hectares)

Proposed Use

Loft-style residential condominiums

Approvals

Minor variances
Site plan

For More Information

Robert Mitchell
Mitchell & Associates
Toronto, Ontario
Phone: 416-698-7174

Site Condition

- Clean

Cleanup

- Phase I and Phase II environmental site assessment - cleanup not required

Costs

- Not available

Benefits

- Increased tax revenues
- Additional infill residential housing
- More efficient use of existing infrastructure and services
- Preserved original 1911 building designed by W.F. Carmichael, Architect, for Bell Telephone’s world headquarters
- Perceived brownfield converted into a compatible use within a residential area

Reasons for Success

- High demand housing units created by maximizing the space and light offered by the existing structure
- Holistic design and management process involving the existing structure, its external environment, planning and code constraints, including a design by “co-operative thought” process with buyers
- Streetscape gap filled by developing the adjacent parking lot into single-dwelling loft-style residence

Queens Garden Hamilton, Ontario

Project Significance

Partnerships were key to the timely conversion of a former wire factory into a long-term care facility



Developer

Labourers International Union of North America (LIUNA)

Location

80 Queen Street North

Site Area

2 acres (0.8 hectares)

Proposed Uses

Combined long-term care facility (128 beds), daycare facility and parkette

Approvals

Official-plan amendment
Zoning-bylaw amendment

For More Information

Sergio Manchia, MCIP, RPP
Planning and Engineering Initiatives Ltd.
Hamilton, Ontario
Phone: 905-546-1010
Fax: 905-546-1011

Site Condition

- Traces of heavy metals throughout the property

Cleanup

- Phase II environmental site assessment
- Soil remediation

Costs

- Estimated cleanup costs: \$1.2 million
- Estimated redevelopment costs: \$15 million

Benefits

- Removal of community eyesore
- Cleaner, safer and healthier environment
- Improved aesthetic quality of area
- Increased tax revenues
- New use was found for surplus municipal property
- Downtown location for a long-term-care facility

Reasons for Success

- Neighbourhood support
- Municipality, owner and Ministry of Health and Long-Term Care built effective partnership
- Municipality agreed to pay 50 per cent of the initial \$1.2 million cleanup costs

Seigel's Shoe Building

London, Ontario

Project Significance

Adaptive reuse of a historically significant commercial building for rental accommodation

Developer

Spriet Associates

Location

330 Clarence Street

Site Area

0.10 acres (0.04 hectares)

Proposed Use

32 rental residential units

Approvals

Zoning-bylaw amendment

For More Information

City of London
 Planning and Development Department
 London, Ontario
 Phone: 519-661-4980
 Fax: 519-661-5397



Site Condition

- Vacant commercial heritage building required façade cleaning, repair and building upgrades

Cleanup

- Installation of new windows, doors, masonry and steel fire stairs; sprinkler system; thermal and sound-proofing insulation; heating, ventilation and air-conditioning

Costs

- Purchase price: \$295,000
- Redevelopment costs: about \$955,000 plus a community-improvement plan 10-year downtown rehabilitation grant for \$103,760 and a \$30,000 interest-free façade restoration loan to the developer

Benefits

- Contributes to downtown revitalization
- Additional rental housing units
- Increased tax revenues
- Designation and conservation of a heritage building

Reasons for Success

- Municipal policies and regulations that encourage downtown residential development
- Developer committed to rehabilitating a heritage building
- Public-private partnerships possible through municipal financial-assistance programs

St. Andrews Mill

Fergus, Ontario

Project Significance

Heritage preservation of buildings that are part of an 1853 grain mill site beside the Grand River

Developer

Vista Homes

Location

Site is bisected by St. Andrew Street East and bounded by Scotland, Gartshore, Herrick and St. Patrick Streets and the Grand River

Site Area

3.8 acres (1.5 hectares)

Proposed Use

Residential and micro hydro station

Approvals

Official-plan amendment
Zoning-bylaw amendment
Site plan

For More Information

Murray Koebel, President
Vista Homes
Downsview, Ontario
Phone: 416-663-0330
Fax: 416-663-8093

Brett Salmon, Senior Planner
Township of Centre Wellington
Elora, Ontario
Phone: 519-846-9691
Fax: 519-846-2190



Site Condition

- Little or no significant soil contamination

Cleanup

- Cardboard boxes, wooden grain shutes, 10 tons of drive shafts and cast iron wheels, concrete block buildings and two-storey bin filled with grain husks

Costs

- Estimated cost savings through recycling and resale of surface debris: \$30,000
- Estimated redevelopment cost: \$12 million

Benefits

- 67 new housing units
- Downtown revitalization and increased community environmental awareness
- Preservation and reuse of historic buildings
- Increased tax revenues and employment (2.5 jobs/unit)

Reasons for Success

- Project's visual attractiveness
- Infill development
- Good working relationship with the Local Architectural Conservation Advisory Committee and Dufferin County Museum and the Grand River Conservation Authority
- Municipal and community support

Toronto Hydro Service Centre

Toronto, Ontario

Project Significance

Restoration of contaminated waterfront land using a risk-assessment-based cleanup

Developer

City of Toronto Economic Development Corporation (TEDCO) in partnership with Shell Canada and Toronto Hydro

Location

500 Commissioners Street
Toronto Port Lands area

Site Area

18 acres (7.3 hectares)

Current Use

Main Toronto Hydro Service facility

Approvals

None required

For More Information

Jeffrey Steiner, President and CEO
Bill Jackman, Vice-President, Real Estate
Hon Lu, Environmental Planner and Engineer
TEDCO
Toronto, Ontario
Phone: 416-214-4640
Fax: 416-214-4660



Site Condition

- Principle contaminants included fuels, lube oils, pesticides and traces of arsenic, lead, zinc and copper

Cleanup

- Removal of 55,000 tonnes of contaminated soil
- Low-temperature thermal desorption treatment for 22 per cent of soils (returned to site)
- Gas collection system under the new building to collect and dissipate combustible gasses
- Shell Canada to monitor environmental site condition

Costs

- Estimated total construction costs: \$25 million
- Estimated cleanup costs: \$9 million (including pre-planning, engineering, demolition, site remediation)

Benefits

- Cleanup and construction employment plus Toronto Hydro employment
- Increased tax revenue (to \$2.5 million from \$.5 million)

Reasons for Success

- Strong working relationship with the city and the Ministry of the Environment
- Proactive environmental management by developers
- Innovative cleanup methods reduced remediation cost
- Efficient cleanup and redevelopment (2.5 years total)
- Extensive public consultation program

The Waterfront Project

Parry Sound, Ontario

Project Significance

Catalyst for future waterfront development

Developer

Town of Parry Sound

Location

Part of Bob's Island in Georgian Bay

Site Area

5.2 acres (2.1 hectares)

Proposed Use

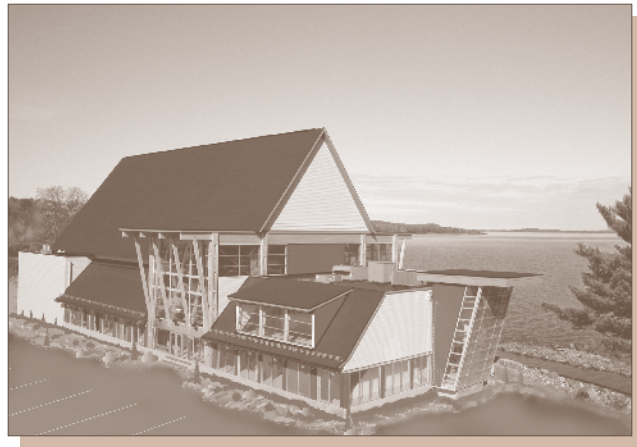
24,000-square-foot performing arts and entertainment centre

Approvals

Zoning-bylaw amendment
Department of Fisheries and Oceans
Ministry of Natural Resources
Environmental assessment for
Heritage Canada and FedNor (federal government program)

For More Information

Lynn Middaugh, Economic
Development Project Manager
Town of Parry Sound
Parry Sound, Ontario
Phone: 705-746-2101
Fax: 705-746-7461



Site Condition

- Petroleum hydrocarbons and wood debris associated with bulk fuel storage and lumber mill operations

Cleanup

- Generic approach
- Soil removal and off-site disposal

Costs

- Estimated land cost: \$225,000 (1986)
- Estimated cost of environmental assessment studies: \$59,000
- Estimated cleanup cost: \$300,000
- Facility cost: \$12 million

Benefits

- Site cleaned up and redeveloped
- Employment from both construction and operation of new facilities
- Year-round tourist attraction will strengthen the area's tourism economy

Reasons for Success

- Project supports town's waterfront vision and development plan
- Proactive council commitment
- Strong local volunteer support
- Cultural funding partnership with federal, provincial and local governments

The Weave Shed

Cornwall, Ontario

Project Significance

First adaptive reuse of a former textile mill in Cornwall and strong ongoing partnerships between private and government sectors



Developer

Cornwall Warehousing Ltd.

Location

1-3 McConnell Avenue and
709 Cotton Mill Street
Cotton Mill District

Site Area

2.6 acres (1.0 hectare)

Proposed Uses

Commercial, office and theatre

Approvals

Site plan
Site-plan amendment
Building permits

For More Information

Lisa Kaneb, Manager
The Cotton Mill Corporation
Phone: 613-933-1003
Fax: 613-938-9772

Site Condition

- Buried steel tanks and old cement foundations
- Building required roof and façade repairs and cleaning

Cleanup

- Disposal of steel tanks and cement foundations

Costs

- \$3,000 per window replacement; \$7 per square foot for roof replacement; \$2,000 per interior beam replacement; variable costs per square foot for brickwork, based on brick condition and matching them in patched areas
- New heating, lighting, electrical and plumbing systems (excluding tenants' custom requirements)

Benefits

- Increased tax revenues
- Conservation and reuse of heritage building
- Catalyst for further redevelopment
- Cleaner, safer and healthier environment
- Enhanced visual attractiveness of streetscape and marketability of new commercial space

Reasons for Success

- Area residents and municipal support
- Developer is committed to phased-in restoration and renovation of space
- Stable client base was sought to lease properties
- Conserved architectural and historic uniqueness of area

Wellington Square

Cambridge, Ontario

Project Significance

Redevelopment of a former foundry site now links surrounding mature neighbourhood with the downtown core



Developer

First Suburban Homes

Location

Wellington and Bruce Streets
Galt City Centre

Site Area

6.7 acres (2.7 hectares)

Proposed Use

Residential (254 units, townhouses and apartments)

Approvals

Plan of subdivision
Zoning-bylaw amendment
Site plan

For More Information

April Souwand, Senior
Environmental Planner
City of Cambridge
Cambridge, Ontario
Phone: 519-740-4650 ext. 4601
Fax: 519-622-6184

Site Condition

- Contaminated soil and foundry sands

Cleanup

- Excavation and disposal of contaminated soils
- Recycling of concrete and asphalt

Costs

- Estimated cleanup costs: \$2 million
- Estimated redevelopment costs: Not available

Benefits

- Revitalized downtown core through new housing and increased population
- Increased tax revenues to \$345,000 (full build out) from approximately \$52,000 (vacant land)
- Increased visual attractiveness of the neighbourhood
- Efficient use of former vacant property

Reasons for Success

- Strong municipal support
- Municipal financial incentives per housing unit provided to developers through the city's community-improvement plan financial-assistance programs for restoration, rebuilding and rejuvenation
- Deferred tax increases to purchasers

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