2012 CUI Brownie Awards Finalists

Canadian URBAN Institute / Institut URBAIN du Canada

Category 1 - Legislation, Policy, and Program Development

Smarter Niagara Incentives Program ("SNIP"), Niagara Region, ON

Niagara Region has adopted and implemented a financial incentives program, which is cost-shared with local municipalities in the Region, to support the redevelopment of brownfields. Some of the incentives only available for brownfields include Tax Grant Assistance, and Tax Increment Financing (TIF). The SNIP program has since been used as a model in other Ontario communities. In 2011, the Niagara Region completed an assessment of the programs, outcomes. The effectiveness of the programs in supporting redevelopment and Smart Growth and has been shown to be achieving significant change in the Niagara Region.

The program's grant approach has shown to be more effective, yielding a leverage ratio of 9:1 (private to public investment) as of 2009. Since the inception of the program in 2002, there have been a total of 178 applications for incentives, the creation of 733 new residential housing units, and financial support for 285,000 square feet of non-residential space.

The program's success has resulted in Niagara Region increasing the SNIP funding from $750,000 to $1,000,000 in 2012. This year, large projects including the redevelopment of the Exolon site received TIF funding which, when completed, will result in 550 new residential housing units and increase the Regional taxes from $20,000/annum (2012) to approximately $1,000,000/annum.

Saving Our Industrial Lands ("SOIL") Initiative – A Case Study of Landfill Closures & Revitalization, Delta, BC

In 2006, the SOIL initiative was developed to promote the closure of historical demolition and construction waste landfill sites and revitalize them for industrial use after industrial landfilling in the area during the 1980s and 1990s effectively 'sterilized' the area. The initiative brought together landowners, local businesses and residents, along with government agencies and other stakeholders to develop strategies to achieve proper closure and revitalization. Some of the key elements include:

- Tax Exemption Bylaw;
- Streamlined Approval Processes; and
- Municipal Fee Reimbursements.

The initiative's first project, the Delta Shake & Shingle closure plan, has resulted in significant environmental, economic and social benefits including: the construction of a multi-million dollar industrial facility expected to be completed in 2012 which will create more than 100 jobs and increase land values; as well as the diversion of 18,000 cubic meters of leachate, previously discharged directly into the environment, to sanitary sewers and reduce greenhouse gas emissions by at least half.

The SOIL Initiative and the Delta Shakes project has generated considerable interest from other landowners, realtors and consultants and Delta has worked to ensure tools are in place to help realize its vision of eco-industrial development of their brownfield legacy.

SOLEfood Farm – Interim Brownfield Use as Urban Agriculture, Vancouver, BC

Established in 2009, SOLEfood Farm is a non-profit urban agriculture initiative that utilizes vacant commercial/industrial brownfield properties that may or may not be undergoing remediation. Safe farming methods ensure that produce is not affected by onsite contaminants by using raised garden beds. In 2012, SOLEfood aimed to expand onto vacant land owned by the City of Vancouver. Before getting approval to use city owned property a risk assessment had to be completed. Using funding secured through the BC Brownfield Renewal Strategy, Hemmera determined that urban agriculture was a safe alternative and developed a framework for continued urban farming.

The raised bed technique used by SOLEfood and Hemmera's innovative risk assessment approach successfully tackled the question of safety associated with farming on brownfields. The operations represent only an interim land use and the production model is based on assets, infrastructure and resources that are portable and transferrable between urban sites. It creates an immediate and productive use of the site which benefits the local community and the change in land use offers a significant tax break to land owners. Significant interaction within the community for SOLEfood Farms and other groups are looking to mimic their growing techniques.

2012 CUI Brownie Awards Finalists

Reclaiming our Urban Places – Greater Sudbury's Brownfield Strategy and Community Improvement Plan, Greater Sudbury, ON

A 2009 survey concluded over 80 brownfield and 'at risk' sites exist across the city, of which a number were failed tax sales. *Reclaiming our Urban Places* is a four part strategy which was designed to mitigate barriers and facilitate the redevelopment of brownfields across the city. The four main barriers identified are: tax arrears, absentee property owners, contamination – either real or perceived, and capital intensive up front remediation costs. The Strategy features:

- A municipal failed tax sale procedure to help address issues of arrears and ownership;
- Four financial incentive programs to help reduce upfront costs;
- A marketing strategy to promote and attract investment in brownfields; and
- Ongoing local awareness and capacity building strategies.

Since the launch of the financial incentive component of the strategy earlier this year two prominent brownfield sites are currently being acquired by local developers and slated for redevelopment to mixed use sites with residential and retail/office uses. In both instances the local developers stated that the passage of the strategy was a key factor in their decision to acquire and redevelop these sites.

Environmental investigation of brownfield properties to facilitate municipal uses and private sector development, Kingston, ON

Nine derelict, vacant and abandoned properties located within the City of Kingston's Community Improvement Plan (CIP) underwent failed tax sales. This prompted the City to prepare a strategic plan that sets out a framework for six priorities, two of which are directly related to brownfields. This project used provisions in the Municipal Act to provide additional information with respect to potential contaminants at each of the sites within the CIP. The 8 sites within the CIP were investigated. Three were deemed a hazard to public health and safety and demolished under the authority of the Provincial Fire Marshall's office; one was demolished by the City; one is being considered for City acquisition; and three, representing approximately 8.4 acres, were determined to be suitable for municipal purposes and acquired by the City. Two of the remaining sites were successful in receiving proposals for purchase and re-development by private developers to residential housing, commercial office space and solar power generation.

The project also allowed the City to cancel sizable tax burdens attached to the sites. This approach allows municipalities to proceed with brownfield improvement without incurring the liabilities of care and control of troubled properties.

Category 2 – Sustainable Remediation Technologies and Technological Innovation

Sustainable Remediation of Former Aerospace Manufacturing Facility for Future Residential Use in Montreal Suburb, Montreal,QC

The 13-acre brownfield site has been used since the 1950s for the production and maintenance of aircraft components for the aerospace industry. In 2008, when the facility closed, various Environmental Site Assessments (ESAs) indicated a number of environmental concerns relating to the storage and use of various chemicals and fuels. Soil and ground water on the property were impacted by a range of organic and inorganic parameters common to industrial facilities, including petroleum hydrocarbons, solvents and metals. In 2009, the Kilmer Brownfield Equity Fund L.P. purchased the property in recognition of its clean-up potential and its optimized potential value as a mid-density residential site. When the property is ultimately built-out, there will be 800-1,000 new residential units, which maximize the use of existing infrastructure and services in the area and create a community that will complement and enhance the existing surrounding neighbourhood.

Successful and innovative use of remediation technologies in this project include the design and implementation of the bio-treatment of 14,500 m^3 of soils which were reused on-site and the installation of a permeable reactive barrier (PRB) to mitigate the flow of cVOC-impacted groundwater around the site boundary. To promote environmentally-friendly practices, nearly 85% of the materials demolished were also reused on-site.

2012 CUI Brownie Awards Finalists

Canadian URBAN Institute | Institut URBAIN du Canada

Flood Protection Landform (FPL), Toronto, ON

The FPL area was a part of Old Town of York and was industrialized in the mid 1800's until the mid 1990's when Infrastructure Ontario acquired the area from the City. The site was contaminated with inorganics, volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs) and polycyclic aromatic hydrocarbons (PAHs). Given the contaminants present, the FPL required unique integration of risk assessment (RA) and risk management and geotechnical solutions with the infrastructure projects. The traditional dig and dump approach was cost and time prohibitive.

The FPL required overbuilding the berm to compensate for the compression of the underlying peat bog, and at the heart of the FPL is a 20-m-wide clay trench extending the full length of the structure impeding groundwater flow during flood conditions. Innovative approaches have been used including an armored surface and wetland that act as environmental barriers and stormwater management tools along with a vapour mitigation system. The unique RA approach prevented approximately 160,000m^3 from going to landfills. The FPL has also allowed the creation of the Don River Park, which is now a signature part of the new West Don Lands community. Upon completion in Fall 2012, the FPL will provide flood protection to a 99-ha area of the financial district as well as a 32.4-ha area to the west which will allow it to be rezoned for residential development.

London Optimist Sports Centre (LOSC) Brownfield Redevelopment Project, London, ON

For its plans to develop a state-of-the-art indoor sports complex, the City of London proposed to the London Optimist Sports Centre (LOSC) team that they use a brownfield site that was more centralized and accessible to potential users than their initial selection of a site on the outer limits of the city. The area was developed in the 1880s as an oil refinery and subsequently used as a rail roundhouse from the early 1900s to the 1990s. The site has been predominantly vacant since the late 1990s. Risk assessment techniques were utilized to establish property-specific and receptor-specific environmental management plans and infrastructure development. Instead of the traditional dig-and-dump approach, this project used the balance-and-fill approach to soil management as a more sustainable substitute. Such methods have allowed for the re-use of materials on site when possible. This project employed several innovative features, including an active vapour barrier system that would minimize unnecessary soil excavation.

The facility will accommodate large-scale soccer tournaments, promote health and wellness, as well as encourage community development through job creation both during the construction and now on-site at the operational facility. The method this project adopted enabled the redevelopment to meet high environmental standards while satisfying the time and cost requirements of the market, the City of London, and the LOSC.

George Brown College Waterfront Health Sciences Campus, Toronto, ON

In 2008, George Brown College and Waterfront Toronto announced a development partnership resulting in the consolidation of George Brown's health disciplines at its new high-technology Waterfront Campus Centre for Health Sciences. As the first institution on the Waterfront, the 0.83 hectare site will be home to 3,500 full-time students in fall 2012. The Toronto Harbour Commission previously used the site as a marine freight transfer facility. The site was subject to atmospheric deposition of particulate contaminants as well as spills and fuel leaks from cargo and vehicles adjacent to the loading docks. Considering the diverse sources of fill material utilized and varied industrial operations conducted at the site; many contaminants are present at this brownfield site including metals, Poly Aromatic Hydrocarbons (PAHs), Volatile Organic Carbons (VOCs) and Petroleum Hydrocarbons (PHCs) and methane.

An innovative remediation approach that involved risk assessment was adopted to manage the contaminated soils and groundwater that remained on-site. The risk assessment utilized was able to mitigate soil vapour intrusion from the underlying soil and groundwater contaminants using a vapour barrier system consisting of a soil gas collection method. The soil gas collection system installed ensured that negative pressure was maintained below the floor slab and that no negative effects arise from the contaminated soil and groundwater. This environmentally sustainable approach also allowed for the re-use of materials on site when possible, thus reducing negative impacts that are produced from traditional remedial approaches. Leaving impacted soils and groundwater in place has reduced noise and dust emissions, increases in truck traffic and tracking of impacted soils to neighbourhood lands, saving land-fill space and greenhouse gas releases.

2012 CUI Brownie Awards Finalists

Canadian URBAN Institute | Institut URBAIN du Canada

Category 3 – Financing, Risk Management and Partnerships

Atlas Landfill Remediation Project – Welland, ON

Through private/public partnership between the City of Welland and Walker Environmental Group (WEG), the former, abandoned industrial landfill site is being remediated and re-opened as a depository for non-hazardous, contaminated soil from brownfield sites. It was used as a landfill for solid and liquid steel production residue by Atlas Steel from 1930s to 2004. The owner abandoned the land after declaring bankruptcy in 2004. The City of Welland assumed ownership of the property through tax arrears and is currently accepting contaminated soils. Concurrent remediation works began in late 2010. It is estimated that the site will achieve its final capacity in 2018, at which time it will be capped and converted into public space.

The public/private partnership was the key risk management strategy. The landfill property is owned by the City and leased by WEG. Walker is also responsible for the design, construction and operation of the remedial works, as well as the land filling operations. Revenue generated through the acceptance of brownfield waste funds the $25 million site remediation works and will create a long-term care fund. In addition, proceeds from the operation will fund long-term management plans. Lease/royalty payments to the City of Welland will create a Sports, Culture and Recreational Facility Fund. Through the partnership, WEG assumed the financial, technical and approval risks via site remediation and operation lease. This enabled the $25 million liability to be converted into a revenue stream of $8 million.

Environmental investigation of brownfield properties to facilitate municipal uses and private sector development, Kingston, ON

Through the collaboration of internal partnerships forged between the City's departments, the City was able to overcome significant hurdles to redevelop nine derelict, vacant, and abandoned properties, many of which are located within the City's Community Improvement Plan (CIP). Under the authority of the Municipal Act, risks associated with the sites were alleviated by getting a better understanding of the environmental conditions of the site and the costs that would be involved with remediation, along with reducing the remediation costs by removing derelict equipment and buildings at many of the sites.

The provision of tax rebate incentives, coupled with an innovative approach to risk management and financing has successfully leveled the playing field and made the purchase and development of the site much more attractive and likely.

Toronto 2015 Pan/Parapan American Games Athlete's Village/Canary District – Toronto, ON

The site of the Pan/Parapan American Games Athletes' Village (PAAV)/Canary District is an area east of Toronto's downtown, comprising 35 acres currently controlled by the Ontario Ministry of Infrastructure. Originally developed for public use in the early 1800's, by the early 1900's it had evolved to become a hub of industrial activity. In the late twentieth century industrial activity in the area was drastically reduced and the lands became underutilized, vacant, and derelict. After 25 years of investigation, environmental approvals have been obtained to permit the redevelopment of the site. Development is now underway to transform the area into a sustainable, mixed-use, pedestrian-friendly, riverside community – a 15-minute walk from the Financial District in downtown Toronto. The new neighbourhood will include market and affordable housing, commercial space, George Brown College's first student residence, a new YMCA, and new roads and services.

Through Infrastructure Ontario's Alternative Financing and Procurement ("AFP") model the Province of Ontario had the opportunity to partner with the private sector – Dundee Kilmer Developments – to significantly accelerate development in the West Don Lands. The overall vision for this new community was established by the public sector through Waterfront Toronto (WT). The scope of the project as an Athletes' Village was further defined by the Ministry of Health Promotion and Sport and TO2015, the provincial ministry and tri-government agency responsible for delivering the Games. In order to achieve the ambitious scope and assertive timeline associated with this project, Infrastructure Ontario and Dundee Kilmer have also forged strong partnerships with George Brown College, the YMCA of Greater Toronto and the Ministry of Municipal Affairs and Housing. Each partner has made a significant investment in the development, which will play a vital role in shaping a community where people will live, work and play.

Village Suites Oshawa – Oshawa, ON

The site previously included a former automobile detailing establishment, an abandoned gas station and two single detached dwellings. Some components of the site were underutilized while others had issues with soil and groundwater contamination from the gas station. The contamination plume traversed property boundaries and was impacting the adjacent property to the south as well. The newly amalgamated parcel is located at a key intersection along a transit spine and is in close proximity to Durham College and the University Ontario Institute of Technology (UOIT). The site was redeveloped with 133 unit/588 bedroom purpose-built student apartment building to LEEDS Platinum standard.

The development of Village Suites Oshawa included a strong partnership between the developer, the city and the province of Ontario through negotiation and adoption of a Brownfields Property Tax Cancellation by-law. The partnership was further strengthened through a loan from the City of Oshawa to the developer to cover the amount of the Regional Development Charges. The loan represents a unique and innovative financing method that allowed the development to proceed and provided an excellent rate of return for City of Oshawa taxpayers.

Category 4 – Excellence in Project Development: Building Scale

Beaver Barracks Redevelopment, Ottawa, ON

Once occupied by residential and institutional properties in the 1900s, the site has been contaminated by use of coal for heating purposes and demolition debris containing asbestos, lead based paints, mercury and silica from the Medical Services facility operating in the past. The City of Ottawa acquired the site in 1994 and identified it appropriate for redevelopment for future social housing once the site had been remediated. Currently, the site houses an urban community garden on the eastern portion, a paramedic post on the southern section, a geothermal district energy plant and a 254 unit mixed income affordable housing by Centretown Citizens Ottawa Corporation (CCOC) using an innovative funding framework (funds from both private and public sources) to finance the redevelopment.

The project has benefitted from the City of Ottawa's "Housing First" policy, Infrastructure Ontario, a religious order, investments from CCOC and Canada Mortgage and Housing Corporation's sustainability charette to incorporate sustainable building design elements and community involvement. The site remediation was mainly sort and recovery with a great emphasis on recycling and re-use of the excavated material and clean soil for reinstating the existing community garden. The integrated design process included the energy modeling, geoexchange system (for heating and cooling purposes), triple glazed windows, innovative balcony design preventing thermal bridging, efficient lighting, acoustic measures to reduce noise infiltrations, solar panel roofing and low-VOC sealants for finishes. The main distinguishing feature for the project is the commitment to staff and tenant engagement providing outreach, education and support the green features to increase health benefits, landscaping, lifestyle through public art programs, heritage interpretation plaquing program, community gardening and car sharing.

George Brown College Waterfront Health Sciences Campus, Toronto, ON

In 2008, George Brown College and Waterfront Toronto announced a development partnership resulting in the consolidation of George Brown's health disciplines at its new high-technology Waterfront Campus Centre for Health Sciences. As the first institution on the Waterfront, the 0.83 hectare site will be home to 3,500 full-time students in fall 2012. The Toronto Harbour Commission previously used the site as a marine freight transfer facility. The site was subject to atmospheric deposition of particulate contaminants as well as spills and fuel leaks from cargo and vehicles adjacent to the loading docks. Considering the diverse sources of fill material utilized and varied industrial operations conducted at the site; many contaminants are present at this brownfield site including metals, Poly Aromatic Hydrocarbons (PAHs), Volatile Organic Carbons (VOCs), Petroleum Hydrocarbons (PHCs) and methane.

The building aims to be LEED-gold certified. Its building architecture references the rich industrial and maritime heritage of the site and responds to the context of the lake as well as the adjacent Sherbourne Common four season public park. The building shares quayside exposure and a continuous water's edge promenade with its neighbour, the private sector Corus Entertainment building, and the whimsical Sugar Beach urban park. Waterfront cafes and bars enhance public animation principles established by the Waterfront Precinct Plan and are open throughout the year. These public spaces are cradled against prevailing winds and elements by the building edges following a common plane and creative wind screens that abut the buildings and the water's edge promenade. These uses provide a further layer of public realm animation and co-exist in a dynamic fashion with the Redpath Sugar refinery which is the sole remaining heavy industrial use from the original port of Toronto. One of the main design objectives was to set up view corridors and termini, connecting and orienting the building inhabitants to the lake and the park.

2012 CUI Brownie Awards Finalists

Canadian URBAN Institute | Institut URBAIN du Canada

Village Suite Oshawa, Oshawa, ON

Through the creative teamwork between Dundurn Edge Developments and the City of Oshawa, a Brownfield Property Tax Cancellation By-Law to fund the $1.44 million environmental clean-up was performed. Once the site was remediation, the goal for the Dundurn development was to build an apartment which advances sustainability through sustainable planning, water and energy conservation, atmospheric improvements and reduced construction debris. Some of the advances made in this building included: reducing parking spaces and increasing bicycle storage; implementing a plan to decrease the rate and quantity of runoff and collecting roof water for external irrigation; installing a white roof to reflect the suns heat; installing solar photovoltaic panels; separating and recycling all construction wastes; using low or no VOC emitting sealants, paints, primers, carpets and adhesives; and using green label, environmentally friendly cleaners.

Underpass Park, Toronto, ON

A creative response to Toronto's Central Waterfront Secondary Plan, Underpass Park connects the north and south neighbourhoods of the West Don Lands precinct and significantly enhances this previously derelict space. In spite of the City's framework for setbacks from structural columns which limited the remedial options on site, the Risk Assessment (RA) came up with creative Risk Management Measures (RMMs) which allowed the park to take full advantage of the entire underpass space while still blocking contact with the contaminants in the underlying soil and groundwater.

The Park is a part of Waterfront Toronto's Stage 1 Gold certification for LEED Neighbourhood Development (ND). Various aspects help work towards this certification including LED lighting, recycled content on play surfaces, and vegetative planting for minimal maintenance with the use of drought-, salt- and shade-tolerant species. The use of public art and mirrored spaces not only enhance the natural lighting in the park but help to draw people in and through the space creating a unique and vibrant park.

Toy Factory Lofts, Toronto, ON

The underused Irwin Toy Factory, which was in need of environmental remediation and suffered from serious structural decay, was revitalized into 215 live/work units. The comprehensive design strategy preserved the industrial character through selective demolition, reconstruction, renovation and addition. The property is listed on the City of Toronto Inventory of Heritage Properties and is protected under the Ontario Heritage Act. The funds allocated towards heritage improvements that were used to offset the cost of replicating and reinstalling the Irwin Toy Factory water tower, an icon of the original factory. After a site specific amendment to the Official Plan, the architects and developers reinforced the original steel structural grid and continuing the grid to create 3 additional stories. By doing so, they were able to preserve as much of the wood and brick as possible, which extends the life cycle of the built structure and conserves energy while preserving virgin materials. The design also ensured that the building contributed to the vitality of the larger community including a courtyard which opens up to the street, and varying terraced forms.

The successful reuse not only maintains and reinvigorates a piece of Toronto's unique historical fabric, but it also serves as a communication tool for the potential to convert underused buildings into desirable developments.

CANMET Materials Technology Laboratory, Hamilton, ON

The McMaster Innovation Park (MIP) is revitalizing a 37 acre brownfield site that had been used for industrial purposes for 100 years and the CANMET is aiming for a target of LEED Platinum certification. During construction, waste materials that could be recycled were separated which resulted in more than 84% of construction wastes being diverted from landfills. The building exploits natural daylight and views through consideration of building orientation, a high performance building envelope, solar shading to reduce thermal gain and reflect natural light deep into the floor plate. Water is conserved through landscape and civil designs which reduce stormwater runoff by 50%, and cisterns which collect roof rainwater and use the grey water for toilet flushing and irrigation of the green roof, landscaping, and pervious paving.

Grass pave and gravel pave are used in locations with occasional traffic and pervious paving is used on surface parking lots. Carpooling and green transit are encouraged with 15 designated car pool parking spaces, a fleet of 2 hybrid vehicles, secured bicycle racks and a change room and shower facilities for employees, and were able to successfully encourage the City to reduce its parking requirement for this district to a revised requirement of 141 spaces. CANMET is a part of this bicycle friendly, traffic-calmed community with pedestrian connectivity and access to natural amenities which creates a place to work and play while encouraging interaction and creativity.

2012 CUI Brownie Awards Finalists

Canadian URBAN Institute | Institut URBAIN du Canada

Category 5 – Excellence in Project Development: Neighbourhood Scale

George Brown College Waterfront Health Sciences Campus, Toronto, ON

In 2008, George Brown College (GBC) and Waterfront Toronto (WT) announced a development partnership resulting in the consolidation of George Brown's health disciplines at its new high-technology Waterfront Campus Centre for Health Sciences. As the first institution on the Waterfront, the 0.83 hectare site will be home to 3,500 full-time students in fall 2012. The Toronto Harbour Commission previously used the site as a marine freight transfer facility and subject to spills and fuel leaks from cargo and vehicles adjacent to the loading docks. Considering the diverse sources of fill material utilized and varied industrial operations conducted at the site, many contaminants are present at this brownfield site including metals, Poly Aromatic Hydrocarbons (PAHs), Volatile Organic Carbons (VOCs), Petroleum Hydrocarbons (PHCs) and methane.

WT identified the need for a post-secondary institution whose students and employees would help create a vibrant and inviting neighbourhood year-round. George Brown College's new campus will bring 3,500 full time students to the waterfront and hundreds of full and part-time faculty and staff will be working at this campus. Additionally, GBC will be contributing to community development through the provision of a 94 chair public dental and denturism clinic, a hearing clinic, and substantial public outreach programs in the area of health promotion and preventive care. On a broader perspective, GBC's location within the East Bayfront community, fronting east on Sherbourne Common, a 3.75 acre park provides a wonderful animation opportunity. This new park space will encourage social interaction through skating, fountains and passive recreation while fostering a sense of community and social well-being. Sherbourne Common is a unique and innovative space serving a multiplicity of functions including recreation, landscape, art, and infrastructure. GBC's student WiFi will extend into the park and the public promenade to facilitate group study and learning in a green environment. The park is the first in Canada to integrate an ultraviolet (UV) facility for neighbourhood-wide stormwater treatment into its design.

Cotton Mill District, Cornwall, ON

The former Cotton Mill Factory, a development that occurred in the early 1900's and remained mostly vacant for the past 20 years, suffered from widespread heavy metal and localized hydrocarbon contamination. The district was broken up into a number of parcels to accommodate a phased clean-up. For areas that could not feasibly remediate the contamination to residential standards, commercial standards were used to create a mixed-use environment which the developer embraced. The mixed use nature of the development has created a new hub in the neighbourhood by opening up the waterfront along the affected area and greatly increasing public access. The development is pedestrian oriented and the grounds are open to the public to help increase community interaction.

The economic spin-off from the construction has employed hundreds of people and helped the City of Cornwall evolve the CIPs to increase their attractiveness to developers in hopes the Cotton Mill District will have a ripple effect of urban renewal in the older neighbourhoods surrounding the district.

Sydney Tar Ponds and Coke Ovens Remediation Project, Sydney, NS

The largest contaminated site in the country containing over one million tonnes of contaminants, the Sydney Tar Ponds and Coke Ovens Remediation project is slated to have the construction of the final land use complete by the fall of 2013. More than 95% of the $300 million spent on the project thus far has been spent within Canada. The majority of the contractors hired for the project have been from within the Cape Breton region, including First Nations companies. Numerous recommendations had been made as a result of various Panel and Agency reviews to ensure the project is on track with the project scope, goals and objectives.

Through extensive public consultation, community concerns have been addressed throughout the lifecycle project, and stakeholder engagement has helped develop a future land use that is comprehensive and includes both short-term and long-term development strategies. The community feedback on the final land use design and elements included options such as: high quality sports fields, outdoor concert grounds, trail systems and an urban forest, a riverside greenway with bridges and boardwalks, and new infrastructure. The final land use construction work will be unveiled to the public in the fall of 2012 with completion expected in fall of 2013. This project has, and will continue to have an important impact on the local economy and in addition to the health and environmental benefits, will leave a lasting legacy for industrial Cape Breton.

Pier 22 Redevelopment, Hamilton, ON

The Hamilton Port Authority (HPA) acquired Pier 22, a 103-acre contaminated site, in 2006 with an understanding that the improved marine access meant that the property held the potential to be redeveloped and returned to productive use. The revitalization of Pier 22 would further generate ongoing economic benefits for the community by creating employment opportunities and acting as an engine of commerce, contributing $5.9 billion in investment to Ontario's economy annually.

Through careful internal planning and consultation with relevant agencies, the proposed redevelopment benefits its strategic customers and the wider community. Various barriers, such as the presence of designated substances, posed barriers that were overcome during the project. The streamlined location of tenant and customer will remove thousands of trucks from the nearby public roadway thereby improving traffic flow, public safety and air quality, while reducing public infrastructure maintenance costs. The transformation of Pier 22 is notable for innovative property development that meets the needs of forward-thinking marine industrial uses while providing a hub for extensive multi-modal connections to domestic and international markets.

Category 6 – Communications, Marketing and Public Engagement

Brownfield Redevelopment Planning Charettes: Former Service Stations Sites and the BC Toolkit for Former Service Stations Sites, Nanaimo and Vanderhoof, BC

Through teams of government leaders, oil company representatives, developers, and industry professionals, a toolkit was developed and launched in the fall of 2011 to help rural communities have access to the programs and services that support their economic development and position stakeholders to respond to priority opportunities or challenges within their community. The charettes provided an outreach mechanism to inform a wider audience and bridge the knowledge gaps on what each stakeholder faces in the development process, which was one of the main barriers. The open dialogue that was created during the process enhanced each municipality's knowledge of the actual barriers, instead of perceived barriers, at each site. The charette process surfaced new ideas and created a sense of optimism around redevelopment possibilities, which will allow each municipal representative to effectively communicate to community members and significantly increase community support.

The follow up activities since the charettes have been have been key to maintaining interest in community revitalization. It was through this collaborative and hands on forum where communities began to realize the benefits of brownfield redevelopment leveraging a wide range of stakeholders to increase community pride, investment, and improve the vitality of a community.

Environmental Investigation of brownfield properties to facilitate municipal uses and private sector development, Kingston, ON

The removal of derelict buildings that have been a community eyesore for over a decade has allowed the municipality to respond with information about the brownfield problem and the importance of brownfield and infill redevelopment to a sustainable city. With the demolition of abandoned eye-sores, the acquisition of properties for municipal uses and the eventual redevelopment of key brownfield sites within the community were spawned. This project is an example of success to all who work and live in the neighbourhoods affected by these changes.

The activities associated with this project have also generated media interest and word of mouth attention that has allowed communication of the city's strategic plan for brownfield redevelopment and the importance of infill to our Kingston's sustainable future.

FCM Brownfield Capacity Building Tools, Across Canada

FCM seeks to help municipalities and their partners get the knowledge and financial resources needed to foster sustainable communities. FCM capacity building initiatives reach thousands of Canadians per year through various conferences, meetings, newsletters and updates. FCM's tools and initiatives associated with brownfields include: Provincial and Territorial Brownfield Roadmaps, Brownfield Bootcamp Webinar Series, Brownfield Sustainability Information Sheets, Brownfields Sustainability Snapshot, and FCM Sustainable Communities Awards. These initiatives help raise awareness about and build support for brownfield redevelopment across Canada. By promoting a sustainable approach to brownfield projects, celebrating exemplary projects and focusing on the environmental, social and economic benefits they generate for communities, FCM sheds a positive light on brownfield projects.

In the development of their capacity building tools, FCM obtains input from experts and jurisdictional representatives to ensure that the information presented is accurate and relevant. The tools provide in-depth information and relevant examples to assist in the assessment, remediation and redevelopment of brownfields.