

Introduction

The Brownfield Renewal Strategy is examining ways to reduce the barriers associated with the redevelopment and renewal of properties that have potentially been negatively impacted by past commercial and industrial activities.

Brownfields

A brownfield is an abandoned, vacant, derelict or underutilized property that may have actual or perceived contamination. They are often located within established neighbourhoods, near or within commercial and industrial areas. Brownfield redevelopment can be challenging due to the added complexity of navigating the environmental management process and regulations.



Relationship to Plan for Growth

Plan for Growth’s Corridor Growth Program will implement policies to encourage transformation and redevelopment near existing major corridors (Corridor Planning Program) and development nodes (Transit Villages). Both of these areas likely contain brownfields and the brownfield strategy will support their smart and sustainable revitalization.



A History of Brownfield Incentives

The City has implemented Brownfield incentives in the past to encourage redevelopment, including:

- » A former Municipal Enterprise Zone (MEZ) - 2002 and 2010.
- » A Redeveloping Brownfields in Saskatoon Guidebook (still available)
- » The Vacant Lot and Adaptive Reuse program (still active)

The Brownfield Strategy will build upon these earlier projects and provide comprehensive direction to support the Corridor Planning Program.

Project Timeline

The Brownfield Renewal Strategy is proceeding in parallel with the Corridor Planning Program. The project is split into two Phases:




Background


What are typical Brownfields? What creates a Brownfield? Where are they located?
Historic uses, operations and activities that result in Brownfields include:

- » Hazardous materials storage and use (e.g. fuel, oil, solvents, preservatives, etc.)
- » Waste discharge, dumping and storage
- » Spills
- » Industrial processes with potential harmful by-products
- » Coal use and storage


Examples of typical Brownfield Sites include:
(These sites often have the perception of contamination but may or may not be contaminated)




Municipal Yards



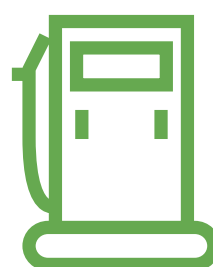
Rail Yards



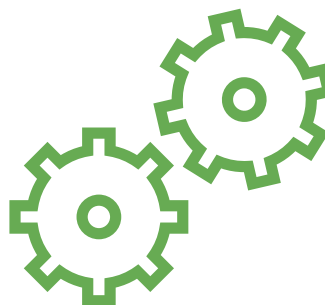
Dry Cleaners




Car Washes




Gas Stations




General Industrial




Vehicle Dealership




Oil Change Services



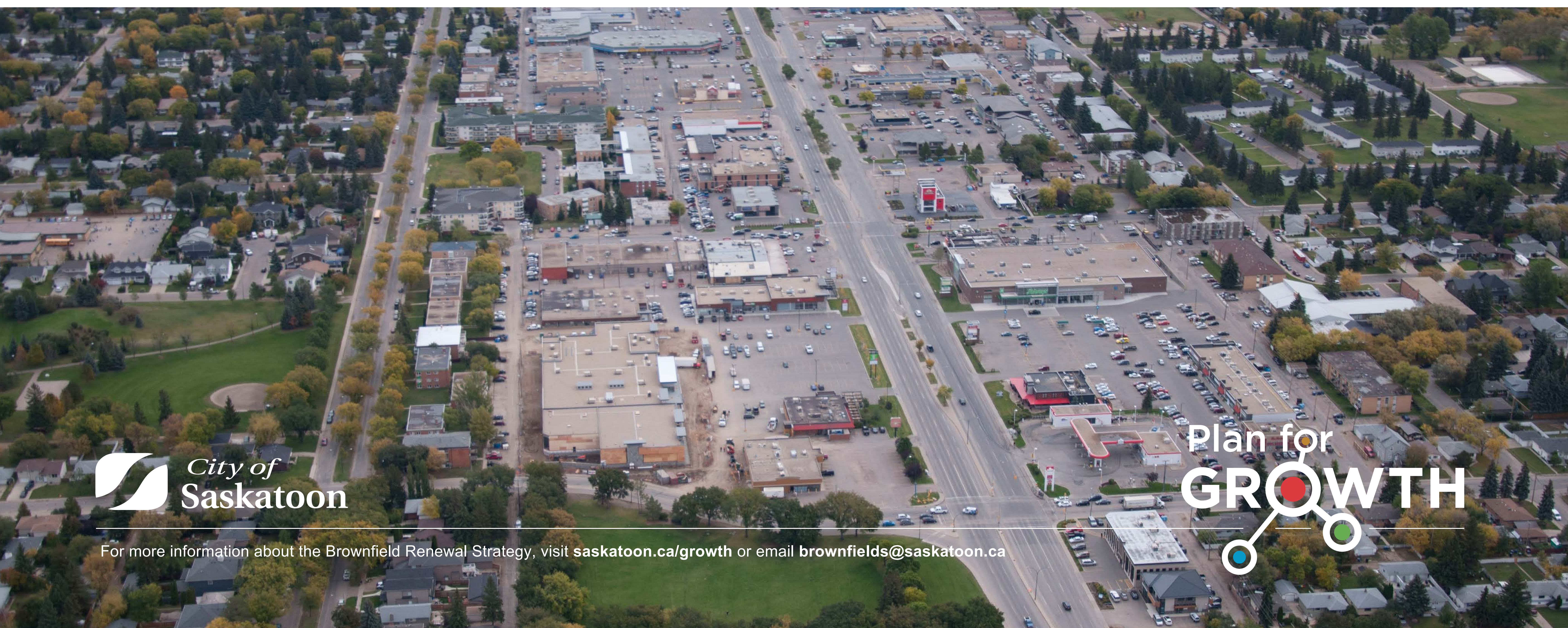
Automotive Services



Lumber Yards



Emergency Service Stations



Corridor Brownfield Opportunities

Historic development patterns along some of the city’s major transportation corridors have resulted in land uses that are often associated with brownfields.

Potential or Perceived Brownfield Sites along the BRT Corridors (excluding downtown)

	Red Line	Blue Line
Number of Total Potential Brownfields ¹	56	37*
Number of Potential Brownfields Related to Transportation Land Uses ²	51	28
Other Types ³	5	9

1. As determined by the Brownfield Inventory, completed by Dillon Consulting
2. Includes fueling stations, oil change and automotive repair services, automotive dealership, car washes
3. Includes dry cleaners, industrial site uses and historical coal storage

*excludes route areas that have yet to be approved by City Council

The shift to **Transit Oriented Development (TOD)**, resulting in increased transit and active transportation, will lead to a **reduction of land uses for fuel, oil and automotive service stations**. This will lead to high redevelopment potential and opportunities for land use changes.



Dry Cleaners
Image: Google Maps 2019



Gas Stations / Auto Service
Image: Google Maps 2019



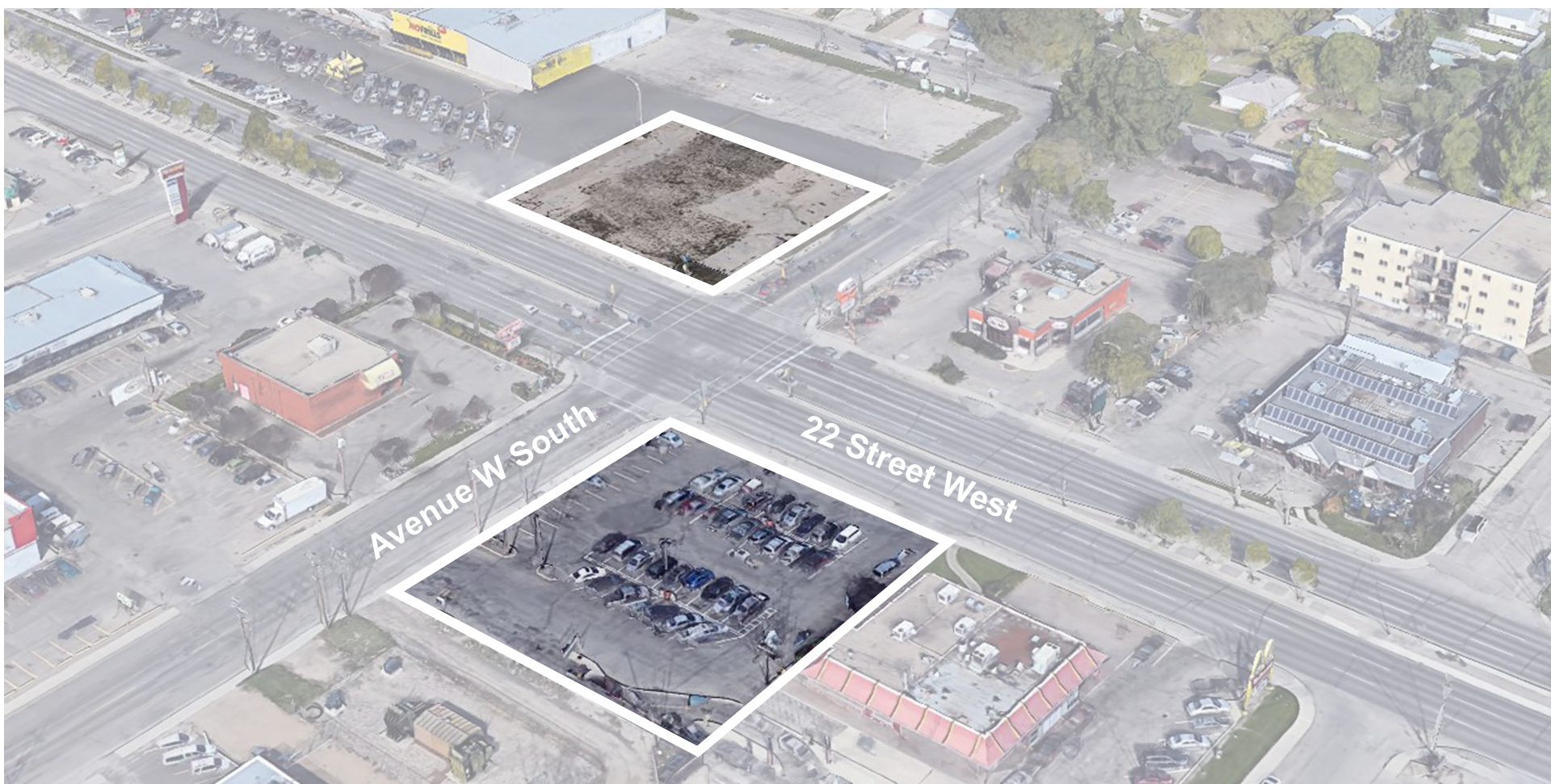
Stadium Manor
The City of Edmonton's Brownfield Redevelopment Grant Program provided assistance for the remediation and development of this former corner gas station site to become a mixed used building.
Image: Google Maps 2019

Dillon Consulting has created a **Brownfield Scoring Tool** for Saskatoon to evaluate property redevelopment potential. Select assessment criteria include: site uses, land characteristics, community characteristics, infrastructure amenities and environmental condition. This tool will help identify and highlight opportunities with brownfield redevelopment.



2941 8th Street East, a former chronically vacant brownfield site, had the highest score. Although not necessarily in the built form of the Corridor Planning Program's land use vision, it is a win for the elimination of brownfields.

Images: Google Maps 2019



These two underutilized properties at 22nd Street West and Avenue W South were the highest scored sites along the 22nd Street West leg of the Red Line.

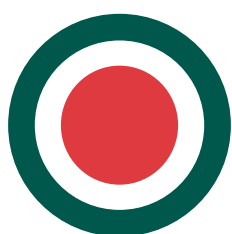


2201 8th Street East, and the properties surrounding the intersection, also ranked high in redevelopment scoring.

Facilitating Brownfield Redevelopment through Policy and Guidance

The city wants to alleviate the incremental brownfield hurdles to redevelopment by providing a strong foundational policy that will provide the means for information sharing, brownfield assistance and program development.

Preliminary Brownfield Policy Framework

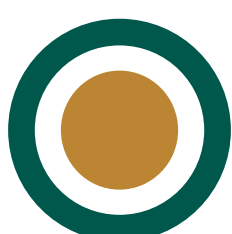


Goal:
Reduce the number of brownfields while supporting the Corridor Planning Program’s balanced approach to Growth.



Policy Intent and Objectives:

- » Improve soil quality
- » Return to productive land uses
- » Improve community aesthetics



Policy Ideas:

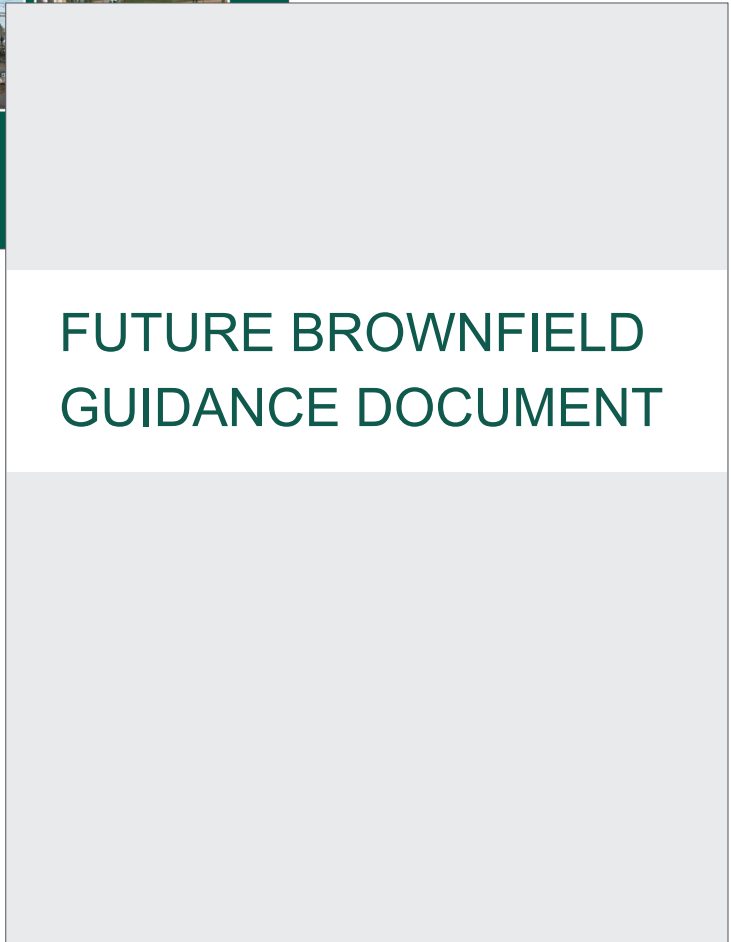
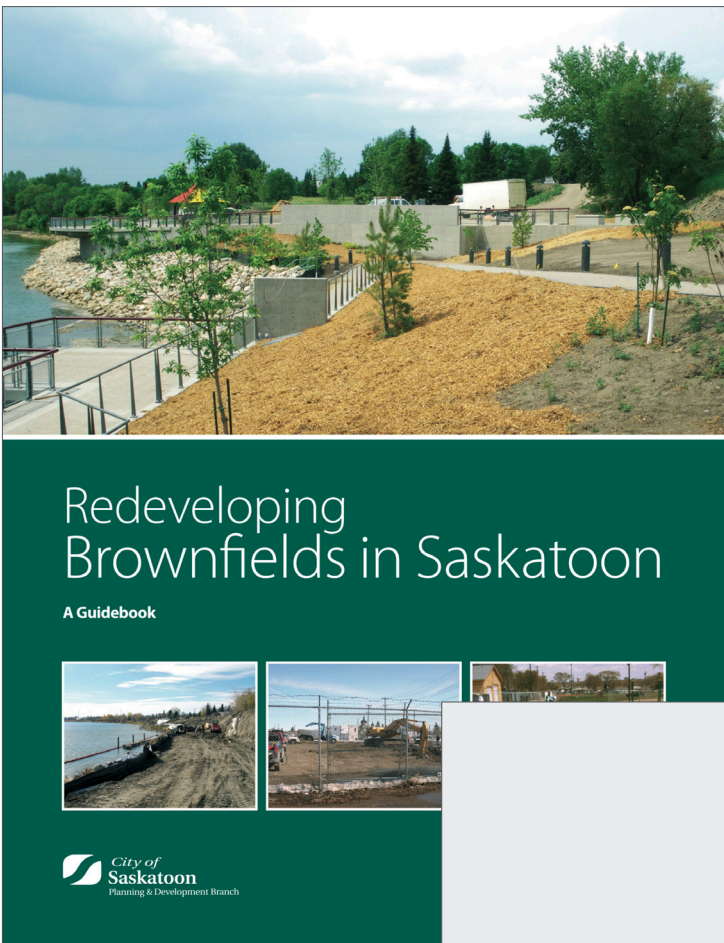
- » Provision of guidance and informational materials
- » Maintain a brownfield program that includes readily available help, public resources and incentives
- » Operate an interim use program

Guidance and Information

A Brownfield Management Guidance Document will be created to replace the current (and outdated) Redeveloping Brownfields Guidebook. It will serve as an informational resource regarding all aspects of brownfields.

Preliminary Document Sections:

- » What are Brownfields?
- » Brownfield Redevelopment Basics
- » Regulations
- » The ESA Process
- » Managing Impacts
- » Costs
- » Remediation and Risk Management
- » Environmental Responsibilities
- » Roles and Responsibilities



Do you have comments?

Place a sticky note here to share your ideas about the Brownfield Policy and Guidance Materials.

Brownfield Interim Uses

The application of a temporary use can bring activity and productivity back to a brownfield site.

Temporary Uses

The **temporary activation** of vacant and/or underutilized land for a defined period of time.

The terms of the temporary uses would be defined within a temporary use permit issued by the City to the land owner. The permit would outline all the use conditions and the date of expiration.



- Benefits:**
- » Increase land marketability
 - » Activates the area
 - » Increases productivity of the land
 - » Ensures property maintenance
 - » Means to “test out” new site uses with low risk
 - » Provides services to the community



evJunction
Seasonal pop-up retail park located in Calgary's East Village.
Image: Visit Calgary



Town of Vulcan Solar Park
Image: Lethbridge News Now

Local Success Story – CHEP askîy project

BEFORE



1202 19th Street West – City-owned vacant brownfield site.
Image: Google Maps 2019

AFTER



CHEP kiscikânis – Collaboration between CHEP and the City led to an interim use agreement for urban gardening on the brownfield site.
Image: City of Saskatoon

The askîy project is an urban agriculture internship program that engages both Indigenous and Non-Indigenous youth to learn about growing, harvesting and selling food. The main project site, kiscikânis, is located near Station 20 West, which is considered a brownfield site, due to its historical industrial use.

Source: CHEP Good Food

Example Interim Uses:

- » Community gathering place
- » Gardens/urban agriculture
- » Art installations/art studio
- » Markets
- » Solar energy production
- » Recreational uses (e.g. temporary skate park, dog parks)

What are your thoughts on these interim options? What else would you like to see?

Place a sticky note here to share your comments.

Brownfield Redevelopment Incentives

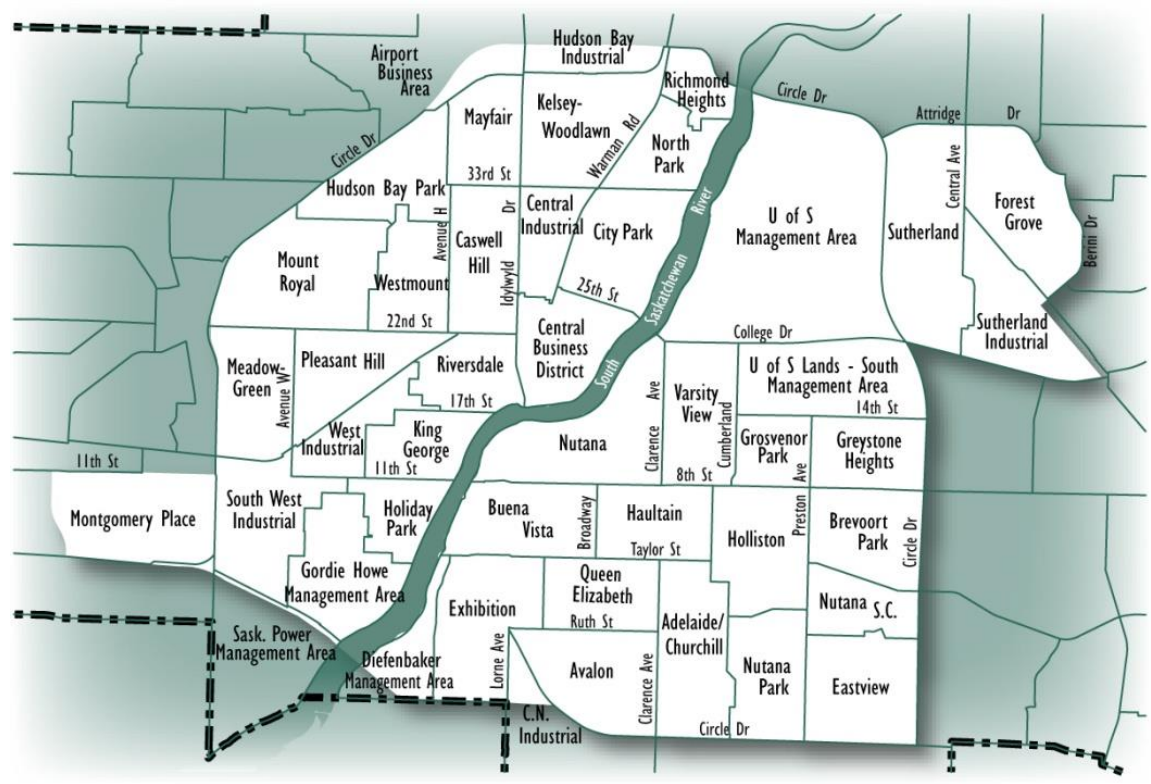
In order to help achieve the goals of the Brownfield Renewal Strategy, we are considering development of an incentive program.

Projective Objective:

To **reduce** the overall number of brownfields along the corridors by **returning active and productive uses** to the area and to **foster sustainable, transit oriented development** that meshes with the desired character of the **Corridor Planning Program**.

Active City Program – Vacant Lot & Adaptive Reuse Incentive Program (Policy C09-035):

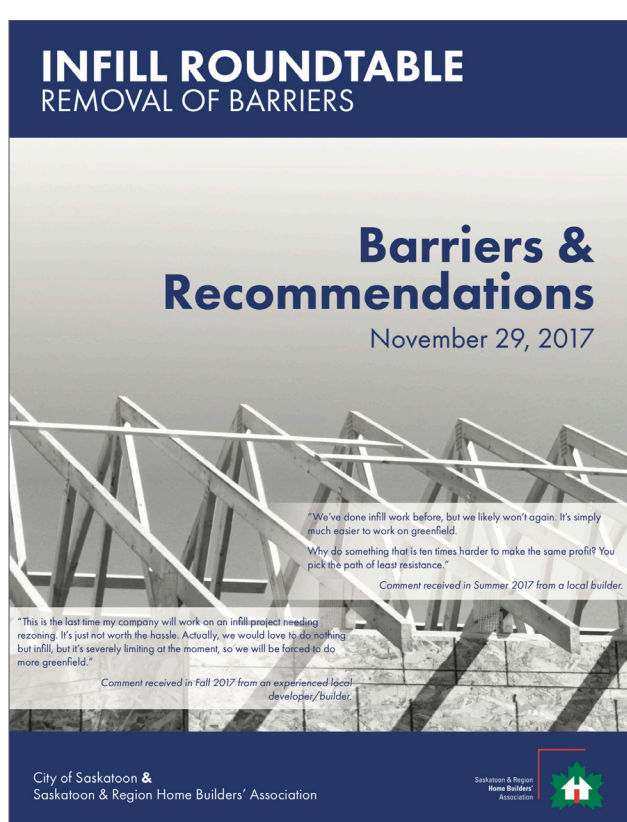
- » Eligible projects can earn tax rebates or grants.
- » Earn extra points for brownfield remediation.
- » Applicable for certain property types and areas of the City.



Vacant Lot & Adaptive Reuse Incentive Boundary Map

In The Works – Process Streamlining:

- » The Infill Roundtable is looking at development efficiencies and establishing a balance of effort between greenfield and infill.



Source: <http://saskatoonhomebuilders.com/infill-roundtable-barriers-recommendations/>

Future Development – Interim Use Permits:

- » Temporary activation of brownfield sites can bring productivity to a site while development markets shifts.



Image: YYC Food Truck Frenzy – Brittany Back

Next Steps

Many brownfield programs across the country offer financial and remedial incentives, of varying degrees, to help kick start and make a brownfield project feasible. They also have Brownfield Coordinators to guide developers and property owners through the process. The City will review various options and evaluate them with stakeholder input.

City of Edmonton Brownfield Redevelopment Grant:

- » Only applicable to former fueling station sites.
- » Grants available to successful applicants for various phases of brownfield assessment and remediation.
- » Grants are based on the first six years of Municipal Tax Uplift as a result of the proposed development.

City of Kingston Municipal Incentive Program:

- » Applicable within specific City revitalization zones.
- » Grants available for 50% of the cost of applicable environmental studies, up to a maximum of \$20,000 per property.
- » Tax Incremental Based Rehabilitation Grant to cover various redevelopment expenses.

City of Hamilton ERASE Program:

- » Only applicable to specific areas of the city.
- » Eligible projects receive 50% (up to a max amount) of environmental studies costs.
- » Remedial grants available based on 80% of the increase in municipal tax over the first 10 years of the development.