

Moncton Shops/Franklin Yard

"Smart Growth – Brownfield Development"



CANADA LANDS COMPANY
SOCIÉTÉ IMMOBILIÈRE DU CANADA

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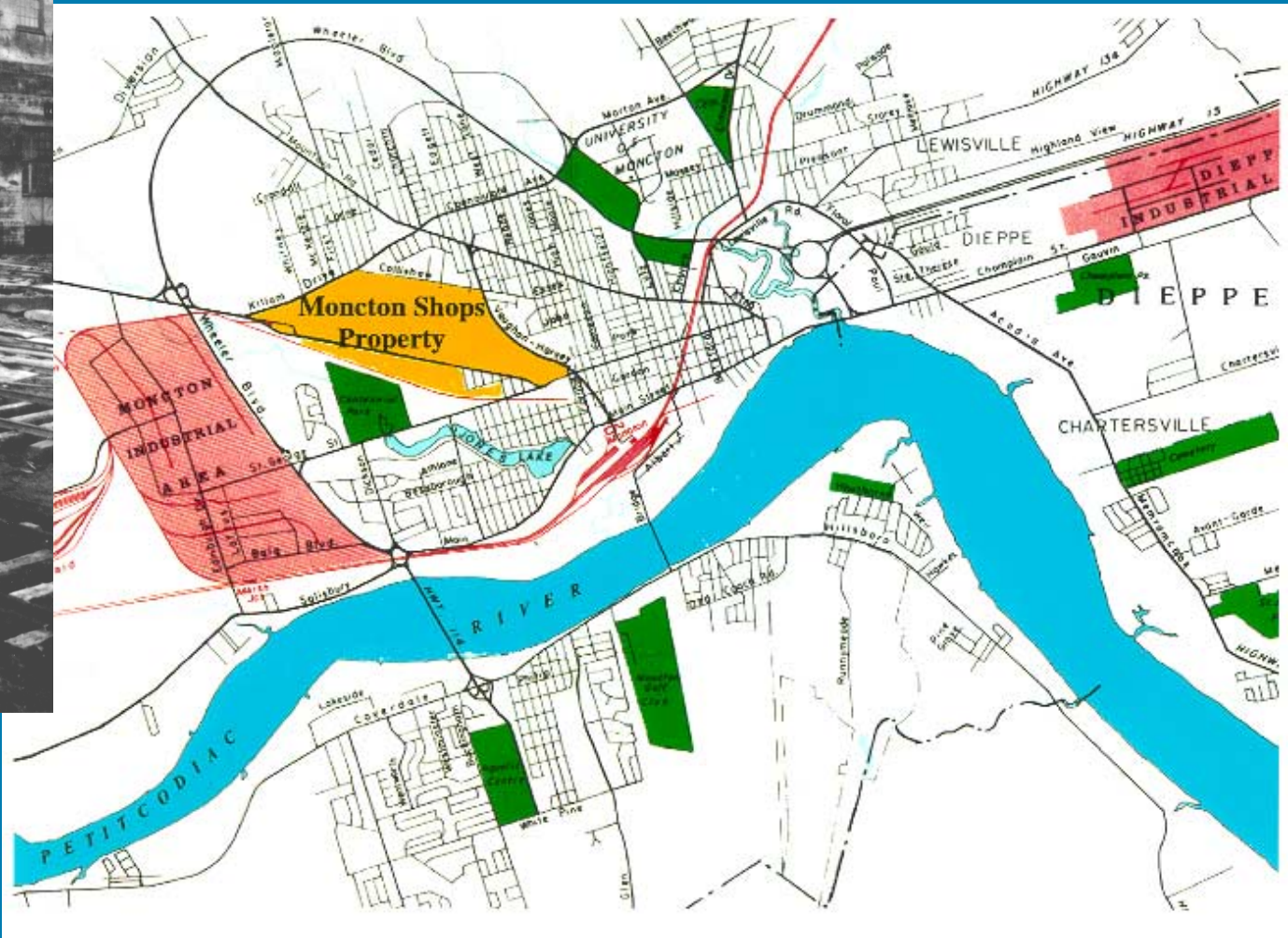


Moncton Shops

- 270 acre repair shops located in the centre of Moncton
- Employed up to 5000 – 25% of Moncton's workforce
- Shops closed, fenced and vacant from 1986–96
- Public perception of contamination worse than actual – perceived remediation @ \$50M
- Public pressure for action combined with skepticism re success



City of Moncton



Moncton Shops



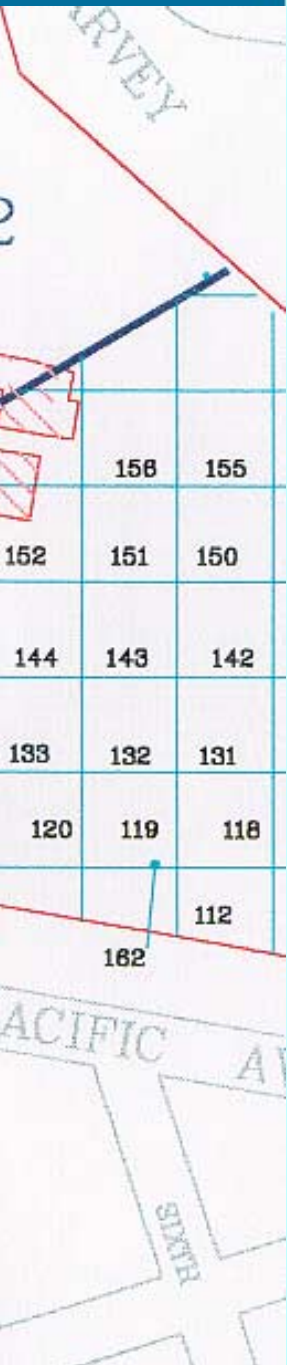
Sampling Strategy

Setup grid blocks of 30X 30 m .

Excavated test pits to 5m in centre of each block

Plotted all test results on GIS

Used Risk Based Corrective Action to tailor remediation to future use



Environmental Contaminants



- Asphalt
- Metals
- Gas Cylinders
- Wood Debris
- Concrete
- Solvents
- Hydrocarbons



A sphalt



- A sphalt was reinforced w ith steel rails.
- R esized to < 2" for use on site.



Gas Cylinders



- Located using electro-magnetic survey equipment
- 54/56 were found to be full (acetylene, CO, CO₂, ammonia).





Concrete



Reused 60,000 tonnes of concrete on site as base and drainage levels for roadways and playing fields



Hydrocarbons



- All contaminated soil excavated and heat-treated on site (30,000 tonnes)
- Concentrations after treatment were below "Residential" criterion of 20 ppm



M etals



- 2000 tonnes scrap metal recycled – transformed into new rails.

- Trucked 4000 loads of lead contaminated soil to a smelter in northern NB for processing





W o o d

- 150 ,000 m etric tonnes of w ood debris w as excavated from a w etland
- 30 ,000 tonnes of w ood w ere chipped for use on site.



Land Uses





Minor League Sports Facilities

City purchased half the site for:

- ✓ 10 Baseball fields
- ✓ 4 Soccer fields
- ✓ 2 Football fields
- ✓ 4 Surface Ice Rink
- ✓ Washroom s/m aintenance facilities.



Preparing Seed Bed



Erosion Control





New Turf Grass (Greenfield)





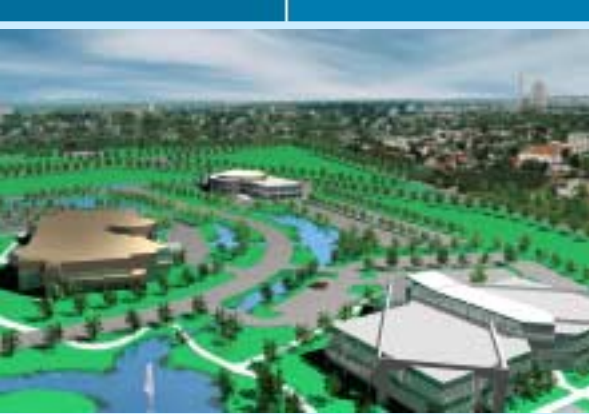
May 2002 – Aerial Photo





Fall 2002 – “Play Ball”





Em m erson Park

M aster Plan

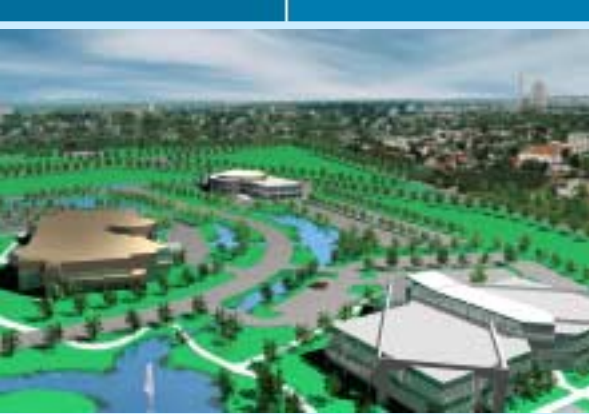




Joint Venture

- ⇒ CLC obtained zoning approval and installed services
- ⇒ Development agreement signed with Giffels Enterprises Inc. in 2001
- ⇒ Build out over 10 years





First Building (55K SF) – April 1, 2003



Franklin Yard



Franklin Yard – Opportunities



- Located at the heart of Moncton's Central Park
- Opportunity to create a unique neighbourhood featuring innovative design with sustainable development features
- Integrated Continuum from Young Families to Seniors
- Connections and linkages through linear parks & walkways
- Mixed Use Community Core





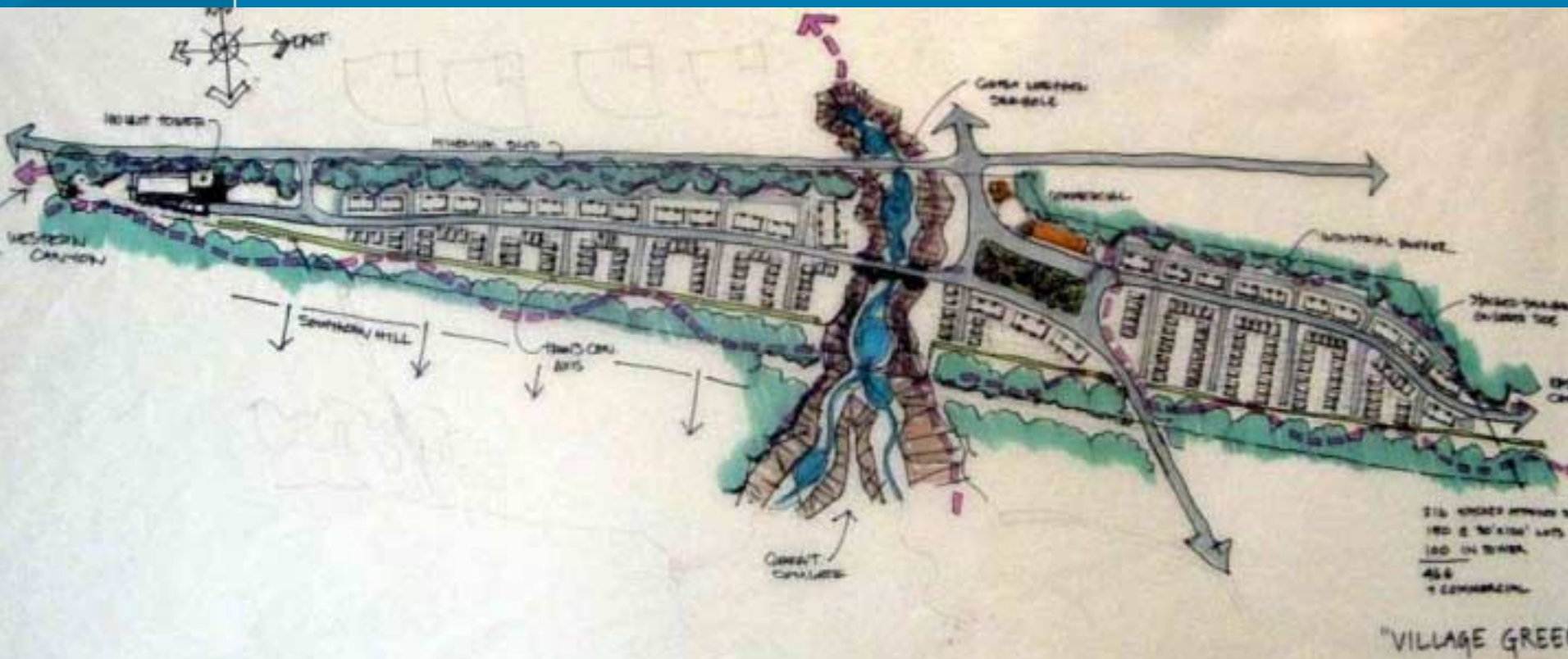
Concept Plan

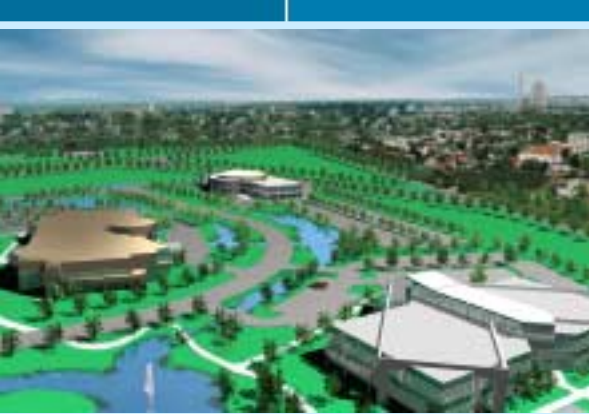


- 900 units residential featuring high rise, stacked towns, row houses, duplexes and singles
- Green corridors from east to west with view corridors north to south
- Storm water management pond to become water feature with adjacent village square
- Neighbourhood commercial – possibility for professional offices



Concept 2 – 'Village Green'





Final Results

- Entire site remediated at a cost of \$15M
 - 2,500 person years construction employment.
 - 5,000 permanent jobs after completion of Park.
 - >\$300M investment in construction.
- CLC has won three brownfields redevelopment awards for this project





Keys for Success

- Get the best people and empower them to act
- Engage the community
 - Use of locally recognized experts to advise on solutions
 - Set up a community round table to monitor and advise
 - Extensive communications – presentations, open houses, newsletters, videos





Keys for Success

- Tolerate Risk
 - Allow the outside expert in
 - Use leading edge approaches (remediation & development)
 - Challenge the numbers
 - Tell the truth





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