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# 2008 CUI Brownie Awards

## Program & Summary of Finalists

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- 6:00** CUI Brownie Awards Ceremony & Gala Dinner begins
- 6:05** **Welcome & Introductions:**
  - **Glen Murray**, President & CEO, CUI
  - **The Hon. George Smitherman**, Minister of Energy & Infrastructure, Ontario
  - **Dino Chiesa**, Chair, CMHC
- 6:30** Dinner is served
- 7:00** Awards Presentation - Winners Announced
- 8:15** End

## Category 1 - Legislation, Policy and Program Development



### CATEGORY 1 & 3 FINALIST: Brownfields Financial Incentives Pilot Program, The Region of Waterloo, ON

The Region of Waterloo's Brownfield Financial Incentives Pilot Program offers incentives that can be accessed throughout the development timeline - during remediation, pre-development and post-development. These incentives compliment other assistance available at the city level and some are coordinated with the city program itself. They address the financial barriers and

also demonstrate the commitment that is present in the region and area municipalities to facilitate this form of development.

The program includes 4 main components:

1. Phase 2 Environmental Site Assessment (ESA) grants
2. Brownfield regional development charge exemptions
3. Joint Tax Increment Grant program (coordinated with area municipalities)
4. Funding for each area municipality to implement the joint TIG program

The assurance that financial assistance is available at both the area municipal and regional level has created a lot of interest in the opportunities present in this community. With the understanding that it may be possible to re-coup 100 percent of remediation costs, this program helps level the playing field between brownfield projects and those that might occur in greenfield areas. The pilot program will be evaluated to determine its effectiveness in initiating new brownfield projects on a regular basis.

### CATEGORY 1 & 3 FINALIST: The Rivers District Community Revitalization Levy Regulation, Calgary, AB

The rivers district is on the east side of downtown Calgary, characterized by urban decay and environmental contamination. Over the years, several attempts have been made to redevelop portions of the rivers district, however the financial considerations were prohibitive for private developers to undertake the project on their own. In order to encourage private and public sector development in the rivers district, extensive public infrastructure is required along with a sustainable funding source that does not create an additional tax burden for citizens.

In 2007, the province of Alberta approved the rivers district community revitalization levy bylaw under the municipal government act. The community revitalization levy is a "made in Alberta" version of tax increment financing. This approval provides the city of Calgary with the financial tools and ability to redevelop the rivers district. The Calgary Municipal Land Corporation was created by the city of Calgary in 2007 to implement the rivers district community revitalization plan. This new financing mechanism is designed to provide up to 20 years of sustainable funding to achieve economic, social and environmental objectives for the Rivers District.



## FINALIST: Station Pointe – Edmonton, AB

The primary goal of the Station Pointe project is to revitalize the historic Fort Road old town in northeast Edmonton by constructing an LRT transit oriented multi-family and commercial development. Over the years, the closing of large meat packing plants, processing plants, and associated businesses have resulted in a substantial amount of vacant, contaminated land and a stagnate industrial area. For many decades, this area was an important industrial centre for northeast Edmonton. With the closure of the packing plants in the 1970's and 80's, the area fell into commercial decline.

There are four important areas of policy, legislation and program initiatives that have contributed to the success of the project to date:

- In, 2004, city council approved the recommendations and directed the administration to develop the “**Smart Choices for Developing our Community**” plan, which includes a comprehensive transit-oriented development strategy, and neighbourhood re-investment program.
- **Community Revitalization Levy**, a new Provincial initiative that allows a municipality to raise project financing through

the use of the “Education” portion of the property tax. Essentially an area is designated a CRL area, and if there are any increase in taxation levels those funds are directed towards the project. This is only the second time that CRL has been used in Alberta and the first time in Edmonton.

- **Land Assembly Initiative by the City** - by assembling all of the land under single ownership (the City) and addressing all of the contamination concerns, it was possible to present a clean and serviced land assembly of significant scale to the industry (21 hectares).
- **Transit-Oriented Development Housing Program Grant** – to further demonstrate the City's commitment to the success of the project, a transit-oriented development housing grant was established. The first 100 units constructed and completed in each of Phase 1 areas B and C are eligible for a grant of \$3,500 per unit.

Although at the time of this submission, the “request for proposal” evaluation and awarding of sale lands has not been finalized, the response from the development industry has been of a high quality and it is anticipated that the first phase of development will occur as scheduled for 2009.

## Category 2 - Sustainable Remediation Technologies & Technological Innovation

### FINALIST: East Village Stormwater Wetland, Calgary, AB

The east village stormwater wetland is being constructed on contaminated lands adjacent to the historic Fort Calgary. The wetland site is part of the east village. Given the area's location at the confluence of the bow and elbow rivers adjacent to the downtown core, there is a significant potential for redevelopment. The wetland represents the first phase of the redevelopment of east village and is intended to provide for treatment of stormwater runoff from the redevelopment area, resulting in improved environmental conditions in the bow river as well as serving as an amenity for the redeveloped neighbourhood.

The east village stormwater wetland is being constructed on lands impacted by soil and groundwater contamination. The construction of a wetland required digging a “hole in the ground” and required that excavated soil be removed from site to create the wetland. Excavation and dumping needs were minimized by a comprehensive soil management program that involved stockpiling and testing of soils from different levels of the excavation, in order to assess appropriate disposal requirements and to re-use soil that met applicable guidelines during site development to reduce the volume of off-site disposal. The risk management plan for this area included the use of an impermeable geosynthetic clay liner for the constructed wetland and in other landscaped areas, a 300mm “cap” as cover over the identified contaminated soil thereby reducing off-site disposal requirements.

The east village wetland transforms a vacant, contaminated, largely unused and derelict site into both a public amenity (together with pathways, lookout and interpretive features) and a functioning 5 acre stormwater treatment facility to provide environmental enhancements by removing sediments from urban stormwater runoff prior to discharge into the Bow River.



### FINALIST: Nose Creek Landfill Remediation, Calgary, AB

The Nose Creek Landfill site includes various areas of municipal sanitary, and demolition waste deposits. The Nose Creek landfill remediation project addresses environmental issues related to the landfill to allow maximized use of the land under current land use while protecting human health and the environment. The risk management plan being developed as part of this project will also provide a management framework and identify environmental considerations for any future redevelopment of this land to maximize its potential. This risk management approach is aligned with the guiding principles of the City's Brownfield Strategy.

Due to the overlying development, removal of all waste was not considered feasible and was considered an inefficient method of addressing environmental issues. Relocating waste to another facility where it would still require ongoing management was also not considered to be an efficient or environmentally responsible use of resources.

The remediation program therefore focused on approaches to manage the waste in place – while allowing for waste removal where it would be cost effective and practical, or where it was determined necessary to meet the project's environmental goals. The selected risk management approach includes removal of readily accessible waste, installation of engineered controls such as capping and soil vapour controls, and a structured monitoring program (to support those controls) that is integrated with the operational considerations of the land users. Human health and ecological risk assessments were undertaken to evaluate the potential impact of the waste and determine what factors needed to be addressed with risk management controls, or remediation where necessary.

The City of Calgary is also participating in a broader initiative to restore Nose Creek through replacement of some of its historic flow characteristics and restoration of some ecological components that have degraded over decades of human development.

## **FINALIST: Vancouver Island Conference Centre (VICC) Deep Soil Mixing – Ground Stabilization, Nanaimo, BC**

The former VICC site was an underutilized industrial property with unused vacant buildings. This flagship project is at the heart of a revitalization plan that will have many positive social and economic impacts on the local community. However, the development of the proposed site for construction of the VICC posed several difficult foundation and environmental issues. Samples collected during an environmental investigation indicated that in some locations the concentration of metals and hydrocarbons in the site soils exceeded the land use standards. The distribution and concentration of contaminants appeared random; hence targeted local remediation was not practical. Before construction of buildings could commence on this site, the geotechnical issues of ground settlement and lateral movement of the soil mass in the event of an earthquake had to be addressed. A review of conventional remediation approaches

indicated that thousands of tonnes of contaminated material would need to be transported off-site and disposed in a landfill, adding considerable cost to the project.

GAIA and Golder proposed a foundation design that utilized state-of-the-art European Cutter Soil Mixer (CSM) technology to conduct deep soil mixing (DSM) forming a subgrade grillage of subsurface walls to both contain the contaminants within the soil and groundwater, and to absorb the loads that would result from seismic shaking and liquefaction of the subgrade soils. The process mixes the existing soil on-site with cement to form an interlocking web or hardened material to create a stable base for the foundation work.

The completed VICC project represents the first ever North American application of this type of deep soil mixing technology, and the first known Canadian application. This two-time award-winning design decreased project costs by 40% and dramatically reduced the amount of contaminated soil disposed of in landfills.

## **Category 3 - Financing, Risk Management and Partnerships**

### **CATEGORY 1 & 3 FINALIST: Brownfields Financial Incentives Pilot Program – The Region of Waterloo, ON**

See category 1 for program description

### **CATEGORY 1 & 3 FINALIST: The Rivers District Community Revitalization Levy Regulation – Calgary, AB**

See category 1 for program description

## **Category 4 - Excellence in Project Development: Building Scale**



### **Finalist: Centerbeam Place, Saint John, NB**

Centerbeam place, a 21st century business complex, encompasses an entire city block of victorian commercial buildings protected from external change as a heritage preservation site on the main street of the City's business district. Built in the late 19th century on four streets, the

joined buildings present lavish Victorian fronts. By 2003, the buildings' interiors were decaying and largely abandoned. Commercial Properties Limited acquired the entire block and began work in 2004 to rehabilitate it as one complex to attract new businesses to the city core. Work was completed in 2008.

A block of commercial Victorian buildings on a steep hill in the City's central core had been decaying and largely abandoned since the 1980s. This valuable commercial property faces both city hall and the harbour. Contemporary business complexes built in the 1980s are directly opposite.

In 2003 the individual structures' derelict and abandoned upper floors were not useable. Basements in the 120 to 130 year old buildings were dirt-floored pits with coal bunkers. Air quality was poor. Roofs were leaking or missing; exterior walls were unstable. Fire had wiped out floors in one area from basement to roof. Asbestos had to be removed from the block of derelict buildings before they could be combined and rehabilitated as contemporary business space. Entirely new systems for water, electrical, heat, and ventilation equipment were required. A rear mud yard shared by all of these buildings required soil testing, evaluation, and removal of pollutants for remediation.

### **FINALIST: Jean Canfield Government of Canada Building, Charlottetown, PEI**

With the commitment of all three levels of government this part of the downtown Charlottetown has been reborn. An area of dilapidated buildings and vacant lots has now been transformed with the Jean Canfield Government of Canada building, private investment in three new office buildings, and a proposed hotel. Local businesses are now working together to create a gateway to the downtown with a ceremonial approach to province house as the central historical centre of the city.

In the mid 1800's a significant fire destroyed many homes and businesses in Charlottetown, and a considerable amount of debris was dumped on the site's marshland, raising the grade 1.5 metres to street level. A tannery occupied the site in its early history, and caustic chemicals were often disposed directly into the ground. Later a service station occupied the site. Its underground tanks leaked, and hydrocarbons percolated into the soil.

The placement of the Jean Canfield government of Canada building on the site allows for a newly created public park as well as maximum opportunities for day lighting and sun control – key features in its sustainable design. As a pilot project for the federal government's sustainability strategy, the Jean Canfield Government of Canada building is a LEED candidate, targeting gold certification. It has the largest building mounted photovoltaic array in Canada. Water demand in the building is reduced by 80% compared to conventional buildings, due to recycled water and low-flow plumbing fixtures. Rainwater collected from the rooftop and the overflow from landscaped areas is stored in a below-grade cistern and used as grey water for toilet flushing. With its optimal solar orientation for day lighting and sun control, the building's energy demand is expected to be approximately 57% below a typical office building. Operable vents in the centrally located atrium promote stack ventilation, and government employees have operable windows in the office areas. Concrete floor slabs aid in thermal mass heating and cooling.

## FINALIST: TEDCO's Corus Building, Toronto, ON

The site of the Toronto Economic Development Corporation's (TEDCO) new building for Corus Entertainment is located on Toronto's currently underutilized East Bayfront, waterfront precinct. A warehouse building that was no longer in use occupied part of the site and was demolished. Soil and ground water conditions documented at the site required the implementation of engineered controls for the property to eliminate environmental exposure pathways.

Corus Entertainment Inc. is one of Canada's largest integrated media and entertainment companies. This project consolidates its 11 different Toronto locations into a single, signature site. TEDCO's mandate includes strategic urban development and attracting and retaining jobs in Toronto. Corus is the major tenant in this new 500,000 square foot office building and broadcast centre employing more than 1,200 highly-skilled knowledge-based workers.

The project has already been significant in kick-starting the revitalization of the area. TEDCO's Corus Building will be the

anchor in a new business and cultural community on the waterfront. The building itself will be a hub of activity with broadcasting around the clock. The public can look in on ground-floor studios, participate in concerts both inside and outside of the building and join in public performances programmed by Corus Entertainment. TEDCO is also installing public art both inside and outside the building which, along with new retail space and restaurant, will make this site a key attraction.

The building is also targeting LEED gold. One of the key features is a dramatic, multi-storey living green wall in the atrium. This building fulfills TEDCO's support for sustainable development initiatives and environmental best practices while creating a site for public interaction with a major media company and its activities.

Shoring and excavation of the site began in 2007 and the project is currently starting above grade construction. It is scheduled to be completed in fall 2009.

## Category 5 - Excellence in Project Development: Neighbourhood Scale

### FINALIST: Artscape Wychwood Barns, Toronto, ON

Artscape Wychwood Barns (formerly the Green Arts Barns) sit on a 4.3 acre abandoned brownfield south of St. Clair avenue in a residential community that was determined that the buildings be repurposed in a meaningful way.



The buildings on the site consist of five former TTC streetcar maintenance barns built between 1913 and 1921 (with an addition in 1958). The property has been occupied by industrial land uses since at least 1893, and the buildings have sat unused since the mid -1980's.

Artscape's vision for the reuse of the barns was developed through an extensive process of community consultations and a feasibility study published in may of 2002. Since that time Artscape has been transforming the site into the Artscape Wychwood barns - a multifaceted community centre where arts and culture, environmental leadership, heritage preservation, urban agriculture and affordable housing are brought together to foster a strong sense of community. Construction will be complete by November 2008.

The Artscape Wychwood barns will be dynamic and creative place, a home for experimentation and innovation where new ideas will flourish and people from all walks of life will come together to make their community a better place in which to live, work and play. It will allow us to imagine a future with a sustainable environment, a robust and richly diverse cultural life, a city that offers new solutions for affordable housing and communities that find common ground around neighbourhood issues and opportunities. In addition, Artscape Wychwood barns represent a new model for providing public amenities which do not require ongoing financial support from the municipality. Artscape will operate the buildings under a model of community stewardship. It is projected that the Wychwood barns will generate \$3.82 million in new property tax revenues to the city over 40 years.

### FINALIST: Metrogate Inc., Toronto, ON

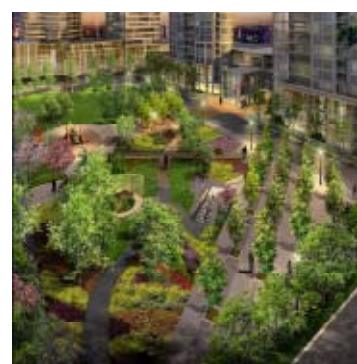
The site for several years was a derelict industrial property known as the Toronto Sufferance Truck Terminal, located at 2055 Kennedy Road, Toronto, Ontario. The terminal use ceased in 2005.

Tridel / Metrogate Inc. Has applied to the City of Toronto on October 2006 to redevelop the site and construct a mixed use LEED neighbourhood development. As a condition of the development approvals for this site soil remediation will be a requirement for the residential uses due to the soil contamination from the previous industrial uses.

The derelict 17 acres of asphalt will be transformed into a vibrant sustainable community. The project will consist of two 40 storey residential towers containing 1 daycare and 230sqm retail use; two 30 storey towers; two 35 storey towers containing 2nd daycare; 74 townhouses and one 25 storey office tower. The City of Toronto official plan proposes a subway station and the relocation of the Agincourt GO transit railway stop to be located at the north east block of the site.

Tridel in consultation with City of Toronto planning staff are working together to further advance the GDS policy to include LEED ND using Metrogate as a LEED neighbourhood pilot project.

Metrogate incorporates the following ecological principles: integrated SWMGT & park design; LEED ND; LEED certified buildings; living wall acoustic fence; energy efficient street lights, house hold lights, appliances; water efficient toilets, facets; cogeneration units; photovoltaic panels integrated into building



design; Tridel green literature for all future residents; recycling demolition material; community-wide waste management plan; future multi model transit terminal. The asphalt paving, covering 100% of the property, will be recycled and reused on the site for regrading purposes. The construction of the 1.7 acre park will also reintroduce water infiltration back into the water table.



### **FINALIST: Riverpark Common Element Condominium, Kingston, ON**

The Riverpark Common Element Condominium project transforms a previously unsafe, isolated tract of land into a safe public area. With the site cleaned up, valuable waterfront lands and an archaeological site are given back to the city, and significant steps are being taken toward its protection and ongoing maintenance through selective clearing, planting, fencing, and signage. The project provides for public access for non-residents to a new waterfront park and links proposed waterfront trails envisaged along the entire west bank of Great Cataraqui River as part of overall transformation of this part of the city and opens public vistas to the Great Cataraqui River and to the Great Cataraqui marsh at north border of the site. Future plans for the site include re-establishment of native vegetation species within archaeological site and clearance of recent overgrowth which will ensure security of existing artifacts.

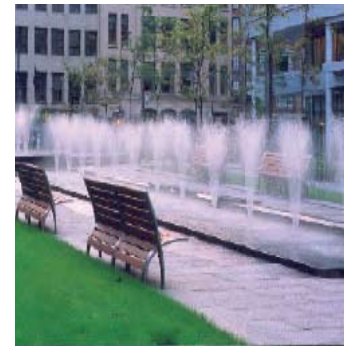
Prior to its cleanup and redevelopment by Stirling bridge, the subject property was occupied by a vacant building previously used by a variety of industrial operations dating back to 1960. The site had excellent potential for redevelopment, being located on the shore of the Cataraqui river in a central part of Kingston about mid-way between downtown and highway 401. The remediation of this property was made possible through the city of Kingston "Community Improvement Plan".

### **FINALIST: Quartier international de Montréal (QIM), QC**

The Quartier international (QIM) project, realized between January 2000 and December 2004, concerned a large, unstructured, largely underutilized 27-hectare site in downtown Montreal. The Société Quartier international de Montréal was constituted in 1999 to give Montreal a prestigious, world-class sector: the Quartier international de Montréal. The Société used the opportunity provided by the revamping and redesign of the above-ground and underground infrastructures to get large landowners and the public utilities "on board" and have them partake in the revitalization of the sector. By fully taking advantage of government programs and sharing the costs of soil decontamination, the Société was able to redevelop and enhance an area of approximately 27 hectares in the heart of Montreal. This, in turn, attracted more than 1.2 billion dollars in private investments and allowed for the creation of a new vibrant destination in the heart of the city for tourists and Montrealers alike.

The QIM project also helped overcome the negative perceptions associated with the area by creating human-scaled and attractive public spaces where there once was only blight.

The QIM project made a substantial contribution to the public realm with the creation of two new prestigious public spaces, a three-fold increase in tree cover, a 40% increase in pedestrian surfaces, the installation of 92 new bicycle racks, the addition of 1.3 km of indoor pedestrian walkways and the integration of numerous art pieces throughout the area. In addition, the QIM project contributed to reconnecting old Montreal to the downtown core, which had been severed from one another by the construction of the open-trench highway.



## **Category 6 - Communications, Marketing and Public Engagement**

### **WINNER: IADI 2 50th East Urban Centre in Calgary, AB**

IADI 2, 50th Street East Urban Centre encompasses a site within what is considered to be one of the most derelict neighbourhoods in Calgary, Forest Lawn. Largely marginalized and stigmatized by public perceptions, the area has fallen into underuse and disrepair, with a notorious reputation for crime. The 50th Street East Urban Centre is a site of contaminated, underutilized and vacant commercial and industrial activities. Contamination within the project site has occurred through historic and current service stations as well as through past industrial uses. The site has enormous potential, and is key to redevelopment due to its close proximity to the Calgary core.



In January of 2004 the International Avenue Design Ini-

tiative (IADI) was created as a partnership between the U of C, the City, the international avenue BRZ, and the communities of Greater Forest Lawn. That same year in April (2004) the University of Calgary pioneered an urban design charrette. The first of its kind in Calgary, IADI 1 showcased this form of consultation, enabling community collaboration in the actual planning and design process. In early 2005, IADI 2: 50th Street East Urban Centre brought the private sector into the process and focused on the redevelopment of a decaying 1960's strip mall. In June, 2005, the T-six team held a 4-day, on-site charrette working with the developer and the community to produce the urban design plan for the redevelopment of the site.

Through the charrette process all stakeholders were welcomed to come and participate in the design process and were educated on current design practices for the redevelopment of brown-field sites. "best of" practices showed participants how redevelopment of the brownfield site could lead to less crime, greater viability for businesses and a more functioning and enjoyable physical environment. The charrette also highlighted to skeptics that through redevelopment the site could become desirable.

The charrette process helped to build community support for change in the community and therefore the project. Allowing for stakeholders to have a collaborative role in the design process enabled the community to play a meaningful part in deciding the future of their neighborhood.

## Category 7 - Individual Achievement - "Brownfielder of the Year"



### WINNER: Jeff & Jonathan Westeinde

Jeff Westeinde is a co-founder of the Quantum Environmental Group, a national full service environmental remediation and hazardous waste contracting company, in 1992 and has served as its president since that time. The Quantum Group operates from offices in British Columbia, Alberta, Saskatchewan and Ontario.

The Quantum Group was named one of Canada's fastest growing companies in 2000 by profit magazine. Mr. Westeinde

was named Ernst & Young's 2001 entrepreneur of the year for British Columbia in the business to business category and was recognized as one of Canada's "top 40 under 40" by the Globe and Mail's report on business magazine in 2003. He was also awarded the young alumni award of merit by his Alma Mater, the University of Western Ontario, in 2003 for his "significant achievements in his field of endeavor and setting an inspirational example for future young alumni."

Jeff is also the partner responsible for brownfields development with windmill development group, of which his brother, Jonathan Westeinde is the co-founder and CEO.

Windmill development group is a company focused on bringing into commercial application green building practices that deliver a competitive advantage over traditional real estate models. A major part of windmill's development model is the selection, remediation and development of brownfields sites in urban areas. Windmill was formed in 2002 through a corporate alliance of Westeinde developments, an Ottawa based real estate development company, and the Quantum Environmental Group.

Windmill development was one of the partners responsible for the influential Dockside Green development in Victoria, BC, which won a Brownie Award in 2005 for best overall project.

## Special Recognition Award



### WINNER: Hammarby Sjöstad, Stockholm, Sweden

Hammarby Sjöstad won a special recognition award for its comprehensive sustainable practices. The project's goals for mixed use, public transit and pedestrian activity, energy, water and waste management have been met and exceeded. The development specifies only the most sustainable building materials and requires that only

the most efficient appliances be specified. Hammarby has only half the environmental footprint of a traditional development.

Hammarby Sjöstad is also a trendsetter, utilizing waste-heat from sewage to power its district energy system, relying on a vacuum waste system to dispose of garbage and a high proportion of electricity is generated from the incineration of waste – something that is accomplished without any concessions to air quality - landfill is considered to be environmentally irresponsible in Sweden. The project is currently home to 15,000 residents and several thousand jobs. Transit was installed a year ahead of schedule to meet demand.

Finally, the success of this project has inspired the Swedish government to develop SymbioCity – a holistic approach to sustainable development already being implemented in several countries around the world.



### Thank you to the 2008 Brownie Awards Selection Committee:

- **Elias Lou Ampas**, Ontario Association of Architects
- **Marguerite Cheschi-Smith**, Federation of Canadian Municipalities
- **Gregory Cook**, Ontario Society of Professional Engineers
- **Todd Latham**, ReNew Canada
- **Tammy Lomas-Jylha**, OCETA
- **Lynn Morrow**, OPPI
- **Stephen Pope**, Natural Resources Canada
- **Angus Ross**, Canadian Brownfields Network
- **Steven Rowe**, Canadian Urban Institute
- **William Stiebel**, Association of Professional Geoscientists of Ontario
- **Stephen Willis**, Urban Development Institute