

# Benefits of Brownfield Redevelopment

NSEL Science Forum  
on Brownfield Redevelopment

Halifax, 5 April 2006



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# Redeveloping a brownfield

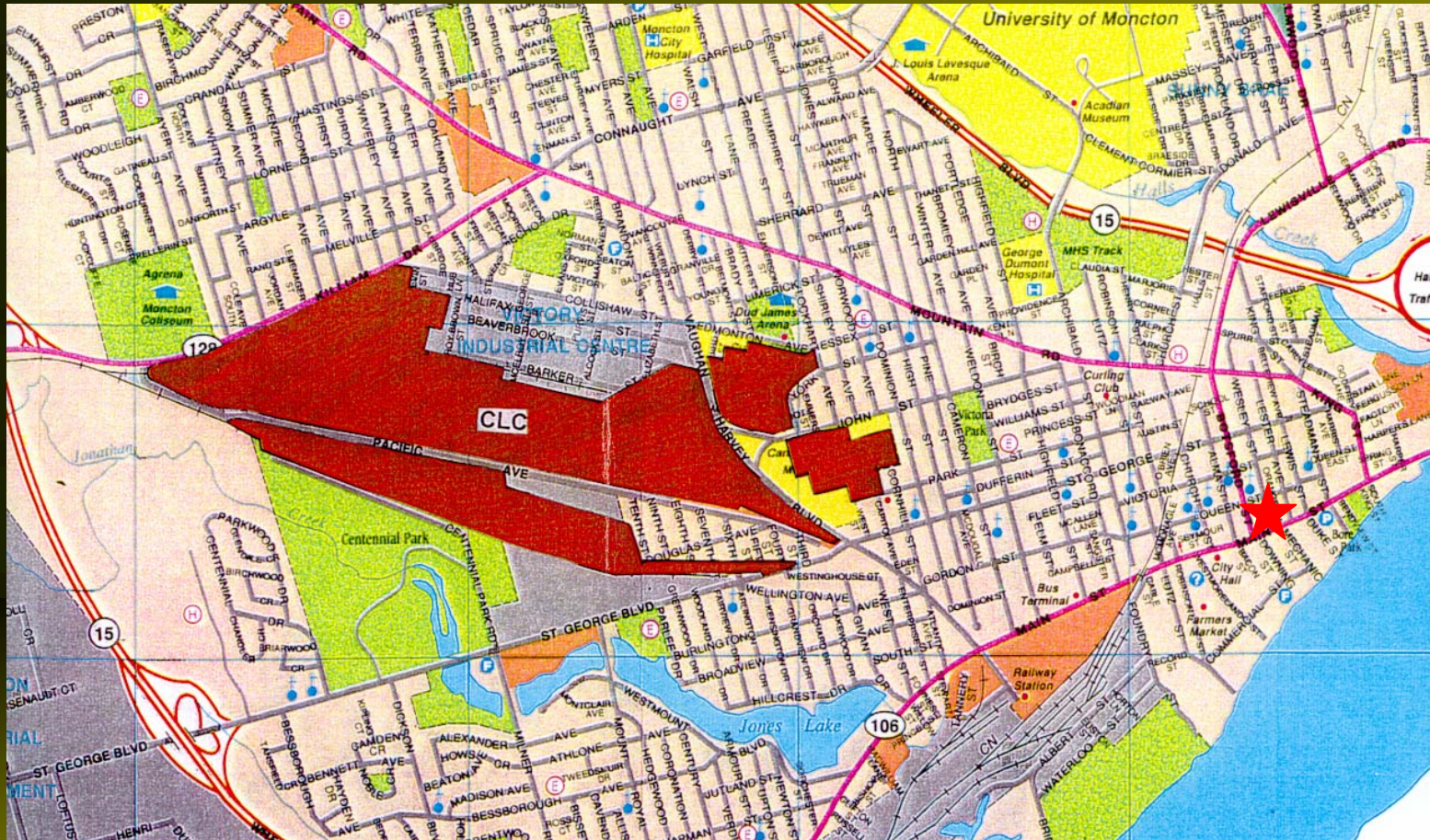
- ✓ Improves the environment
- ✓ Increases the tax base
- ✓ Increases property values
- ✓ Creates job opportunities
- ✓ Reduces urban sprawl
- ✓ Improves quality of life

**STUDY PURPOSE: Quantify and  
qualify economic and social  
benefits**

# Former CN Shops in Moncton



# Former CN Shops in Moncton



# 1995 Benchmarks

## ECONOMIC

- Recovering from near-zero growth of late 1970's = **Low value**

## ENVIRONMENTAL

- Complex contamination
- \$50 to \$100 million / 10-15 years = **Expensive**

## SOCIAL

- Site fenced and abandoned
- Fear, sense of guilt
- Concern about redevelopment = **Stigma**

# Remediation

Very challenging and very successful



# Remediation

- Completed for \$14.4 Million in 5 years
- CLC management – local procurement; an environmental management advisory team for sharing information and ideas
- Provincial policy for site-specific guidelines (Atlantic RBCA) contributed to cost and time savings

# Mixed-Use Redevelopment



# Mixed-Use Redevelopment



# Mixed-Use Redevelopment

- 50% of the site area is developed
- \$55.5 Million spent to date
- About 1/3 of projected expenditures

## Operations

- Over 700 jobs at 7 enterprises
- Almost 2 million visits per year to the recreational facilities
- \$400,000 per year in property taxes

# Barriers to Brownfield Redevelopment

- Possible liens and tax arrears
- Higher costs due to remediation
- More regulatory hoops, zoning questions
- Potential liabilities

Governments want to reduce or remove barriers to remediation.  
Proof of benefits can help!

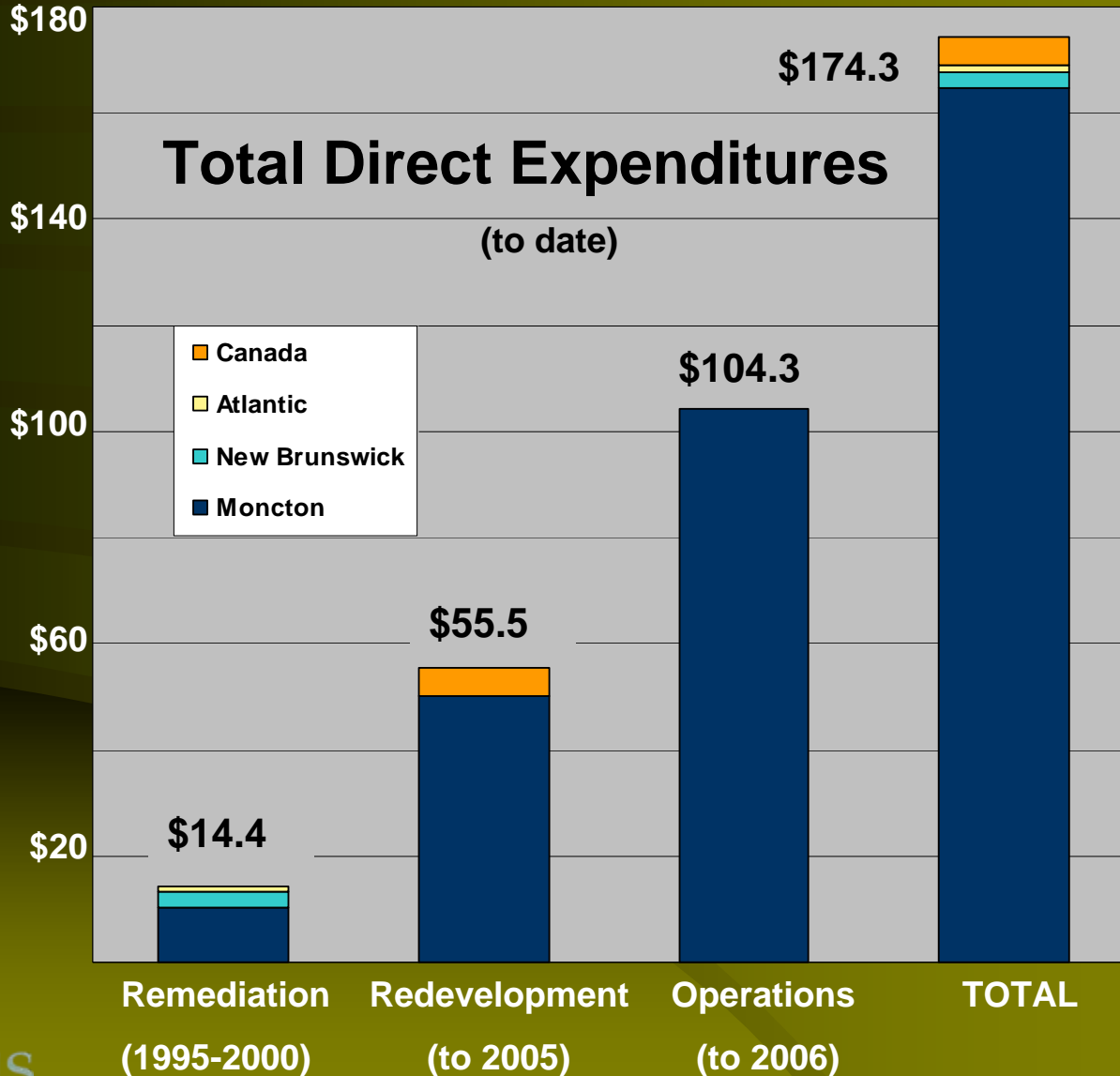
# Economic Input-Output Modeling

Modeling estimates how each dollar flows through the economy:

- Gross Sales (Expenditures)
- Gross Domestic Product
- Employment
- Provincial and Federal tax revenues

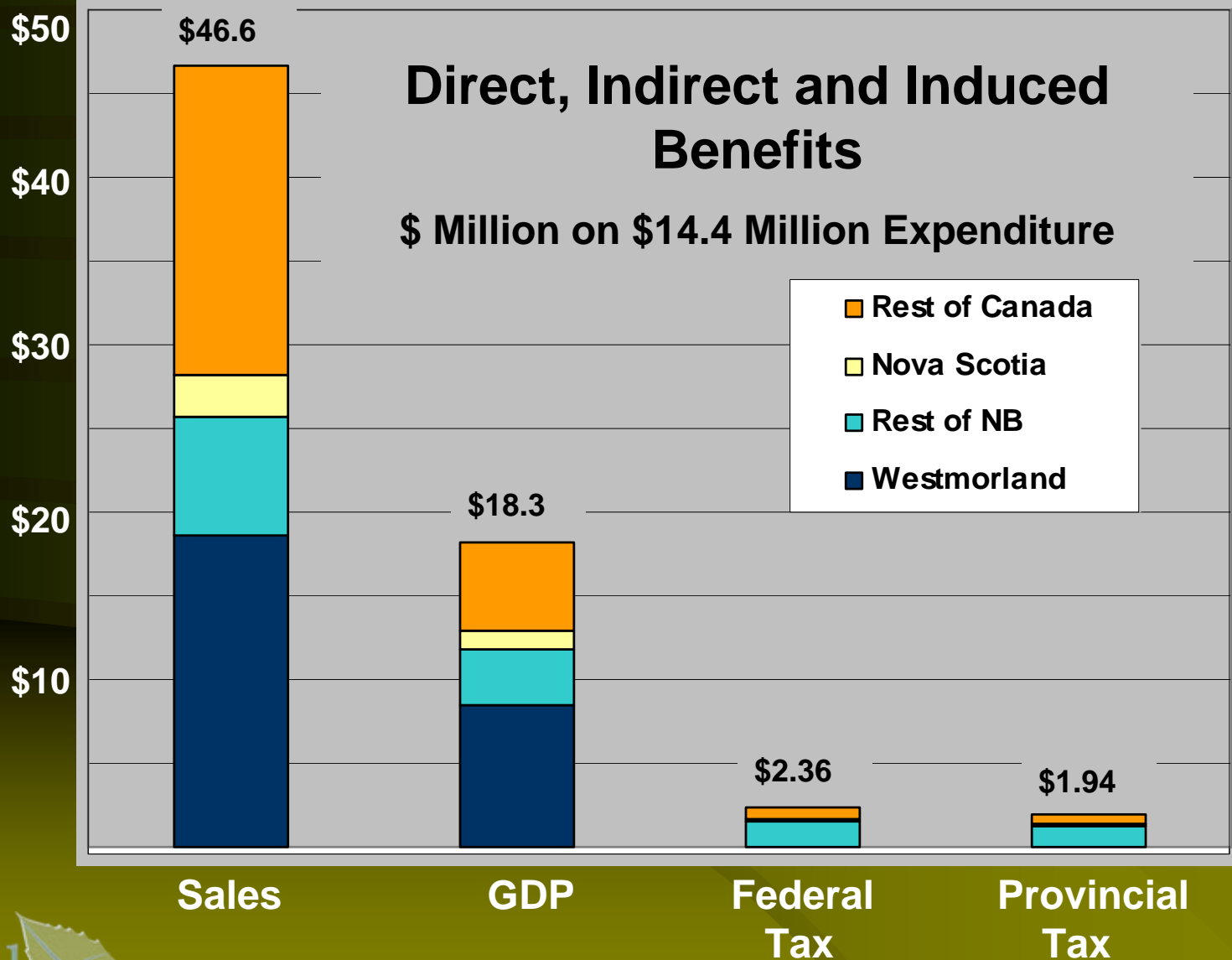
# Economic Input-Output Modeling

Millions



# Benefits of Remediation

Millions

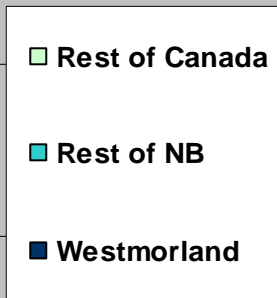


# Total Economic Benefits

Millions  
\$600

## Total Sales by Project Phase

\$500  
\$400  
\$300  
\$200  
\$100



REMEDICATION  
Direct Impacts

DEVELOPMENT  
Direct Impacts

OPERATIONS  
Direct Impacts

TOTAL  
Direct Impacts

# Economic Benefits

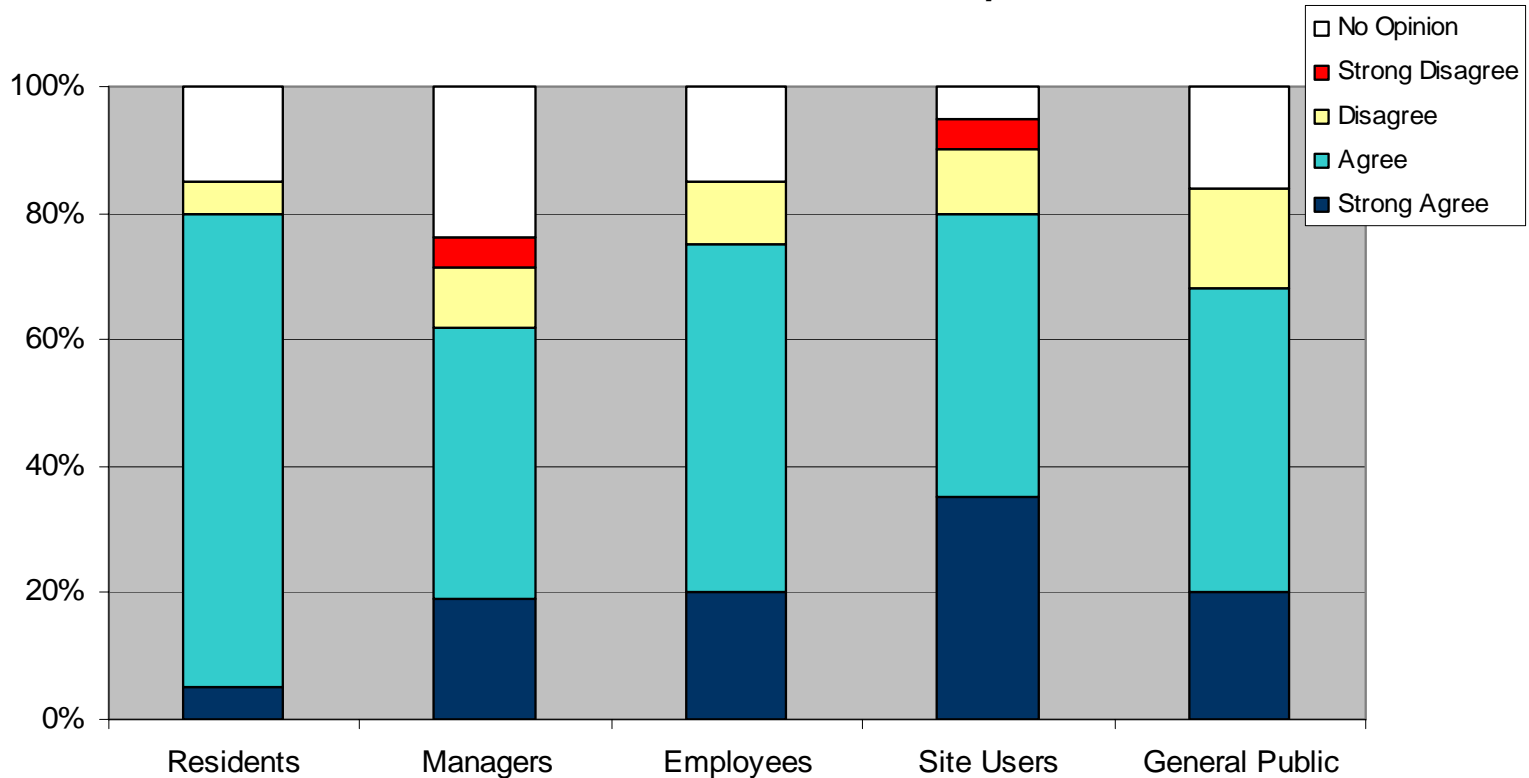
## Multipliers acting on Direct Expenditures

	Remediation		TOTAL	
	NB	Canada	NB	Canada
Gross Sales	1.97	3.24	2.21	3.17
G.D.P.	1.57	2.23	1.65	2.44
Employment	1.46	2.16	1.31	1.80
Provincial tax	2.04	1.94	15.91	25.12
Federal tax	1.90	1.23	19.42	31.34

# Social Benefits

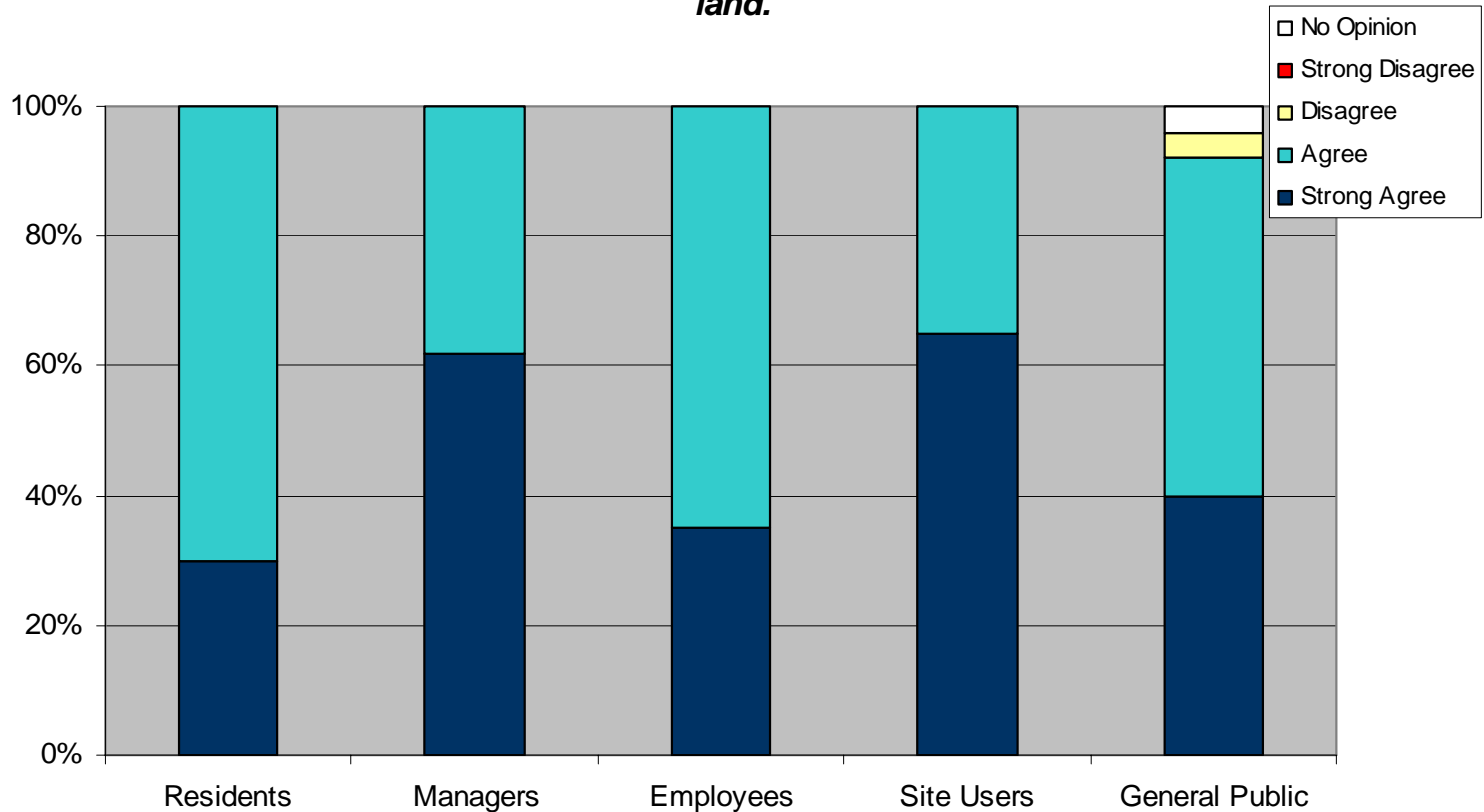
# Removal of Stigma

*I am not worried that there might be any remaining hazards or risk from contamination on the former CN Shops land.*



# Removal of Stigma

*I feel comfortable about living or working close to (or on) the redeveloped land.*

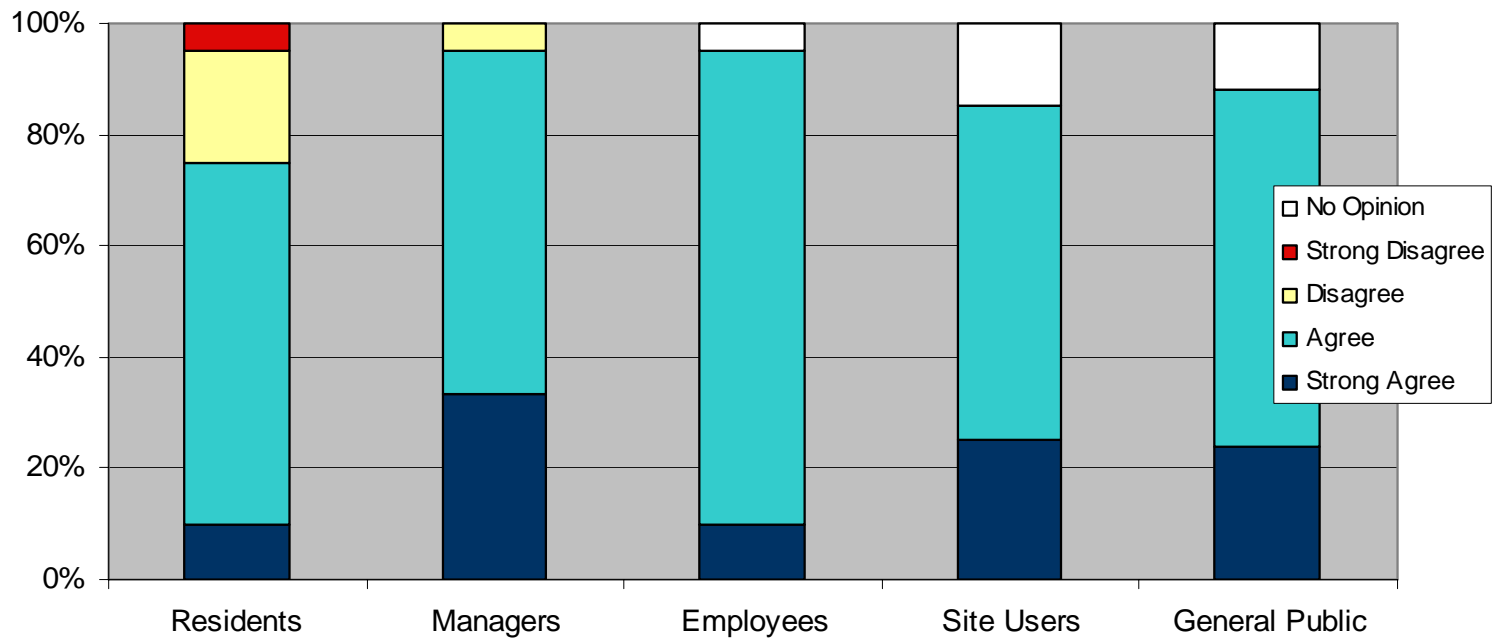


# Green Space



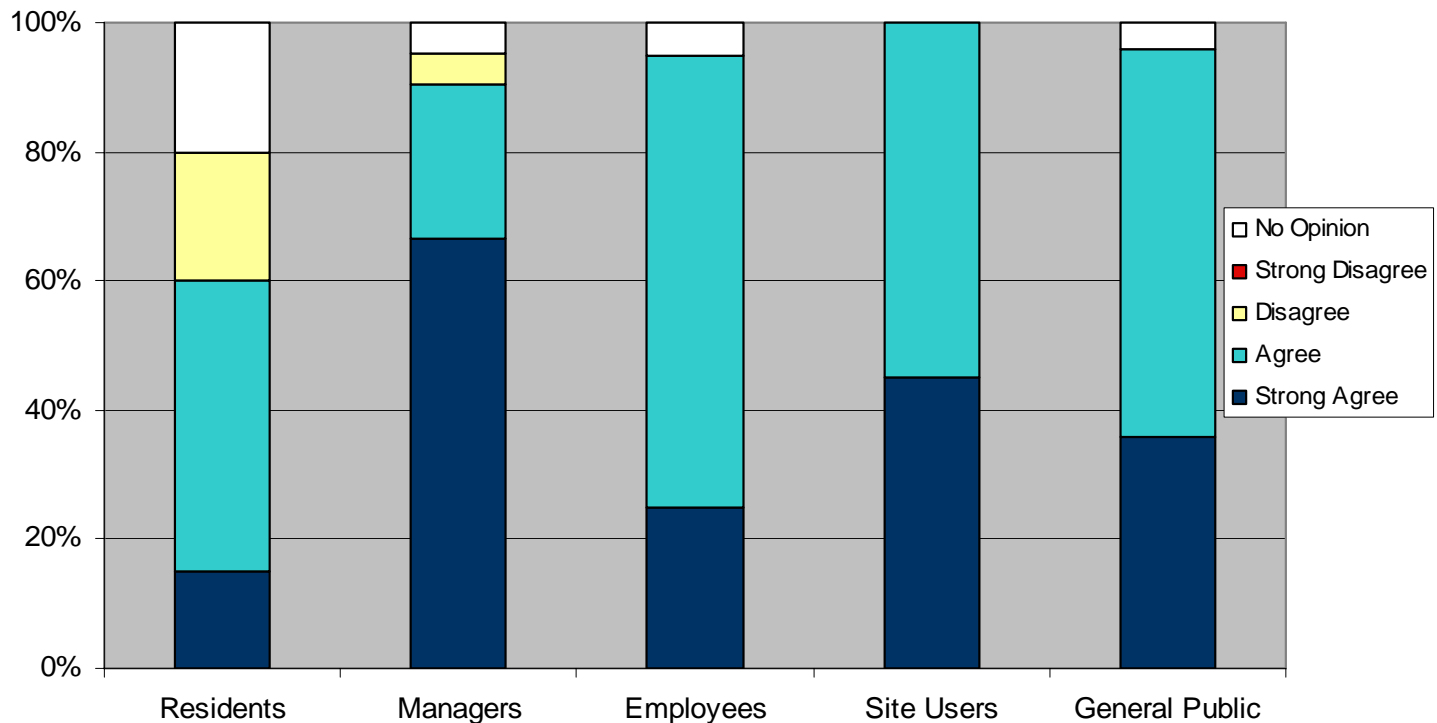
# Stimulating for Business

The redevelopment of the land has brought new businesses and new jobs to this neighbourhood close to the site.



# Neighbourhood Quality

*I think the redevelopment of this land has improved this neighbourhood as a place to live and work.*



# Lifting Stigma

- Removal of stigma is a key benefit
- Achieved through quality communications, principally in the remediation phase
- Contributes to quality of life and neighbourhood improvement
- Stimulates businesses to locate and grow
- Without this, redevelopment can fail

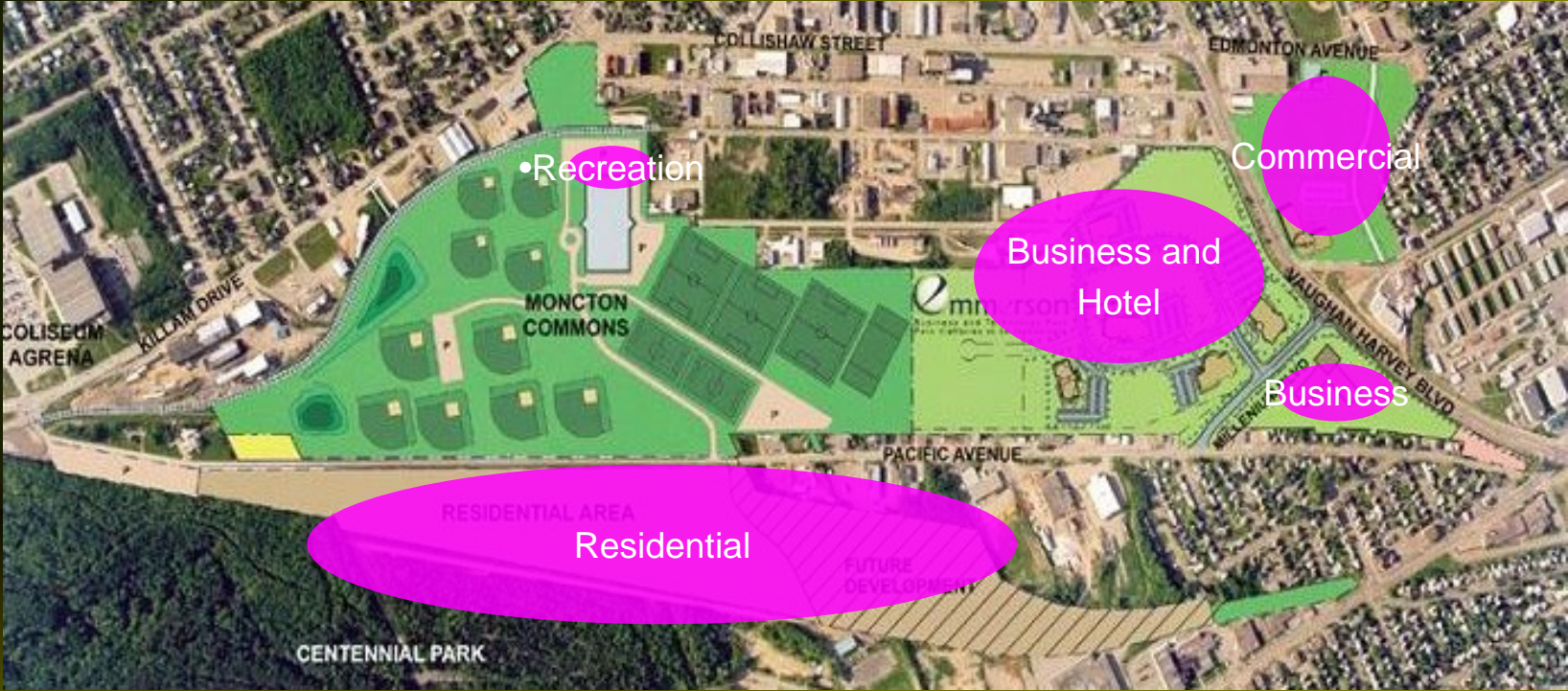
**Give citizens a sense of PRIDE**

# Summing Up

- Remediation has significant economic and social benefits to the community
  - Local, Provincial and National
  - NB Multipliers 1.24 - 1.97
  - Canada multipliers 1.23 - 3.24
  - Lifting of stigma

**Removing policy barriers to remediation brings these benefits into reach for more communities in Canada**

# Still to Come



# Still to Come

Residential : Franklin Crossing (CLC)

- 500 – 650 residences with neighbourhood commercial

Business : Emmerson Business Park

- 5 buildings, hotel, food court

Moncton Garrison

- commercial and a church

Recreational : Tim Horton's 4-Ice Centre

- possibly two more ice surfaces

# A Project of...

Université de Moncton  
and Infoplexxus Inc.

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- Ecotech Consulting

and

- City of Moncton
- Giffels Atlantic
- Tim Horton's 4-Ice Centre Glaces
- YMCA Moncton
- Hôpital Georges Dumont
- Dundee SportDome

# For Further Information

Please contact [Julia@infoplexxus.com](mailto:Julia@infoplexxus.com)

- A background paper for this presentation will be published by the Real Property Institute of Canada in the *Proceedings of the 2006 Federal Contaminated Sites National Workshop*
- A full project report will be available in May 2006 at [www.infoplexxus.com](http://www.infoplexxus.com)