

An aerial photograph of an industrial or urban area. A large body of water is visible in the upper left and center. A multi-lane highway runs diagonally across the lower half of the image. Various industrial buildings, parking lots, and infrastructure are scattered throughout the scene.

Land and Development Conference
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**DEVELOPING CHALLENGED SITES
'BROWNFIELDS'**

Moderator:

Ken Greenberg, Principal, Greenberg Consultants Inc.

Panelists:

John Georgakopoulos, Partner, Willms & Shier Environmental Lawyers LLP

Mike Czeszochowski, Senior Vice President, CBRE Limited | Land Services Group

Pamela Kraft, Managing Director, Planning and Development, Kilmer
Brownfield Equity Fund L.P.

Michael Whelan, Vice President, Development, BUILD Toronto Inc.

THE CHALLENGES AND OPPORTUNITIES ON BROWNFIELD SITES

- **Brownfield sites present unique opportunities for land developers and property owners, given limited availability of land for development**
- **Ontario's 2014 Provincial Policy Statement encourages development on brownfield and contaminated sites**
- **However, these “challenged” sites come with a host of issues that need to be considered and resolved to make the most of investments and minimize what can be serious risks and liabilities**
- **This panel will explore those issues and challenges**

The strategic importance of Brownfields sites

Cities periodically re-invent themselves typically at their places of origin creating the need to recycle 'BROWNFIELD' sites



THIS IS A PARTICULAR DRAMATIC MOMENT IN THAT PROGRESSION
20th century retreat of the industrial glacier - technological, economic change,
obsolescence - a vast new 'terrain of availability' opens up on **BROWNFIELDS**



THIS REDEVELOPMENT OF THESE BROWNFIELDS CREATES A ONCE ONLY OPPORTUNITY

**A chance for each city to redefine itself and showcase its emerging
21st century best practices**

**Addressing the interconnected issues - economic growth, tourism,
opportunities for social exchange, diversity, smart growth, walkability, etc. in
an interconnected and holistic way**

**Demonstrating the paradigm shift to a more sustainable way of life through
cutting edge projects**

Changing how we move

How we live and work

Developing new forms of infrastructure:

Energy

Waste management

Storm water and flood proofing

A veritable new city has emerged on the Toronto Railway Lands and Waterfront in a few short decades with 10's of thousands of new residents and employees



The mouth of the Don River presented a complex web of challenges on BROWNFIELDS

Use of design as holistic problem solving to:

- ❖ Re-naturalize the mouth of the River
- ❖ Create a continuous riverfront park system
- ❖ Provide for significant harmonious new development
- ❖ Connect emerging waterfront neighbourhoods
- ❖ Prioritize public transit and trail systems
- ❖ Develop a gateway into the Port Lands
- ❖ Humanize existing infrastructure
- ❖ Expand opportunities for interaction with the water
- ❖ Promote sustainable development





This requires unprecedented teamwork – out of silos, new tools and innovative approaches to dealing with BROWNFIELDS

Planners, architects, landscape architects, engineers, ecologists, economists, lawyers, developers, social providers, artists...working together in complex teams with flattened hierarchies, lateral thinking, synthetic solutions



The number of projects and initiatives and the level of investment is staggering



The same progression is happening around the world – the Brooklyn waterfront





The peaking of the industrial era – obsolescence, opportunity for re-use

Brooklyn Bridge Park – a great new public space and strategic redevelopment



The Upper Landing, St. Paul on the Mississippi



Hammarby Sjostad, Stockholm

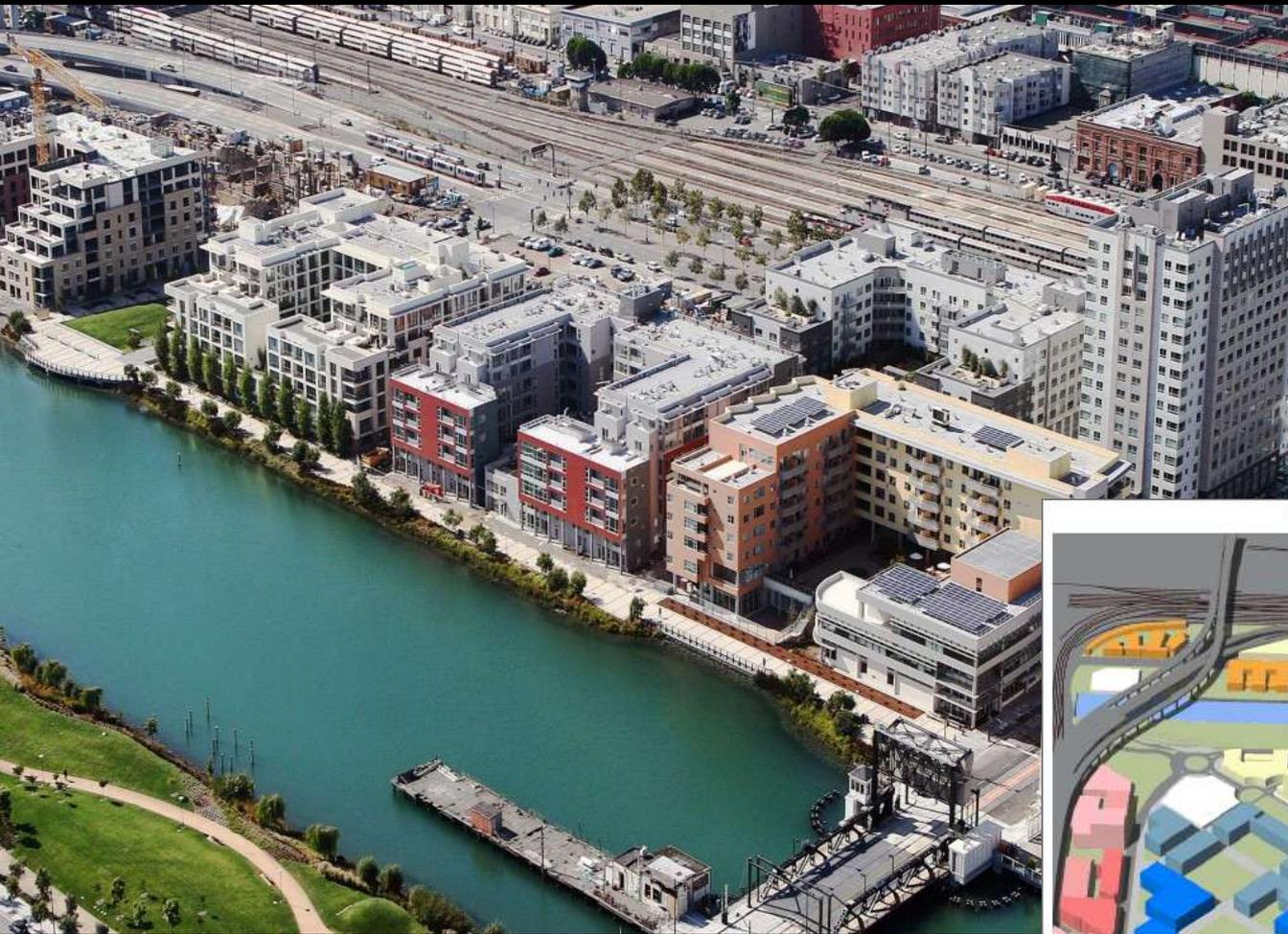




The South Boston Waterfront



Mission Bay, San Francisco



Mission Bay Conceptual Massing



Clearly BROWNFIELD sites have great strategic value but unlocking their potential poses some very serious challenges: contamination, risk assessment, remediation, flood proofing, servicing.

Our panelists all play critical hands-on roles in making the redevelopment of these lands viable.

John Georgakopoulos – understanding the liabilities and legalities, on site and off site, defunct polluters

Mike Czestochowski – facing marketing challenges – regulatory framework, zoning, risk tolerance

Pamela Kraft – what it takes to make this work? incentives and disincentives, property taxes, development charges, servicing, changing technology - is regulation keeping up with the science?

Michael Whelan – examples of success, who needs to be at the table, models for collaboration, are we getting better at this?