



Unlocking Potential: Saskatchewan's Brownfields and the Tools to Reimagine Communities



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SustainTech- SEIMA

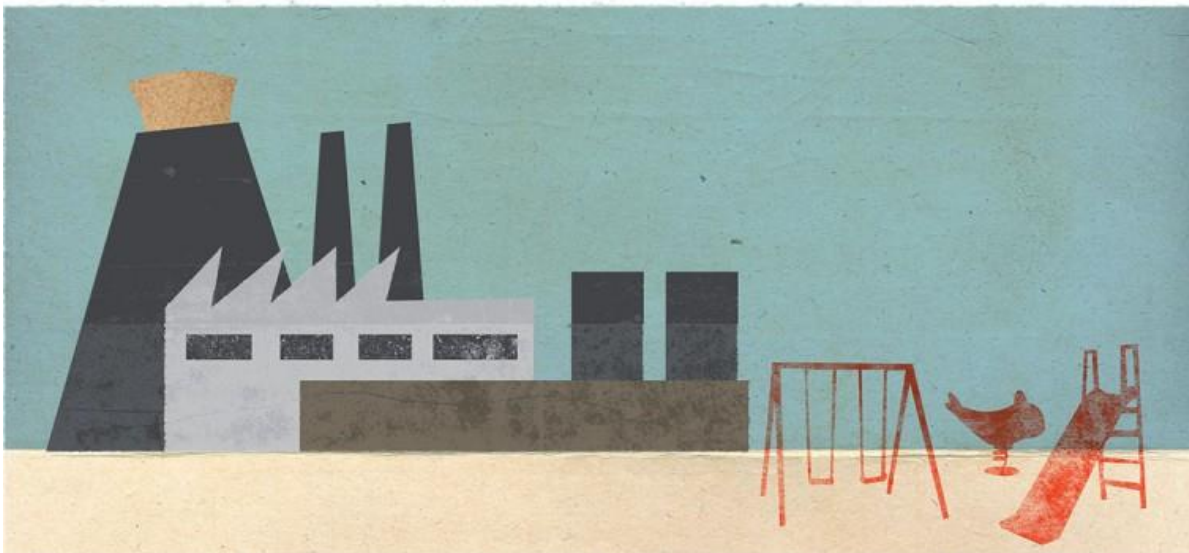
Agenda

1. Unlocking Potential through Brownfields
 - Interim-Use(s)
2. Brownfield Financing Tools
3. Saskatoon Case Studies:
 - Radiance Co Housing
 - Station 20 West



The Burden of Brownfields

- Typically, land values drive redevelopment (location, location, location)
- Shift from environmental cleanup to private development
 - public funded clean ups of large, complex sites
- **Socio-economic & cultural costs to leaving Brownfields idle**
- **Disproportionate burden on marginalized communities**



Sources: Adams et al., 2010; De Sousa et al., 2018; Ekman, 1999; Lee & Mohai, 2011; Schulze Bäing & Wong, 2012; NTREE, 2003

City Building



Saskatoon's River Landing

Outcomes:

Contamination Free

Transit

Employment

Education (K-12/13, post-secondary, trades)

Food

Greenspace

Urban/Community Gardens

Housing

Childcare

Recreation Centers

Religious Centers

Cultural & Art Centers

Health Care Access

Endless Intersectional Benefits

- Promote densification & reduce urban sprawl
- Socio-economic benefits
- Create new socio-cultural spaces
- Climate change resiliency

Saskatoon's River Landing



Financial Benefits

- For every \$1 spent on brownfields, \$3.80 is returned to the economy (CFM, 2009).
- \$37 Billion Dollars in Ontario in 2010-2015 (De Sousa, 2017).
- City of Hamilton received:
 - 18\$ of private investment for every 1\$
 - *One billion dollars* in new property assessment on BF
 - *\$11 million* of new municipal property tax revenue (City of Hamilton, 2023)



Hamilton's ERASE CIP


Interim-Uses: CBN Workshop

Nov 19, 2024, Toronto



Potential Interim Use: Food Trucks

Food trucks provide an option for economic and social activation of brownfield sites by providing affordable opportunities for local small food and beverage service businesses. This activation type generates vibrancy for potentially formerly derelict or abandoned sites which were an eyesore in the community. These opportunities encourage foot traffic and social interaction amongst community members. Additionally, this interim activation presents potential for cultural exchange and engagement by supporting local entrepreneurs with minimal financial barriers to allow a more diverse group of businesses to occupy the spaces. The inherent mobility and flexibility of this activation allow for varied programming, large numbers of vendors to cycle through the site, and to cater to specific community needs.




Challenges

The primary concern with this activation is the lack of available infrastructure. Electricity, water, and waste management are three aspects that are necessary to support the food trucks and their customers. Portable toilets, portable water supplies, and gas generators offer feasible, low-intervention solutions.

Additionally, permitting and regulations regarding food trucks are often unclear, limiting the political feasibility of this interim activation.

Why Food Trucks?

- Generate Income
- Support Local Business
- Generate Foot Traffic



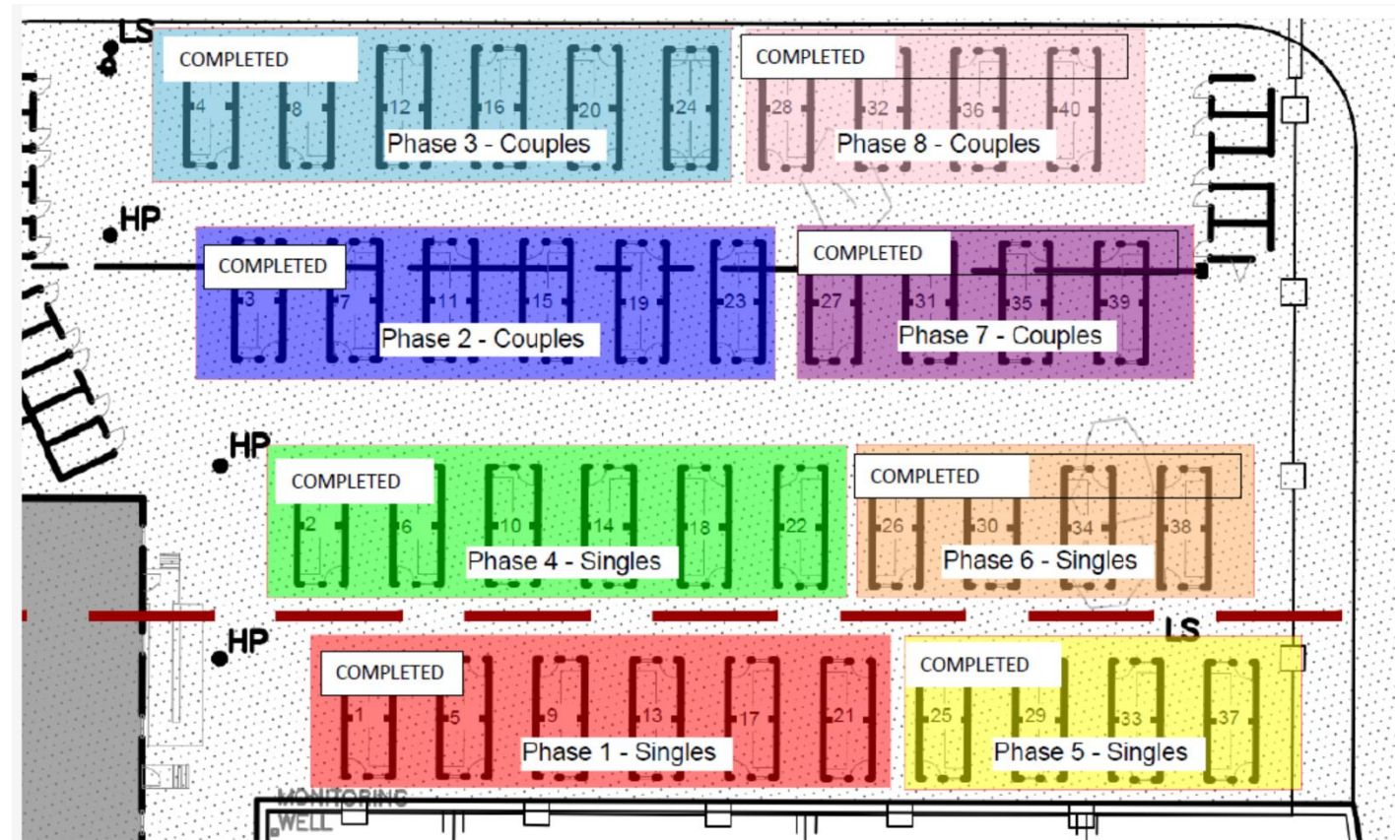
Potential Improvements

For extended use, semi-permanent solutions could offer more eco-friendly options such as renewable energy sources to provide electricity to vendors. Improved washroom facilities could improve the customer experience, and semi-permanent clean water sources could be designated to supply the vendors.

To combat permitting issues, government intervention could allow for this activation to be deployed more efficiently and effectively.

Interim Use: Hamilton Tiny Homes for Homelessness

- Risk-based 'Remediation'
- 40 structures for 80 people
- Washrooms, Showers, & Laundry
- Support Services Onsite
 - Harm Reduction
 - Health & Mental Health
 - Meals & Snacks
 - Move to Housing

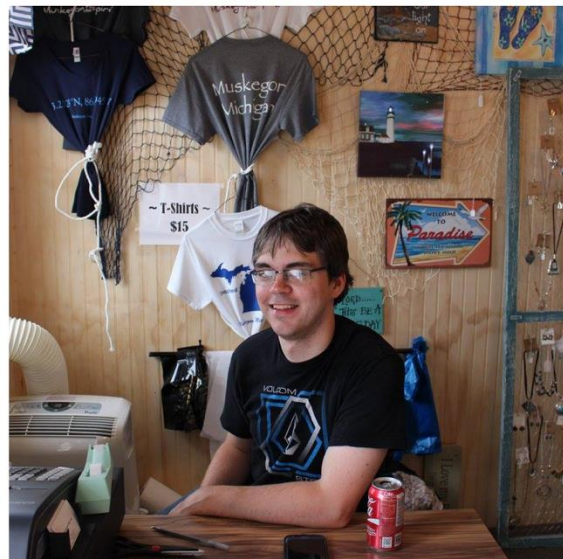


Interim Success: Pop Up Chalets Muskegon, Michigan





See: <https://www.muskegonwesternmarket.com/our-chalets>



17 small business,
each chalet
designed unique

Saskatoon Interim Success: The Askîy Project (CHEP Good Food Inc)



Askîy [uh-SKI]
is a Cree word meaning "earth

BEFORE



AFTER





Funding Brownfields:
Federal, Saskatoon (Municipal) &
Saskatchewan (Provincial)



Federal Funding and Financing Tools

Federal Contaminated Sites Action Plan Canada Lands Corporation

Housing Accelerator Fund (?)

- Federal funding for housing
- Could contribute to future BFs

FCM Green Municipal Fund (GMF)

- Grants/loans for eligible expenses:
 - community brownfield plans,
 - feasibility studies,
 - remediation and risk management,
 - redevelopment initiatives.
- Max 50% of eligible costs
- 2005 to 2023, 7% spent on brownfields



City of Saskatoon Financing

Current BF Programs:

Vacant Lot & Adaptive Reuse Incentive Program
Housing Accelerator Fund (*new*)
Saskatoon Corridor Planning (*future ?*)

Other Fundings:

- Building and plumbing permit fee rebate
- Capital Funding and Property Tax Abatements
- Development charges
- Rebate environmental screening charges
- Facade appearance grant
- Land assembly
- Official community plan amendment fees
- Rezoning fees
- Discretionary use fees
- Subdivision fees

Past BF Programs (ended 2015):

- ***Enterprise zone*** was a temporary incentive program available to assist with environmental screening and remediation. Up to 100% screening & remediation costs covered.
- ***Downtown Housing Incentives*** were established to facilitate increasing the population of downtown to 10,000 people.
- ***Affordable Housing Initiative*** was launched in 2007 and focused on developing affordable housing units across the City of Saskatoon.

Previous Saskatoon Success (Enterprise Zone):

- Monarch Yards* (55 affordable)
- Fairbanks-Morse Warehouse (12 Condos)
- T. Eaton Warehouse (high end condo)
- The Banks (River Landing)
- Former Service station



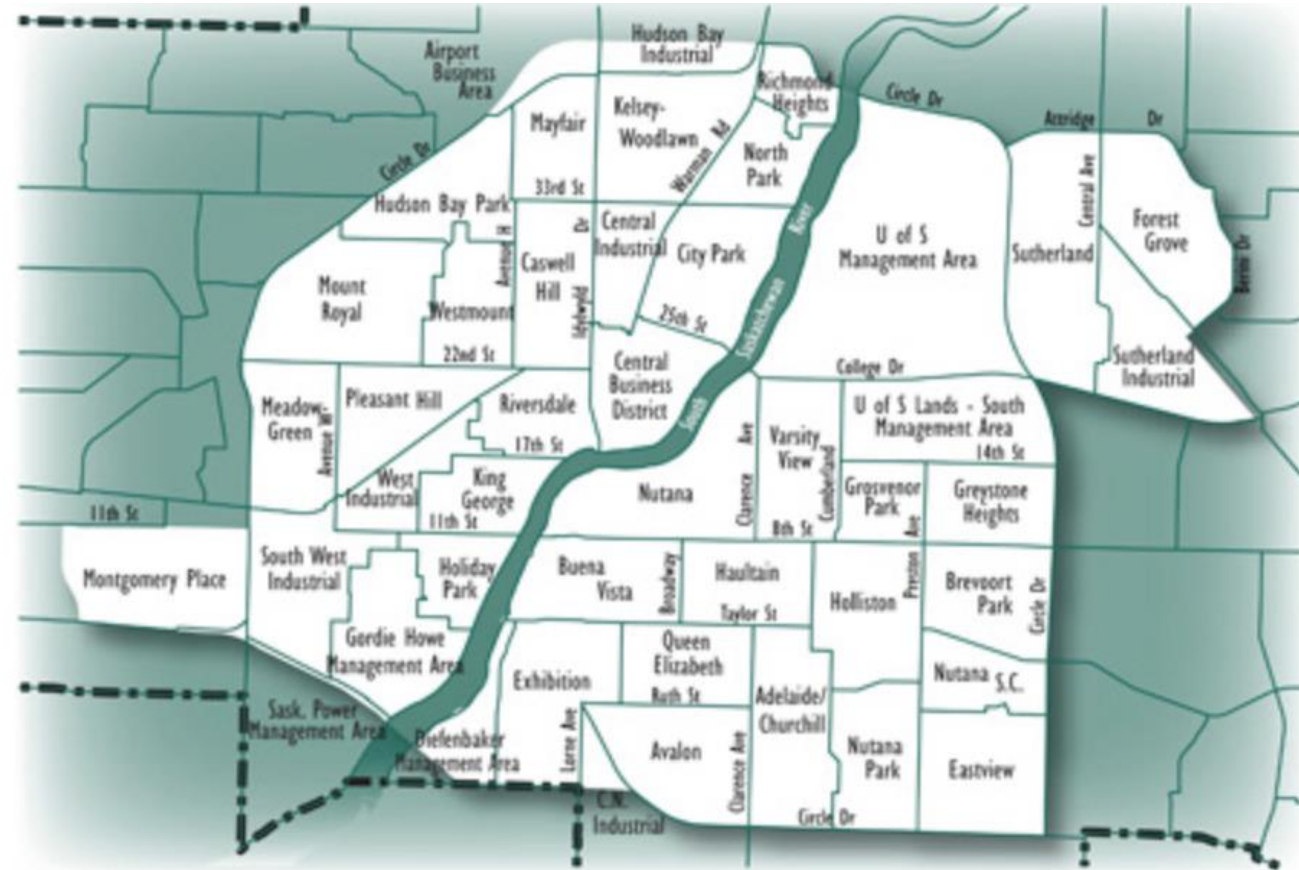
Vacant Lot & Adaptive Reuse Incentive Program

Vacant Lot & Adaptive Reuse Incentive Program

- Designed to encourage development & reuse of vacant buildings in the Core
- Financial and/or tax-based incentives to owners
- Minimum Vacancy of 48 month (except in CBD)
- Earned Incentive Amount determined by points

Vacant Lot Garden Incentive Program

- Must be minimum 50% or 100m²
- 50% municipal land tax waved for 5 years
- Does not impact your VLAR
- No vacancy minimum



NEW: Housing Accelerator Fund Contribution Agreement

- Agreement between *Canada Mortgage and Housing Corporation* and *City of Saskatoon*
- Permitted uses of HAF monies:
 - “brownfield redevelopment that supports housing” (p.3, 2023)
- \$41.3 million to implement *Housing Action Plan*
- 940 new units built over three years

Saskatchewan Provincial Funding

Derelict Structures (2025)

- New March 11, 2025
- Summer 2025
- Developing a pilot framework that would help municipalities remove derelict structures
- Financial & safety burden
- Fire fighter's partnership for training exercises

Impacted Sites Fund

- Funding to clean up **abandoned**, environmentally impacted Sites
 - Demonstrate insolvency
- Program funded from fines collected under the *Environmental Management and Protection Act, 2010*

Impacted Sites Funds: Clean Up & Assessment costs

Eligibility:

- Municipal Governments, Municipal Partnerships, *not-for-profit organizations, and Private companies*

Application Evaluates:

- Technical and non-technical information
 - Includes scoring on *social, economic, and strategic* benefits
 - Use of the *National Classification System for Contaminated Sites*

<i>Considerations</i>	<i>Points</i>
Social	15
Economic	15
Strategic Priority	15
NCSCS Points	100

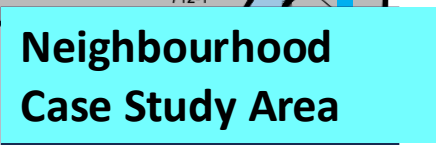
<i>Total Points</i>	<i>Equivalent Funding</i>
70 - 100	Up to 100%
50 – 69.9	Up to 75%
37 - 49.9	Up to 50%
Below 37	Up to 25%

<https://www.saskatchewan.ca/business/environmental-protection-and-sustainability/hazardous-materials-and-safe-waste-management/impacted-sites-fund#eligibility>



Two Innovative Saskatoon Brownfield Redevelopments

City of Saskatoon
Industrial Areas (dark grey)



A: Station 20 West
B: Monarch Yards
C: Radiance Co-Housing

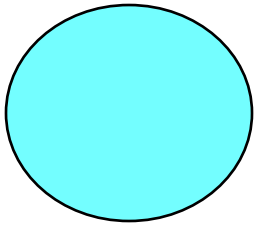
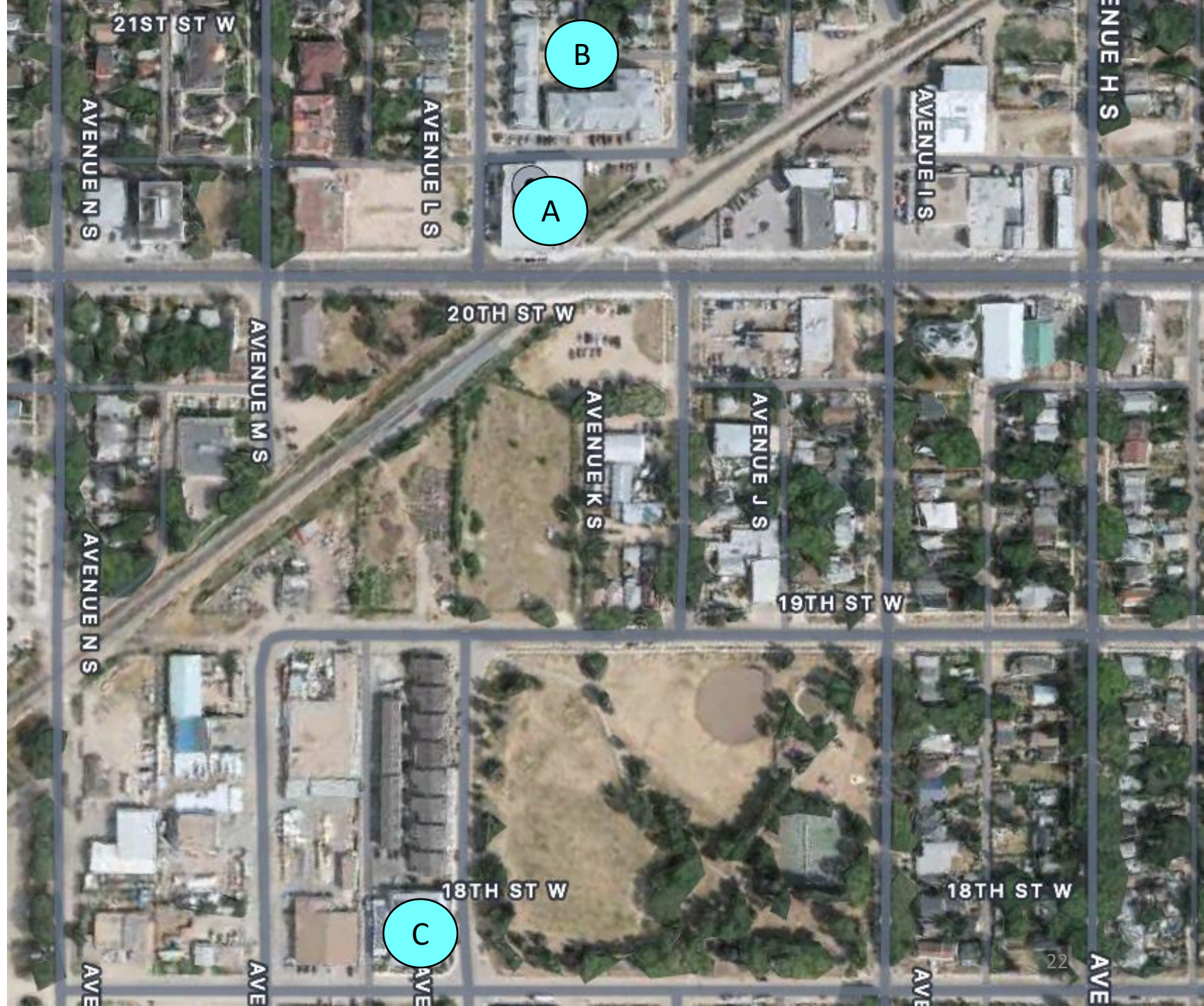
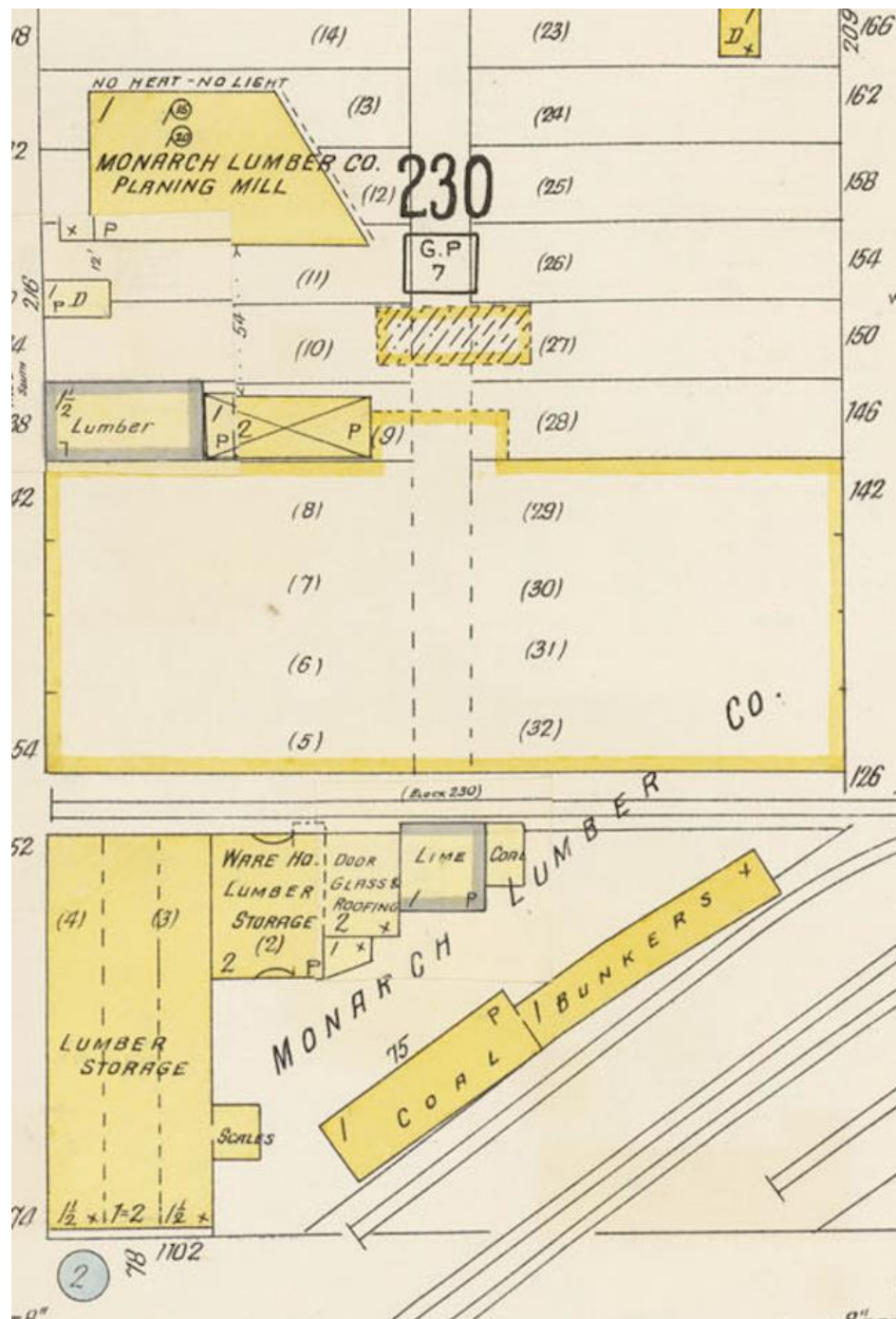


Image:
Apple Maps, 2024





Former Use: Monarch yards

Coke, steel, and lumber

- 1900-1950s

Auto shop and retail

- 1950-1990s

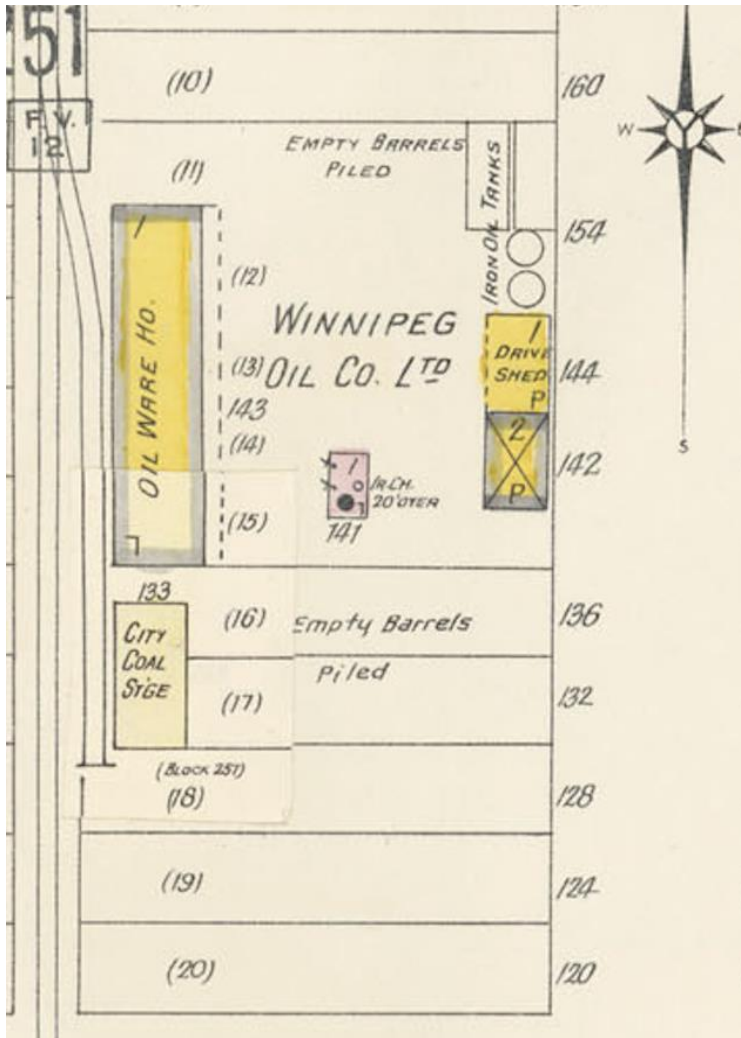
Vacant

- 1990s-2010s

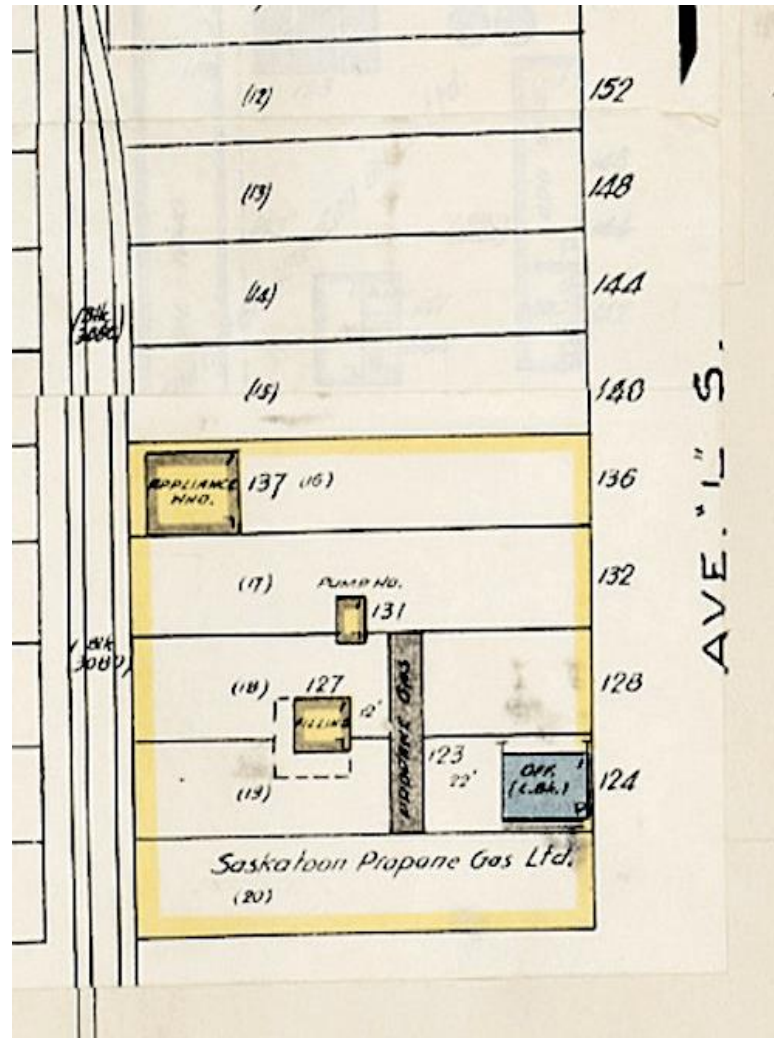
Fire Maps 1913

20th Street West & Ave L to Ave K South

Image from City of Saskatoon Archives



Fire Maps 1913



Fire Maps 1922

19th to 18th street West to Ave L South
 Image from City of Saskatoon Archives

Former Use:
Winnipeg Oil Co
Saskatoon Propane Gas Ltd

Rail Spur

- 1900s-2010s

Oil Storage Warehouse

- 1900-1920s

Coal Storage

- 1900-1920s

Propane Facility

- 1920-1956

Vacant until 2018



Station 20 West & Monarch Yards

Station 20 West & Monarch Yards Saskatoon, Saskatchewan



Community & NGO Funded
Cost Sharing Remediation





- Idea in 2004, funding pulled in 2008
- Construction 2011, built in 2012
- Cost sharing with Federal, Provincial, City for land acquisition, site assessment, & clean up (\$480K)
- City sold the land for \$1 to St20W
- Tax Abatements & Capital funding assistance with housing totaling: \$1,596,018 (*Saskatoon BF Guide, 2009*)







Radiance Co-Housing

2024 CBN Brownie Award Winner

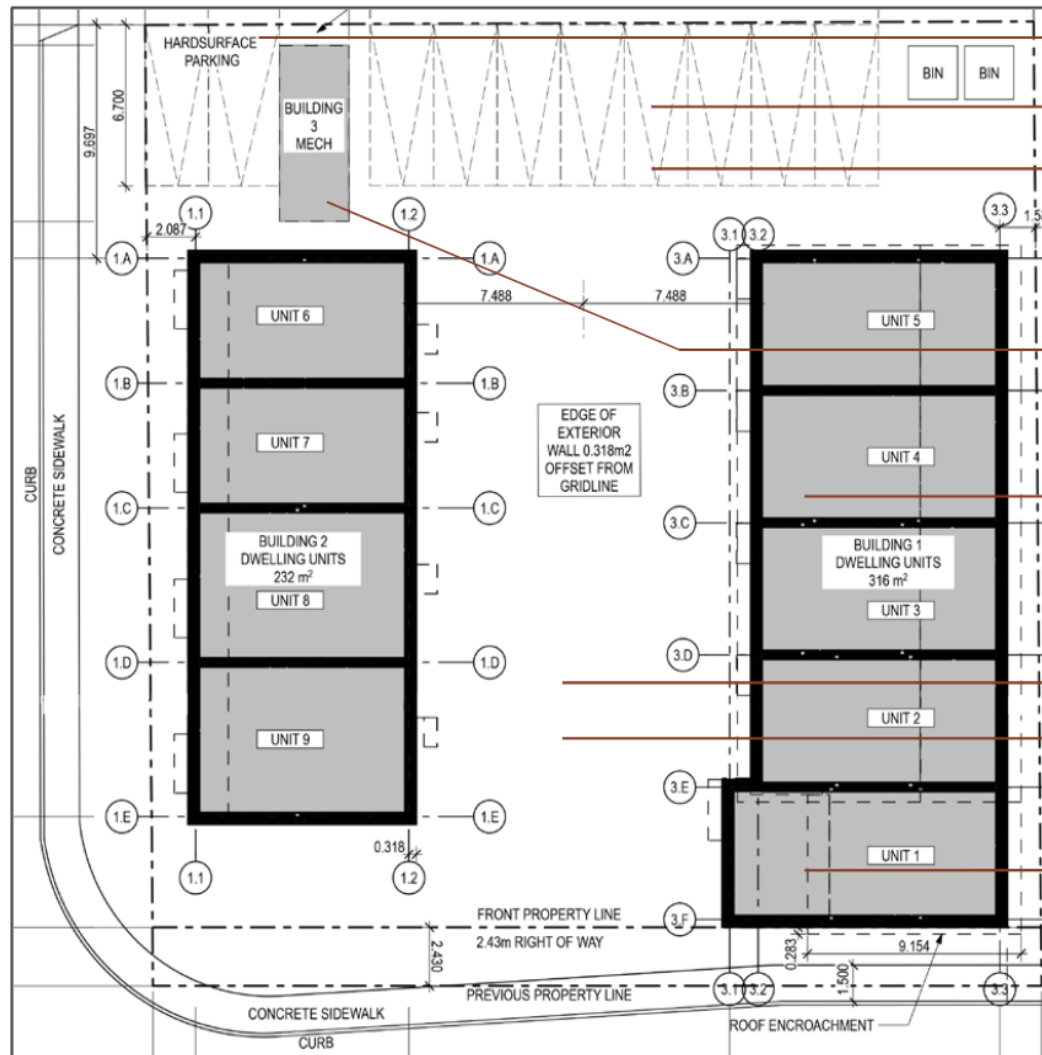
REFOCUS: Vision of Alternative Benefits to Brownfields Remediation



Visit: radiancecohousing.ca
& <https://brownieawards.ca/2024-winners/>



- Vacant Site found on the vacant land registry
- Remediated sites
 - Dig & dump, prior to purchase- cost past to Radiance
- Passive housing design
- Built 2017-2018
- Moved in November 2018



DESIGN BY: BLDG STUDIO

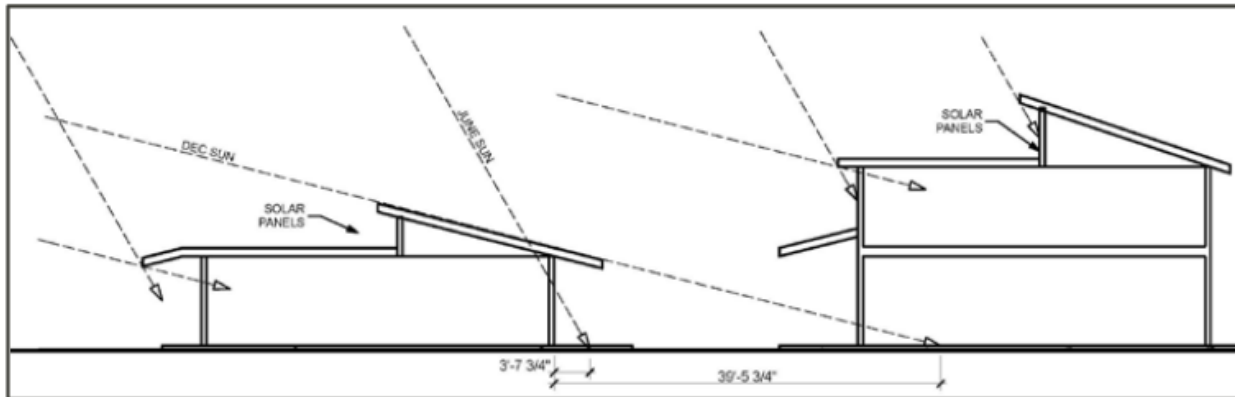
- SHARED ELECTRIC CAR GARAGE WITH SOLAR PV ARRAY
- ELECTRIC CAR CHARGER ROUGH-INS FOR EACH PARKING SPACE
- SHARED WORKSHOP
- 8 PRIVATELY-OWNED TOWNHOUSES
- COURTYARD / GARDEN PATIO
- COMMON HOUSE (CO-OWNED) WITH GUEST ROOM + MULTI-PURPOSE SPACE

Radiance Co- Housing: Passive House Design

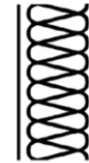
PASSIVE HOUSE REQUIREMENT:
=15 kWh/m²/yr FOR SPACE HEATING

COMPARED TO AN AVERAGE CANADIAN HOME:
=150 kWh/m²/yr FOR SPACE HEATING

SOURCE: NRCAN ENERGY USE DATA HANDBOOK 2010 & ENERGY EFFICIENCY TRENDS IN CANADA 1990-2009



Five Principles of Passive House Design



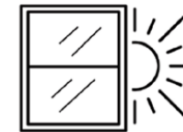
1. Super-insulation



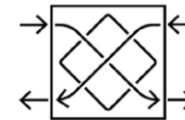
2. Airtight construction



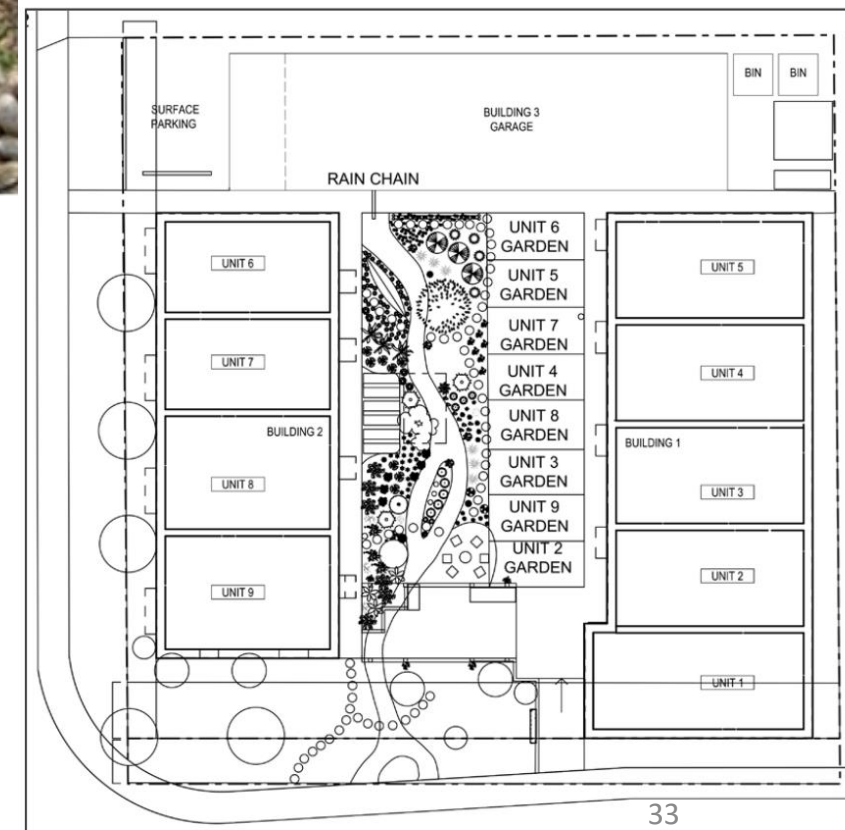
3. Thermal bridge free



4. High quality windows with solar orientation



5. Ventilation system with heat recovery



**Brownie
Awards 2025**

Submit your nominations now at BrownieAwards.ca!



NOMINATIONS OPEN!
submit by September 5th



*Be the
Next Best
Brownfield!*

actualmedia
EVENTS

cbn 
Canadian Brownfields Network

**Environment
Journal**

Top 10 Reasons to Join CBN

1



CONNECT, LEARN, SHARE, MEET:

take advantage of moderating opportunities and discounted member rates for the CBN National Conference.

2



COMPLIMENTARY WEBINARS:

webinar registration fees included in membership - a 2025 membership benefit!

3



ADVOCACY AND IMPACT: share your expertise in a CBN Committee (Technical Advisory, Development, Government Relations and more) and help shape government policy through interactive discussions, suggestions and proposals to regulators and influencers.

4



INDUSTRY VISIBILITY: showcase your organization as a proud partner in a network driving progress in brownfields! Your company logo is featured and hyperlinked on our website, in committee reports and newsletters. Maximize your impact - share our logo on your website!

5



GET CONNECTED: to experts, peers and solution providers in the commercial real estate, development, environmental consulting, government, legal and remediation industries.

6



SHARE YOUR NEWS: have exciting updates or success stories? As a member you have the opportunity to submit your news to us for our newsletter - reaching our network of members and subscribers! Let's celebrate your brownfield achievements together!

Top 10 Reasons to Join CBN



EARLY ACCESS: new in 2025, CBN members receive exclusive early access to event registration for networking events - before it opens to the public! Be the first to secure your spot at must-attend events.



EVENT RECORDINGS: new in 2025, members who can't attend some of our virtual or in-person events have access to select recordings through our member portal.



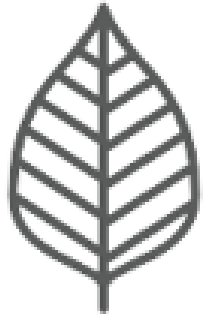
STAY INFORMED: members receive access to quarterly Committee reports that discuss relevant and current topics affecting brownfield redevelopment.



CBN AFFINITY PROGRAM: new for 2025, discounts with affiliated organizations, such as: Berkley Insurance and Canect. Stay tuned for more partnership announcements!

JOIN
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The National Voice of Canada's Brownfield Industry
canadianbrownfieldsnetwork.ca



remediate,



redevelop,



reactivate.

Thank you!

Contact us for any Research Related Qs:

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