

Summer 2004

**PLACES TO GROW**  
Better Choices. Brighter Future.

**A GROWTH PLAN**  
for the Greater Golden Horseshoe



Discussion Paper  
Summer 2004

Places to Grow

**PLACES TO GROW**

BETTER CHOICES. BRIGHTER FUTURE.

**Draft | Growth Plan**  
for the Greater Golden Horseshoe

February 2005



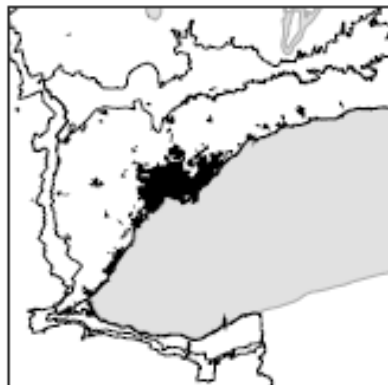
## Places to Grow Act

---

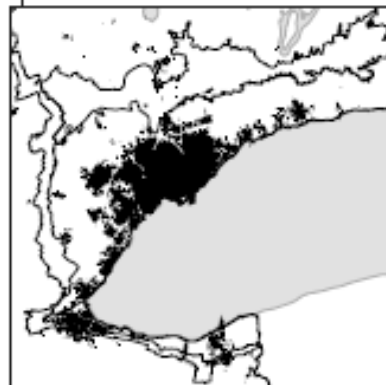
- ❑ On June 13th, the Places to Grow Act received Royal Assent.
- ❑ The act provides a legal framework for growth planning in Ontario.
- ❑ Over the next 30 years, the number of people living in Ontario is expected to grow by more than four million.
- ❑ ensures that this growth occurs in a positive way ensuring prosperous, healthy and diverse communities in all parts of the province.
- ❑ Different areas of Ontario face different challenges. Some regions, like the Greater Golden Horseshoe, are struggling with the impacts of rapid growth such as gridlock, urban sprawl and declining air quality. In other areas, communities are suffering because of the lack of growth.

## Growth in Greater Golden Horseshoe

---



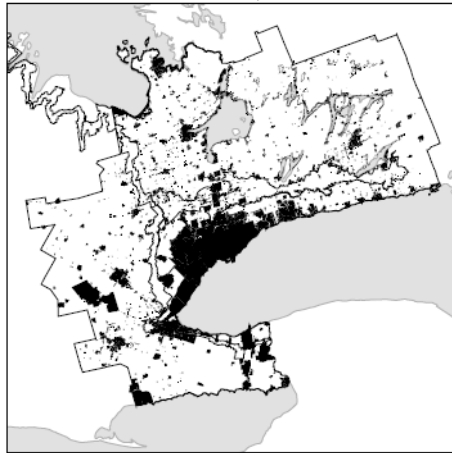
1967: Urbanized Areas



1992: Urbanized Areas

## 2004 Designated Settlement Areas

---



2004: Designated Settlement Areas

Map 2004: Designated Settlement Area shows data from upper, lower and single tier municipal Official Plans, reflecting lands designated for development to the year 2021. Sources: Ministry of Natural Resources, Ministry of Municipal Affairs and Housing, Ministry of Public Infrastructure Renewal and the former GTSB.

## Future Growth

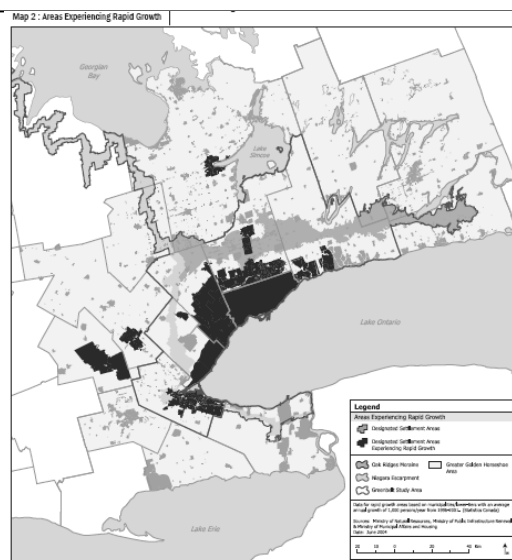
---

Based on past and current growth trends, the future population of the Greater Golden Horseshoe is expected to grow by almost four million, bringing the region's population to over 11 million people by 2031. This represents an increase of about 50 per cent over the next 25 years. Approximately 75 per cent of this growth is projected to occur in the GTA and Hamilton with most of the remaining growth expected to occur in the larger urban centres in the outer ring.

# Growth Plan Objectives

1. **Intensification and Compact Development:** to promote the efficient use of land and infrastructure resources within existing designated urban areas throughout the Greater Golden Horseshoe by supporting compact form and intensification.
2. **Priority Urban Centres:** to support priority urban centres and emerging urban centres, located within existing and approved urban areas, as residential and employment anchors throughout the Greater Golden Horseshoe.
3. **Future Growth Areas:** to manage the amount of lands required to accommodate future growth through the development of a more strategic approach to expansions of urban boundaries.
4. **Economic Strength:** to promote the economic vitality and competitiveness of our communities through innovative partnerships, supportive tools and maintaining strategic employment lands.
5. **Small Towns and Rural Communities:** to reflect the diverse and local needs of small towns and rural communities by providing tools to assist them in addressing their own unique growth pressures.

# Rapid Growth Areas



## Capacity for Growth

---

Various studies suggest that there is sufficient land available within the currently designated urban envelope to accommodate the majority of growth over the next 15 to 25 years<sup>10</sup>. That is, there is the capacity within the areas designated for development to accommodate a substantial portion of the projected four million additional people, even under a growth pattern that is similar to today's. By using our land in a more efficient manner, we will limit pressures to expand our urban boundaries and will be better able to protect prime agricultural lands and greenlands.

### Key Redevelopment and Intensification Opportunities

Key opportunities exist throughout the Greater Golden Horseshoe to accommodate further growth through redevelopment or intensification of areas with excess capacity.

- Underused brownfields are ideal for redevelopment for industrial, commercial or residential uses.
- Greyfields are also ripe for redevelopment in many communities because they are often located along key transportation routes.
- Areas where school, transit and infrastructure capacity already exist and can accommodate further growth.
- Within urban areas, higher order transportation stations (subway, LRT and GO Rail) are hubs that can be developed to accommodate greater residential and employment capacity.
- Encouraging growth in areas with densities that border on being able to support viable transit and improve the efficiency of the existing system.
- Intensification along higher order transit corridors within urban areas can increase the number of people taking transit without the additional costly investments required for new transit lines.

# Brownfield Development



## **What is a Brownfield?**

---

a brownfield is an abandoned, idled, or underused industrial or commercial facility where expansion or redevelopment is complicated by real or perceived environmental contamination (U.S. EPA, 1997).

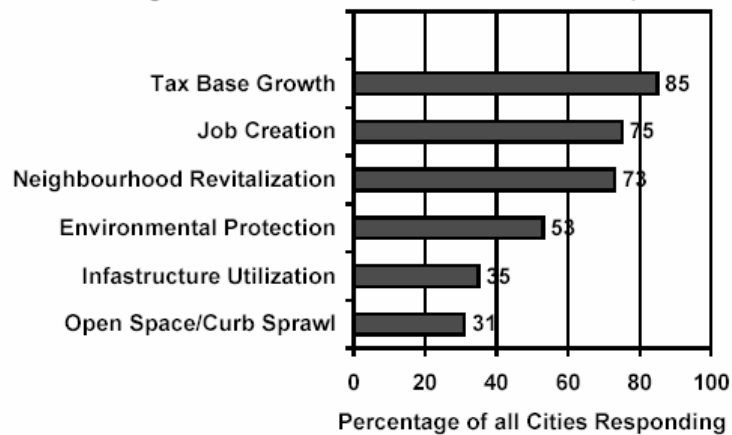
## What is a Brownfield?

---

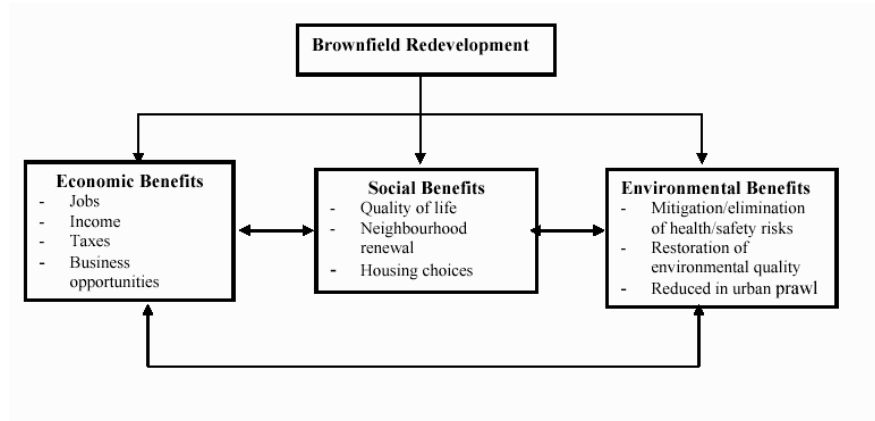
Brownfields may be publicly and privately owned properties, "orphaned" (abandoned) properties, or sites held under trusteeship.

## Benefits of Brownfield Development

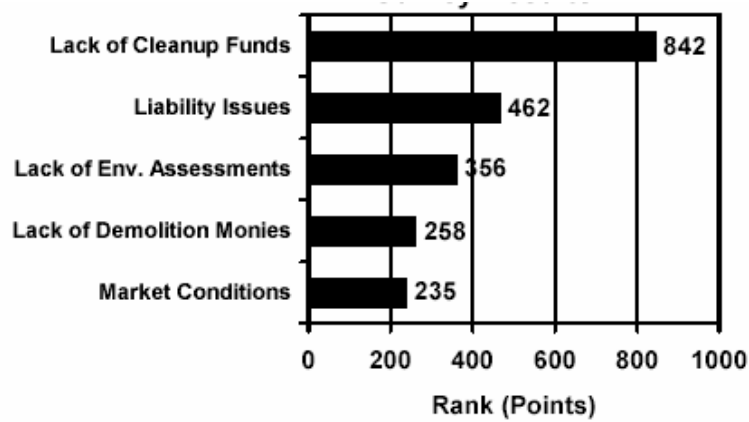
---



## Benefits of Brownfield Development



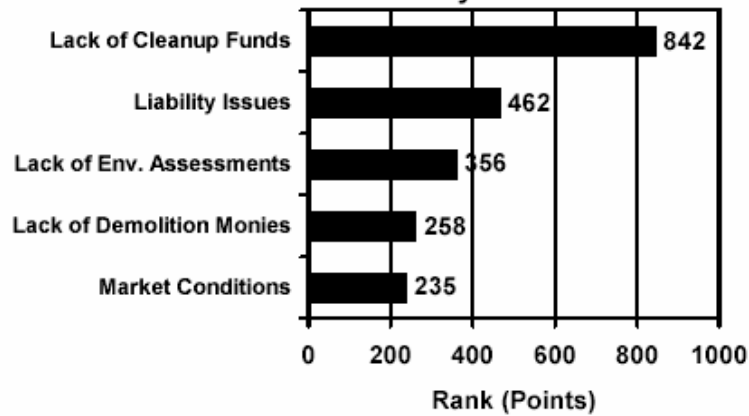
## Impediments to Development





## Impediments to Development

---



## What are Greyfields?

---

are failing malls and strip malls that do little if any business. The vast tracks of land that these malls occupy are dotted with empty parking lots and empty retail spaces.

## Greyfields

---

The average greyfield is about 45 acres, a parcel large enough to develop into multiple options that include housing, retail and commercial uses. Forty-five acres, for example, could provide over 400 housing units at a residential density of ten homes per acre. As such, greyfields represent an opportunity to stem the tide of sprawling development.

## Advantages of Greyfields

---

There are many, and they typically benefit from the following attributes:

- Good location on a high traffic artery
- Large tract of land in well-developed area
- Existing infrastructure
- Lack of contamination given former uses
- Neighboring population density

## Toronto

---

A recent study of Toronto's brownfield sites concluded:

- ▣ Proper redevelopment could add a million people and the businesses and stores to employ and serve them,
- ▣ No need to touch any of the Oak Ridges Moraine lands or adjacent greenbelt around the city for at least a generation.

## Projects

---

### **Brownie Awarded to Luther Village, City of Waterloo - Best Small/Medium Scale Project**

Formerly a large steel-product manufacturing facility, the abandoned Sunar Hauserman factory, was an environmental challenge in the heart of Waterloo's uptown core.

## Luther Village

---

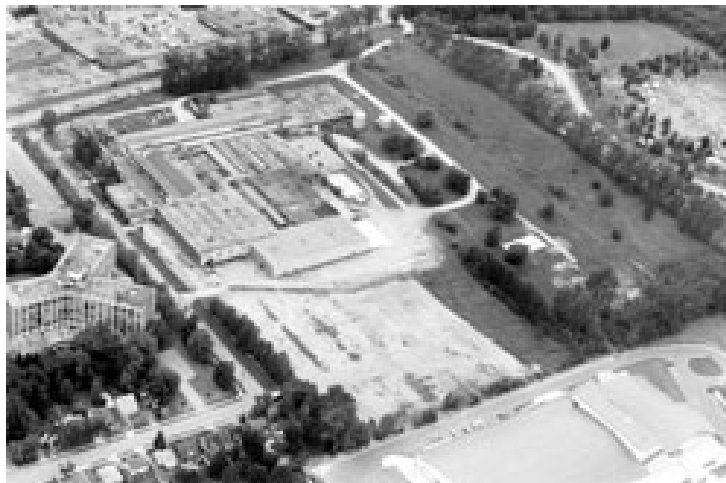
Formerly a large steel-product manufacturing facility in operation for over seventy years, the Sunar Hauserman factory (29 acres)

Environmental challenge in the heart of Waterloo's uptown core.

In the early 1990's the site was abandoned after the company went bankrupt, and the property came into the hands of TransAmerica Life, who found that the site had many environmental and planning challenges.

## Luther Village

---



## Luther Village

---

Demolition of the existing 307,000 square feet of industrial building and decommissioning of an industrial property.

**Environmental cleanup included:**

extensive lead paint, asbestos, PCBs, solvents and fuel tanks, as well as cleaning up buried paint wastes, hydrocarbon impacted soil and solvent impacted groundwater. Rail spur lines connected to the main rail line to the east and transected a portion of the site had to be addressed.

## Site Decommissioning (1993-2003)

---

- ▣ Removal of an underground storage tank (UST) for solvents.
- ▣ Removal of 800 tonnes of leachate toxic soil on the east side of the property.
- ▣ Removal of 1,000 tonnes of non-hazardous waste along the previous rail spur line.
- ▣ Additional test wells encountered sporadic low-level findings of TCE.

It was determined that the deep aquifer was protected by a clay-till aquatard. A pump-and-treat program (agreed to with the MOE and the Regional Municipality of Waterloo) is completing site cleanup.

## Redevelopment (\$28 Million)

---

- ❑ Unique Seniors Village with an ideal location adjacent to Westmount Mall, a community commercial facility, and the City of Waterloo Recreation Centre:
- ❑ 5 storey 155 unit seniors complex,
- ❑ 76 retirement bungalow town homes
- ❑ 10,000 sq.ft. single storey community space
- ❑ Kitchen facilities to service cafeteria

## Luther Village (2003)

---



## Luther Village

---



Expansion 2004-05



## Luther Village

---

Interesting statistics at Luther Village on the Park:

Total Population:  
312 occupants  
(106 men, 206 women)

Average age:  
79 for the men, 77 for the women

Marital Status:  
87 couples, 138 singles

## Other Uses

---

- ❑ new frontage onto Waterloo Park (1,600 feet);
- ❑ extension of several roadways to allow access and parking reconfiguration to Westmount Mall;
- ❑ a 5% (1.45 acre) park dedication, expansion of the City's Recreation Complex lands;
- ❑ 3.1 acres purchased by the City for the future twinning of the area in the Recreation Complex;
- ❑ 2.1 acres was purchased by the City to extend the southern boundary of Waterloo Park and a redundant portion of Sunshine Avenue was closed.

## Luther Village

---

The development has resulted in a win-win-win, producing a unique senior's retirement concept in a prime location, which has turned a difficult site into an excellent example of inner city Brownfields redevelopment.



## Preston Furniture Factory (1991)

---



## Preston Furniture Factory (1993)

---



## More Case Study Examples

---

<http://www.aboutremediation.com/casestudies/casestudies.asp>