Moncton Shops Property
“Successful – Brownfield Development”

Canada Lands Company
Société immobilière du Canada

Innovation • Value • Legacy
Innovation • Valeur • Héritage

May 2005
Property History

• 270 acre locomotive and rail car repair shops
• Employed 5000 – 25% of Moncton’s workforce
• Shops closed, fenced and vacant from 1986-96
• Public perception of contamination worse than actual
• Expected remediation costs @ $50-$100M
• Public pressure for action combined with skepticism re: success
Moncton Shops
Moncton’s golden opportunity

The land in the heart of Moncton that once housed the CNR Shops has been vacant and an eyesore for too long, but now things are beginning to move towards development. The land, along with a property that has been occupied by the Department of Defence, is now in the hands of the Canada Land Corporation, a government company that dispenses with surplus Crown land. Two other Defence properties in the same area will soon be in the CLC’s hands, for a grand total of 1.40 hectares of prime urban real estate.

Seldom does any city get such a golden opportunity to literally change its face and character. It is exciting and just a tad worrisome as well — while everybody is eager to see the land developed, nobody wants to see the golden opportunity missed because of misjudged decisions. At this early stage, lowered expectations might be the reason for getting the best out of the land.

Site characterization
Science

• Identify issues
• Determine options
• Develop defensible reports
Site Characterization

- Set up grid - 30x30 m
- Excavate test pits to 5m in centre of grid
- Plot all test results on GIS
- Use risk based corrective action to tailor remediation to future land uses
The PDU sections include ten that divide the property, plus one for the groundwater that occurs under the site (PDU 11) and one for the surface water on the site (PDU 12).

La délimitation des LPD (dits PDU) divise le site en dix sections, plus une pour les eaux souterraines (PDU 11) et une pour les eaux de surface (PDU 12).

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- Remove Debris and Remnants
- Retrait des débris et des restes
- Check for and Remove serious Hazards
- Étude environnementale et neutralisation des menaces à l'environnement
- Understand Remaining Problems
- Compréhension des problèmes demeurant
- Make Plan to Revitalize Property
- Planification de la revitalisation du site
- Determine Uses Compatible with Resources and Qualities
- Détermination des usages en fonction des ressources et des caractéristiques de chaque lot
## Engineering

- Review & evaluate science options
- Develop site rehabilitation strategy
- Acquire services of qualified contractors
- Manage project
Regulatory

- Federal
- Provincial
- Municipal
- General Public - This GROUP may be the hardest to gain acceptance from
Environmental issue clouds CN land future

Without ‘clean bill of health’ for land, remediation will arise with expense — actually made up of two properties, the CN Shops parcel (350 acres) and the former Franklyn Yards parcel (less than 80 acres) — removed from ‘heavy industrial’ to amounts of money cleaning up the site. Environmental assessment officials were in London last week.

remediation
Asphalt

- Asphalt reinforced with steel rails
- Resized to <50mm for use on site
Gas Cylinders

- Located using electro-magnetic survey equipment
- Many found to still contain gas (acetylene, CO, CO2, ammonia)
Concrete

- Reused 120,000 tonnes of concrete on site as base and drainage levels for roadways and playing fields
Hydrocarbons

- All hydrocarbon contaminated soil excavated and heat-treated on site
- Results after treatment were below “residential” criterion of 20 ppm
Metals

- 4,000 tonnes scrap metal recycled
- 120,000 tonnes of lead contaminated soil trucked to a NB smelter for processing
Solvents

- Perchloroethylene used on site to degrease locomotives and rail car equipment
Wood

- 150,000 metric tonnes of wood debris was excavated from a water impoundment
- 30,000 tonnes of wood chipped for use on site
Redevelopment

Moncton’s core gets urban facelift

City’s fortunes have been reversed by new businesses, prompting building

By ALBERT WARGO

A

fter a decade-long soft

growth stretch, 14 years

ago, 35 counties, N.B., now

describes the former growing

mining city of Moncton, N.B.,
as a proud manufacturer of

buzz and innovation. Moncton

is home to the Canadian

Biotech Center and

Technology Park, a hub for

innovation and growth.

The city’s economic renaissance

is a testament to the resilience

and adaptability of its people.

Moncton is now a hub for

innovation and economic
growth, attracting new businesses

and investments.

The former CN rail yard, now a

municipal park, is the center of

the city of Moncton, N.B., and

now expected to become one of

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Environmental studies go with development

Field of dreams?
The property is cleared up and the City of Mount Pearl wants to make a deal to develop it. Is it a field of dreams or a real estate white elephant in the making?

The major parcels

FORMER CN SHOPS LAND

Hon. H. R. Emmerson K.C.
MINISTER OF RAILWAYS AND CANALS
M. J. Butler C.E.
DEPUTY MINISTER AND CHIEF ENGINEER

THIS STONE LAID AUG. 13, 1906.
Moncton purchased nearly half the site for:

- 10 Baseball fields
- 4 Soccer fields
- 2 Football fields
- 4 Surface Ice Rink
Manufactured Top Soil
Erosion Control
New Turf Grass (Greenfield)
May 2002 – Aerial Photo
Fall 2002 – “Play Ball”
Joint Venture

- CLC obtained zoning approval and installed services
- Development agreement signed with Giffels Enterprises Inc. in 2001
- Build out over 10 years
- 500,000 SF new office space
First Building (55K SF)  
April 1, 2003
Franklin Crossing
Concept – “Village Green”

- 900 Housing units
- Green corridors from east to west
- View corridors north to south
- Neighbourhood commercial/professional offices
Benefits

- CN Sportplexe
- Emmerson Park:
  - 2,500 person years construction employment
  - Building investment - >$300M
  - 5,000 permanent jobs
- Franklin Crossing (900 housing units)
- National/International recognition:
  - CUI, NRTEE, Globe, USEPA, Japan, Romania, USA, & 8th Francophonie Summit
- *Environmental Excellence* awards – 2 inaugural
Brownfield Achievements

- 2002 CUI/Brownie – Best Project Overall
- 2002 CUI/Brownie – Sustainable Development
- 2003 US EPA/Phoenix Award – International
- 2004 Globe/Environmental Excellence
Keys to Success

1. Get the best people and empower them
2. Engage the community:
   - Use locally recognized experts
   - Set up a community round table
   - Extensive communications – presentations, open houses, newsletters, videos
Summary

CLC’s staff through UNIQUE SOLUTIONS:
1. brought project well within budget
2. obtained highest and best use of property
3. created SHAREHOLDER value

From a financial perspective:

$ \text{EXPECTED} - $50-100M/10YRS
$ \text{INVESTED} - $12M/3YRS
$ \text{RETURN TO DATE} - $3.7M
Aerial – May 2004