

Runnymede Development Corporation's new subdivision near the mouth of Carruthers Creek has a strong emphasis on the natural features of the Lake and the Waterfront Trail. This award-winning development was designed to conform to the "environment first" philosophy of the secondary plan developed by the Town of Ajax. An excerpt from the Tribute sales brochure demonstrates how this philosophy is also part of their marketing approach:

Picture this, the beach at your doorstep. An early morning jog down by the water, a family picnic in the park, or a leisurely bike ride with the kids on the Waterfront Trail which winds through the community. If this is the lifestyle you've always dreamt about, your dream can finally become reality in "Lakeside".



Large industrial landholdings along parts of Whitby's waterfront were formerly inaccessible to the public. The Town successfully negotiated with Co-Steel LASCO, Dupont and Nor-Arm Development to provide public access, through land dedication and leases, for one of the most attractive sections of Waterfront Trail, set in a broad landscape of regenerated habitats.



There are now many excellent partnerships involving utilities like power generating plants, sewage treatment plants and water treatment facilities. Employees from the Darlington Nuclear Generating Station volunteered their time to build the portion of the Waterfront

Trail that goes through their property, linking it to an existing fitness trail. The Regional Municipality of Durham, working in partnership with the Town of Clarington, will dedicate lands for the Waterfront Trail near its new sewage treatment plant in Courtice.



Ontario Power Generation is working with local stakeholders to develop a publically accessible conservation area on the Lennox Generating Station property west of Kingston. The proposal incorporates a Provincially significant wetland, managed by Ducks Unlimited, habitat restoration, re-routing the Loyalist Parkway, and a new waterfront park.

Brownfield redevelopment, providing new uses for potentially contaminated lands, is starting to benefit from innovative planning approaches. In 1996, the Ontario Ministry of the Environment (MOE) released the *Guideline for Use at Contaminated Sites in Ontario*. It provides more certainty and a range of approaches to site clean up, including a site specific risk assessment technique that allows strategic design of remediation plans with increased cost-effectiveness, but without compromising the protection of environmental and human health.

In January 2000, the Regional Planning Commissioners of Ontario released an advisory document - *A Standard Municipal Model for Development Approvals at Potentially Contaminated Sites in Ontario* - encouraging a common, pragmatic, approach to dealing with lands that are subject to soil and groundwater contamination. This approach is intended to satisfy municipal responsibilities, to limit municipal exposure to liability, and to be fully in keeping with current initiatives to streamline the municipal review process. It relies on the Record of Site Condition, provided in the

MOE Guideline, as a practical way to confirm that a site does not require clean-up or has been cleaned up to the standard.

In August 2000, the Ministry of Municipal Affairs and Housing published its *Brownfields Showcase* materials which establish new education and training initiatives geared to municipalities.

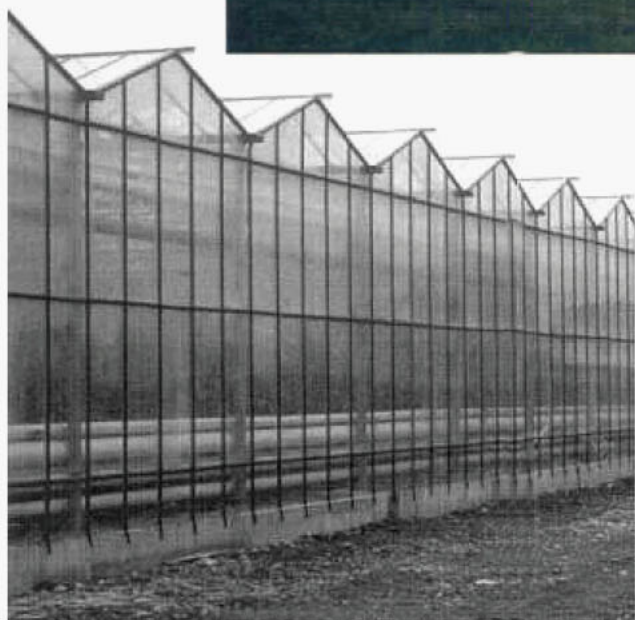
Additional tools for facilitating brownfields redevelopment include:


- Historic land use inventories to proactively identify issues
- Multi-stakeholder advisory committees to build broad-based support
- Availability of environmental insurance
- Tax increment financing to finance remediation
- Escrow/closing funds from lending institutions to deal with issues arising at later dates

An increasing number of success stories along the waterfront counter the prevailing view that contaminated soils and groundwater left by industries, ports and railways are prohibitively expensive to clean up.



Cobourg is typical of many small Great Lakes towns, with a legacy of contaminated soils and groundwater from former industrial, rail, fuel storage and shipping activities. With a change in land use to mixed uses (residential, recreational and commercial), the landowners on the Cobourg waterfront have cooperated to an unusual degree on an innovative clean up plan. For example, Imperial Oil has now successfully completed a bioremediation process to clean up its lands.



 A 14.2 hectare (35 acre) property in South Buffalo, formerly owned and operated as a steel manufacturing facility by Republic Steel/LTV, is now the site of the high-tech Village Farms greenhouse – producing hydroponic tomatoes. The site had been contaminated by many years of leaking oil storage tanks. An innovative partnership was struck between the City of Buffalo and the developer whereby the City retained ownership of the land and entered into a long-term lease with the developer. Once that certainty was provided, 13,005 cubic metres (17,000 cubic yards) of soil were removed, treated, and returned to the site at a cost of approximately \$US 800,000. Clean up costs were shared by the City and the court-ordered escrow fund established in the Republic Steel/LTV bankruptcy proceedings. Private investment in constructing the facility was about \$US 14M. Today, the greenhouse operations employ 105 permanent employees and generates in the order of \$US 774,000 in local property taxes.

Shell Canada operated a distribution and lubricant blending centre for 60 years in Toronto's Port Industrial area, leaving the soils and groundwater laced with fuels, lube oils, pesticides, and traces of arsenic and other heavy metals. In the mid 1990s, an effective clean up provided an innovative model for restoration and re-use of industrial lands, at half the cost of a traditional approach. 21,000 tonnes (23,153 tons) of soil were remediated using low temperature thermal desorption and returned to the site, and another 35,000 tonnes (38,589 tons) of more heavily contaminated soils were disposed of off-site. The new user is a Toronto Hydro service centre providing a workplace for 1000 people.

WORK IN PROGRESS

What can we conclude from our collective experience of the past decade?

We celebrate the fact that the 32 communities along the Canadian shore of Lake Ontario now share the vision of a regenerated and connected waterfront. Having worked together to articulate this vision in the *Lake Ontario Greenway Strategy*, they have incorporated it into their own strategies, plans and policies.

Over a hundred projects along the waterfront greenway – ranging from parks to housing, restaurants, beaches, wetlands, historic buildings, and marinas – have demonstrated the power of partnerships and the benefits of integrating economic revitalization, community renewal and environmental regeneration in the context of a strong vision and good planning.

And new developments increasingly show a commitment to design excellence, public access, and respect for waterfront heritage.

The Waterfront Trail has been embraced as a symbol of regeneration and a valuable asset in each community. Some 350 km (217.5 miles) of Waterfront Trail are in place, with a strong commitment to complete the full 650 km (404 miles) from Niagara-on-the-Lake to Gananoque.

Finally, we recognize that this is a work in progress – much has been accomplished, but there is much more to do to realize our collective vision. New opportunities and challenges lie ahead, waiting to be met with the collaborative approaches and practical knowledge developed over the past decade.

