

CITY OF LANGLEY:  
**Brownfield Redevelopment**  
*... a catalyst for change*



***Our Vision in Action***

CITY OF LANGLEY

# Brownfield Redevelopment Strategy



*Our Vision in Action*



## BROWNFIELD REDEVELOPMENT: “First of its Kind in BC”

*“Colliers commends the City of Langley for taking the initiative to undertake a Brownfield Redevelopment Strategy. This report – the first of its kind at the local government level in BC – builds on the DMP as well as the Economic Development Strategy to explore the economic realities of brownfield redevelopment in the City of Langley, and positions the city as a partner in the continued redevelopment of the community.”*

— COLLIERS INTERNATIONAL

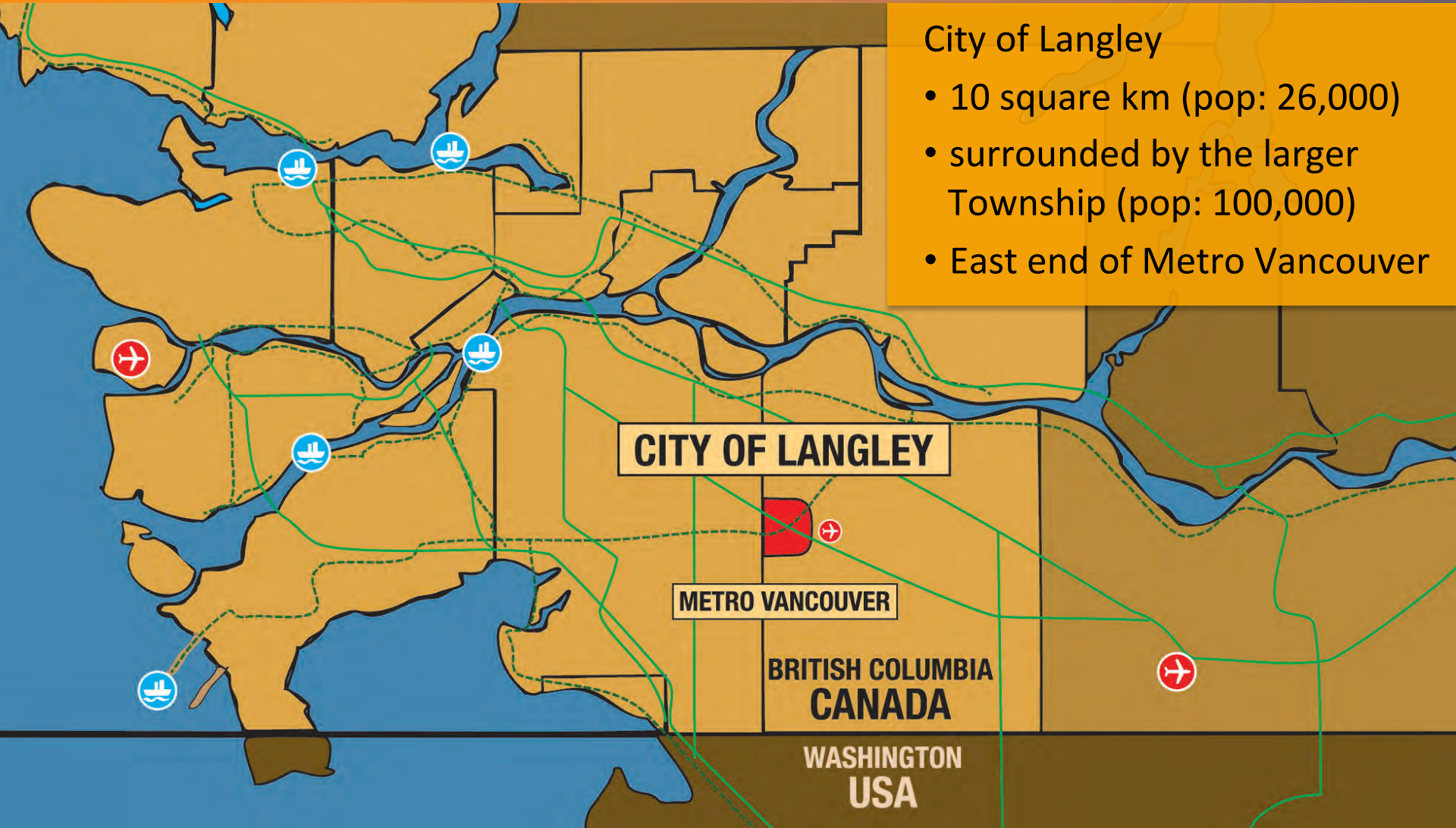
*“...the first  
of its kind”*







# BROWNFIELD REDEVELOPMENT: City of Langley: Regional Context



- City of Langley
- 10 square km (pop: 26,000)
- surrounded by the larger Township (pop: 100,000)
- East end of Metro Vancouver



# BROWNFIELD REDEVELOPMENT: Definition: “Brownfield”

“**Brownfield** — *abandoned, vacant, derelict, or **underutilized** commercial or industrial **properties** where past actions have resulted in actual or perceived **contamination** and where there is an active potential for **redevelopment**”*

— National Round Table on the Environment and the Economy  
Government of BC

- Provision of a “higher and better use”
- Commercial or light industrial
- “Upgrading the area” and the quality of the environment
- Potential to introduce sustainable practices

Source: <http://www.brownfieldrenewal.gov.bc.ca>

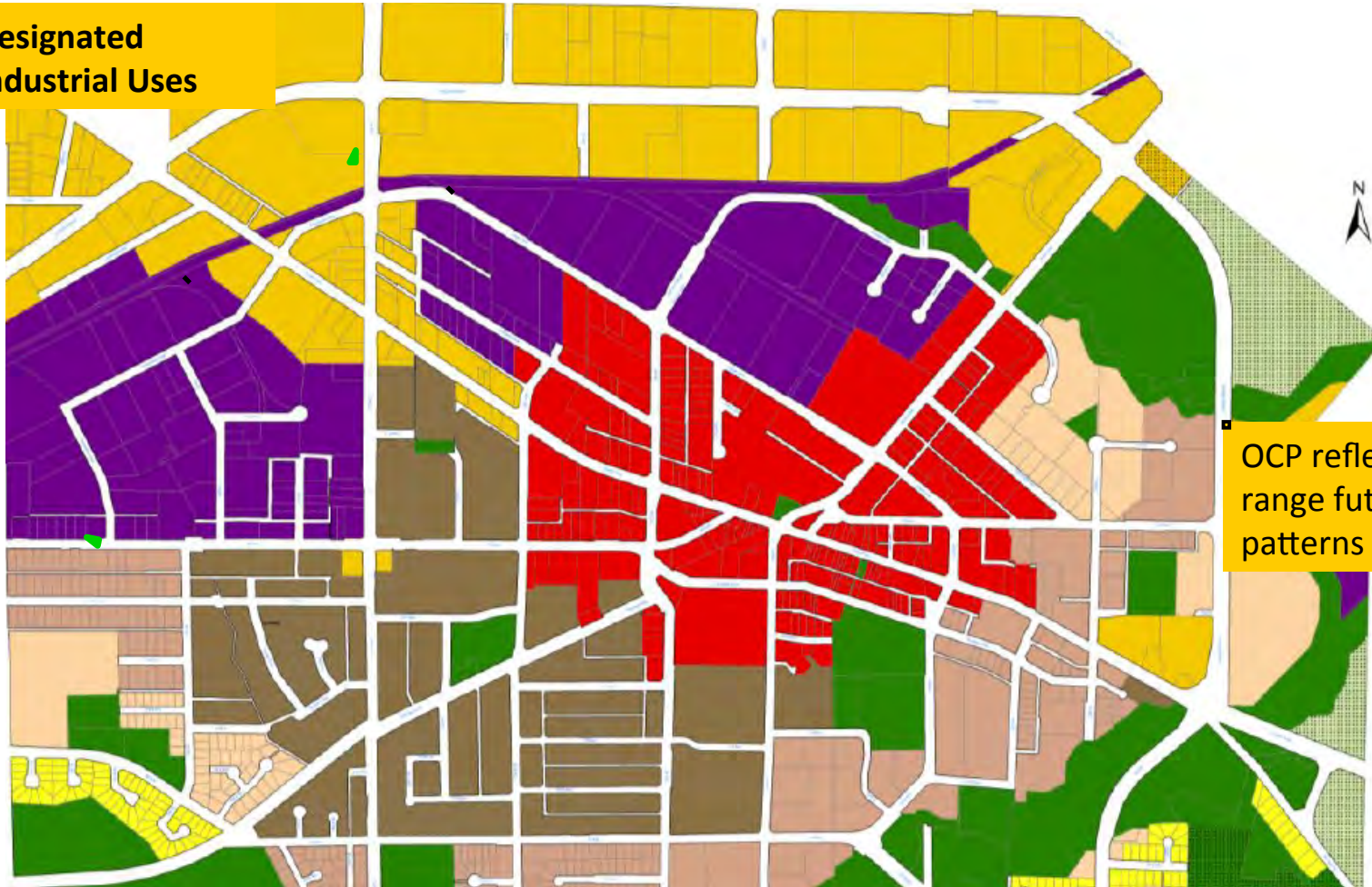






# BROWNFIELD REDEVELOPMENT: Limited Space for Re-Development

Designated  
Industrial Uses



OCP reflects long-range future land use patterns





# BROWNFIELD REDEVELOPMENT: Objectives of the Strategy

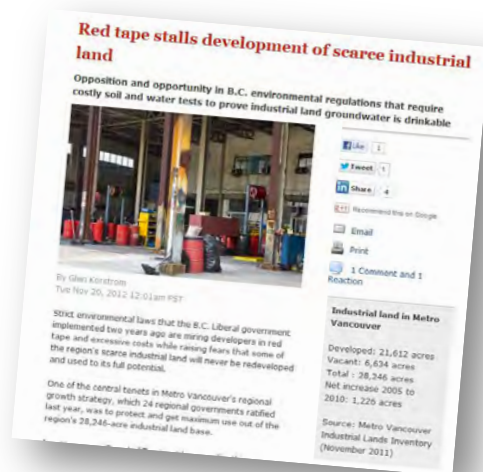
- **Understand** the Brownfield redevelopment process
- **Identify Underutilized Brownfield** sites throughout the City
- City limits **inhibit** new areas for development – “Greenfield Sites”
- **Densification** required for future growth / prosperity
- Potential for **higher tax revenues / employment**
- **Transition in land uses**





# BROWNFIELD REDEVELOPMENT: Strategy Context

*Red Tape stalls development of scarce industrial land*



*“Strict environmental laws that the BC Government implemented two years ago are miring developers in red tape and excessive costs while raising fears that some of the region’s scarce industrial land will never be redeveloped and used to its full potential.*”

*“One of the central tenets in Metro Vancouver’s regional growth strategy ,which 24 regional governments ratified last year was to protect and get maximum use out of the region’s 28,246-acre industrial land base [...]”*

— Business in Vancouver







# BROWNFIELD REDEVELOPMENT: Complexity of Brownfield Redevelopment






# BROWNFIELD REDEVELOPMENT: Study Context: Langley's OCP

*“encourage the intensification of development and use of the industrial lands in order to maximize employment and location benefits.”*


— City of Langley  
Official Community Plan (OCP):  
Industrial Development



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

## 7.0 INDUSTRIAL DEVELOPMENT

### 7.1 Background



Ipex Plant on Duncan Way

The 2003 Industrial Land Use Study recommended:

- Conversion of Fraser Highway properties to commercial use
- Phasing out heavy industrial uses
- Amend industrial zones to allow broader range of uses
- Special policies & guidelines for Production Way/56 Ave. corridor
- Design guidelines for office-intensive developments

Specific land use and development policies for designated industrial areas are provided in Section 14.7.

The City of Langley's 2003 Industrial Land Use Study identified 86 hectares (213 acres) of industrial land developed with 238,000 m<sup>2</sup> (2,566,000 sq ft) of floorspace and employing 2,200 people. City Council endorsed the Industrial Land Use Study in 2003 and adopted zoning and Official Community Plan amendments to implement its recommendations in 2004. This plan maintains the policy directions established by the Study.

### 7.2 Policies

Policy 7.2.1

⇒ Maintain a core of industrial land as shown in the Land Use Designation Map (Schedule "A") to ensure the City's economic diversity and vitality.

Policy 7.2.2

⇒ Encourage the intensification of development and use of the industrial lands in order to maximize employment and taxation benefits.

Policy 7.2.3

⇒ Protect the provision of railway access as a vital service for manufacturing industries.

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## BROWNFIELD REDEVELOPMENT:

# Study Context: Langley's ED Strategy

- *No other land inventory*
- *Need to reuse*
- *Economical to reuse infrastructure*
- *Goal: Compact Community*

***“Prepare a Brownfield Renewal Strategy that is able to identify areas that are either unused or under-utilized and may have some degree of environmental contamination. **The city does not have an inventory of greenfield sites so the conversion and reuse of existing developed properties is the only source of future development properties.** The process of brownfield redevelopment and reuse is a viable economic development objective as it can often be accomplished by using existing infrastructure. A brownfield strategy would also **complement the Downtown Master Plan to meet broader community development goals.**”***

— City of Langley  
Economic Development Strategy





# BROWNFIELD REDEVELOPMENT: OCP and Zoning Implications

## Current State:

- Why bother redeveloping?
  - Requires owner motivation and incentives
- Why move my business?
- Where can my business relocate to?
- Can initiatives help / expedite land use change







# BROWNFIELD REDEVELOPMENT: Barriers to Redevelopment

- Site Evaluation and Remediation Costs
- Time to Remediate Land & Receive Certification
- Uncertainty about Site Contamination
- Marginal Increase in Land Value
- Relocation Challenges
- Access to Capital





# BROWNFIELD REDEVELOPMENT: Federal Government Funding

- **Green Municipal Fund (GMF)** – up to **\$350,000** for brownfield feasibility studies and field tests.
  - Closed until 2014
  - 2012-2013 GMF will provide \$6.0 Million in funding for projects
- **Sustainable Development Technology Canada:**
  - Leading edge brownfield projects could receive 33% to 50% of eligible project costs (technology based)
- **Federal Gas Tax Fund**
  - Provides funding to municipalities to allocate to green initiatives based on population. Brownfields that reduce CO2 emissions are eligible.





# BROWNFIELD REDEVELOPMENT: Provincial Government Funding

- Annual funding program for initial stages of site renewal
  - Aims to reduce risk, cost, and uncertainties to land owners
  - 2012 – funded 24 projects at a total of \$1.64 million
    - Applications open in mid-April, rewarded end of May
- **BC Infrastructure** up to **\$10,000** for sustainable development including Brownfield Revitalization
  - **Preliminary Site Investigations**, up to 85% of eligible project costs or **\$40,000**, whichever is less
  - **Detailed Site Investigations**, up to 70% of eligible project costs or **\$125,000**, whichever is less
  - Other **environmental investigations** or related environmental activities, up to 50%, or **\$125,000**, whichever is less.





# BROWNFIELD REDEVELOPMENT: Provincial Government Funding

## Eligible Activities and Maximum Provincial Contributions under the Brownfield Renewal Funding Program

\* Maximum funding provided for each application is based on the lesser of either the maximum dollar amount of the maximum percentage of the activity for which funding is requested.

HST for eligible costs will be reimbursed and will not be calculated as part of the awarded amount.

Eligible Activities for Funding	Type of Activity	Maximum Provincial Contribution (%) ^	Maximum Provincial Contribution (\$) ^
a. Preliminary Site Investigations (Stage 1 and 2) *	Environmental Investigations	85%	\$40,000
b. Detailed Site Investigations *		70%	\$125,000
c. Analysis and interpretation, including tests, sampling, surveys, data evaluation, risk assessment (human and ecological); d. Evaluation of alternative methods of remediation; e. Preparation of a remediation plan, including a plan for any consequential or associated removal of soil or soil relocation from the site;		50%	\$125,000
f. Investigation and classification of on-site wastes not associated with environmental media (soil, sediments, surface water, groundwater, air/vapour, animals and plants), to determine their status under the Hazardous Waste Regulation and the <i>Environmental Management Act</i> for the purposes of deciding on appropriate management (e.g., asbestos, lead based paint, PCB-containing lamp ballasts, etc.) g. Removal of above ground and underground petroleum or chemical storage tanks; and h. Quality assurance activities such as verification sampling, analysis and monitoring related to items (f) and (g) above.	Other Related Environmental Activities	50%	\$125,000

\*As defined in Chapter 53, section 41 of the BC *Environmental Management Act*







# BROWNFIELD REDEVELOPMENT: FCM & BC Funding Programs

Project Phase	FCM/GMF	BC Brownfield Renewal Funding Program
Planning	Grant	BC Government Grants (not directly brownfield related)
Assessment/ Investigation	Grant	Grant
Risk Assessment/ Remediation	Grants/Loans	Grant (risk assessment only)
Redevelopment	Grants and Loans	N/A





# BROWNFIELD REDEVELOPMENT: Municipal Tools

- Establish a Municipal Development Role
- Blanket Preliminary Contamination Risk Assessment
- Tax Exemptions
- Prioritize Brownfields in the Planning Process
- Detailed Site Inventory
- Promoting Interim Uses
- Rezoning / Zoning Text Amendments





## BROWNFIELD REDEVELOPMENT:

# Recommendations for City of Langley

### City of Langley Initiatives

- Adjust policies to encourage growth
  - Amend OCP for a wider range of uses, as per RGS, on transitional industrial sites
  - Expedited approval processes
  - City funded grants for brownfield renewal projects
- Up zone sites
  - Select sites for redevelopment
  - Re-zone site prior to any interest in redevelopment (203<sup>rd</sup> Street)
  - Ex: Industrial                                      Mixed Use Development (RGS)
  - Reduced approvals cost and increases certainty to development community







# BROWNFIELD REDEVELOPMENT: Success: Coast Hotel & Convention Centre



Cascades Casino  
& Coast Hotel  
& Convention Centre







# BROWNFIELD REDEVELOPMENT: Success: Langley Power Centre



Langley Power Centre  
200<sup>th</sup> & Langley Bypass



# BROWNFIELD REDEVELOPMENT: Success: Fraser Crossing



Fraser Crossing  
Fraser & Langley Bypass







# BROWNFIELD REDEVELOPMENT: Success: Multi-Family Residential



**Paddington Station: \$46M**







# BROWNFIELD REDEVELOPMENT: Success: Cactus Club



Cactus Club







# BROWNFIELD REDEVELOPMENT: Success: Acura Dealership



Acura Dealership







# CITY OF LANGLEY: “Thank you!”

