

# NORTH BAY CN & CP RAIL LANDS



North Bay Waterfront Conceptual photo from Scholten and Company Inc.

## QUICK FACTS

- Location:** 100 Station Rd, North Bay, Ontario
- Site Area:** 16.19 ha (40 acres)
- Proposal:** Revitalization Project
- Status:** Ongoing
- Investment:** \$ 43 million required for Clean Up
- Awards:** N/A

## HISTORY

- The Canadian National Railway (CNR) Lands were first acquired by the City in the 1990s. The Canadian Pacific Railway (CPR) Lands were acquired by the city in 1999.
- The tracks had been present in the city for approximately 80 years and contaminants from associated uses were located on the site.
- The type and extent of contaminants present on the site were unknown to the City at the time of the purchase.
- The downtown was a popular destination but was devoid of amenities due to poor connection between these lands and the downtown (City of North Bay, personal communication, January 2020).



Satellite Image of North Bay Shoreline & Rail lines Source: City of North Bay

## DESCRIPTION

- The City was able to create a connection (pedestrian underpass) between the downtown core, the rail lands and the waterfront.
- The line removal, remediation and rehabilitation of these rail lands provided new parks and sports fields; the construction of infill housing, including entry level and affordable housing; and new and renovated commercial office and retail buildings (City of North Bay, 2010).



North Bay Waterfront Source: City of North Bay

## WHY WAS THE SITE CHOSEN?

- **Geography:** City staff wanted to control these strategic lands for potential projects and the speed of development (Personal communication, January 2020).
- **Economic development:** The investment by the City created a catalyst for downtown development and created the opportunity for demand generators.
- **Utilization:** The large amount of real estate connecting two large portions of the city was attractive for City staff.
- **Walkability:** To create a connection between two major portions of the city, a pedestrian underpass was built to serve as a path for community members.

## WHO INSTIGATED THE DEVELOPMENT?

Through the acquisition of CN & CP rail lands, the **City of North Bay** can be credited for instigating the development and remediation works on the properties (City of North Bay, 2010)

## WHY IS IT CATALYTIC?

- The new parkland features and the associated increase in visitors triggered the revitalization of the downtown.
- Sparked interest for investors into the community.
- Approximately 4.5 acres of land were sold to a private developer for the construction of a senior home.
- The City launched a Brownfield Community Improvement Plan (BCIP) and a corresponding Downtown Community Improvement Plan (DCIP).
- New developments in the west end of the city.
- City saw an all time record of development and permit applications culminating in roughly \$92.5 million (City of North Bay, 2010).
- Although the project is roughly twenty years old, the built environment of the city has changed drastically due to the undertaking.

**References:**

1. City of North Bay. (2010). Rail Lands Redevelopment. Brownie Award Submission. Retrieved from: <https://www.cityofnorthbay.ca/media/1409/cui-brownie-award-submission.pdf?v=635971778080000000>
2. City of North Bay (2020). (personal communication).
3. City's rail land clean-up project gets national attention. (2010) Retrieved from, <https://www.baytoday.ca/local-news/citys-rail-land-clean-up-project-gets-national-attention-36517>

