

Canadian Brownfields Case Study

Park City Commons Redevelopment



Source: parkcitycommons.com

A rendering of the Park City Commons site.

PROJECT SUMMARY

The Park City Commons redevelopment project is the first of its kind for the City of Winnipeg. Located in Transcona, a suburb within the City, Park City Commons contains an abundance of high-density mixed use development catered specifically to the residents in the area. This project was developed by a private developer, EdgeCorp Group, in conjunction with the City of Winnipeg, to create a seamless transition into a new diverse community that will welcome a new and innovative place to live and work¹. Formally known as the City's Public Works Yard, this project features twelve acres of commercial mixed zoning and eleven acres of residential mixed zoning². It includes retail amenities such as restaurants, pharmacies, and more, and offers affordable housing options³. This redevelopment project was the winner of a Canadian Brownfields Network Brownie Award in 2019 under the Reinvest - financing, risk management, and partnerships category.

Site Characteristics

The surrounding Transcona neighbourhoods are found to have low-rise, single-detached homes. In the 2016 census, almost twenty-six thousand were found living in single-detached dwellings, with only approximately six thousand living in apartment-style buildings⁴. This redevelopment provides a new and modern style of living that perhaps many of the residents

are not used to having in their neighbourhood. It offers options for smaller or larger units that cater specifically to the income of the renter or buyer, which is important to have in a neighbourhood that is largely dominated by single-detached dwellings. In consistent with the 2016 census data, this style of housing also accommodates the largest target group which is the 15-64 age range, who are seeking to own or

QUICK FACTS

Location

Winnipeg, Manitoba

Project type

Mixed-use, commercial and residential

Site size

9.3 hectares (23 acres)

Land uses

Residential, commercial retail, recreation

Keywords/special features

Affordable, accessible, mixed-use, modern

Website

<https://www.parkcitycommons.com/>

Project address

1500 Plessis Road
Winnipeg, Manitoba

Brownfield Awards

2019 Brownie Awards Winner - REINVEST
Category: project financing, risk management, and partnerships

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Case studies were prepared as a course assignment by students enrolled in PL8312/PLE845: Brownfields & Sustainable Development, School of Urban and Regional Planning, Ryerson University (Winter 2021). Information for the case studies was obtained from online sources, available reports, and, in some cases, site visits and direct communication with stakeholders.

If you are aware of any errors or updates to the case studies, please contact chris.desousa@ryerson.ca

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rent their own space⁵.

Park City Commons was originally a site owned by the City of Winnipeg, known as the Transcona Public Works Yard⁶. This site was used for vehicle maintenance and fuelling for fleet management. It contained two vehicle fuelling underground storage tanks, as well as storage areas for road salt and sand utilized by the City⁷. Along with this, it became the City's forestry yard for all of Winnipeg⁸. This redevelopment drastically transformed the non-productive former industrial site into a multi-modal, mixed-use, and modern development.

Cleanup

The process of developing an Environmental Management Plan (EMP) was done by the Park City Commons group in conjunction with Dillon Consulting Limited. Environmental site assessments indicated a significant quantity of salt-impacted soils due to the storage of road salt for the City as well as fuel-related hydrocarbon impacts due to the sites usage and storage of fuel⁹. In 2016, Dillon Consulting Limited conducted a Supplemental Site Investigation to identify the extent of the soil-related impacts¹⁰. Twenty-two boreholes were drilled to a depth of approximately 3 mbgs (metres below ground soil), which found that the soil concentrations in the soil samples ranged from 200 mg/kg to 39,000 mg/kg¹¹. They found that the salt impacted soil appeared to be limited to the upper fill material of 0.7 m on the site¹².

As a result of this, a new approach was taken to tackle these concerns that involved applying risk assessment and management approaches and using traditional techniques for soil remediation¹³. Due to storing the road salt for an extended time, leaching of the salt and subsequent salt impacts to the soil were found on the site¹⁴.

The cleanup process for this concern followed the remedial action plan (RAP) that consisted of implementing a clean fill cap and planting salt-tolerant trees and shrub species on the site¹⁵. Following this, it was also recommended for proactive approaches to planning the new development such as implementing corrosion inhibitors for pre-stressed concrete that could possibly be exposed to chlorides¹⁶. As for the areas of hydrocarbon impacts, a RAP was also developed to remove the fuel tanks and for the excavation of impacted soils to be disposed of¹⁷. In addition, maintenance building that was

Rendering of 110 Transcona Blvd. (50+ Apartment Building)



Source: parkcitycommons.com

previously on the site created potential petroleum hydrocarbon impacts in relation to the hydraulic system and floor drains¹⁸. This concern was dealt with similarly to the previous one.

Planning and Redevelopment

The Park City Commons project was brought to the attention of the City of Winnipeg Council because for years, the site was vacant with an abundance of contaminants found throughout. As brownfield land is largely overlooked by developers due to its uncertainty, EdgeCorp Group and its affiliates presented an innovative way to transform it into a mix of residential, commercial and mixed-use land for the community.

The planning and redevelopment of this site were completed over the span of approximately five years¹⁹. The first completed buildings were commercial, which were A&W, Starbucks, Pizza Hut, and Shell Gas Bar and Car Wash in December of 2018²⁰. Since then, all of the desired commercial buildings have been completed. As stated in the *Site Characteristics* section of this case study, the final residential building will be complete and ready for possession will be for summer 2021²¹.

Financing

This project relied heavily on public-private partnership between both the private developer (EdgeCorp Group) and the City of Winnipeg, as



Source: CleanTech Industries - Sunshine Coast

An example of what the soil remediation process would look like

well as federal program assistance²². The Federation of Canadian Municipalities Green Municipal Fund financial incentive program assisted with the costs of site assessment and remedial planning²³. The costs for this were an estimated \$6 million, with the costs of managing soil-related impacts at less than \$1 million²⁴. The final costs for the environmental assessment and remedial action plan were offset 50% by the grant provided by the Green Municipal Fund, which ultimately benefited the Park City Commons Redevelopment.

Buildings

The site for Park City Commons is broken up between commercial mixed (12 acres) and residential mixed (11 acres), bringing the total site area to approximately twenty-three acres. Briefly mentioned in the project summary, this site now has an abundance of commercial, residential, and mixed-use developments currently today. It is representative of a complete community with its public park, accessible pedestrian walkways, and transit-oriented development. With its close proximity to public amenities, it allows for an increase in walkability and pedestrian safety. Along with this, EdgeCorp Group and the associate agencies, M3K Management LTD. and Cushman & Wakefield, have worked to create modern design elements that are current with today's accessibility standards.

To provide a more in-depth description of what the site includes, please see below.

1. Seven Residential Apartment Buildings - Two of these buildings are designated fifty-plus and the other five are open to all . All of these residential buildings are complete, with the exception of 140 Transcona Blvd., which will be ready for possession as of Summer 2021 . The unit sizes vary depending, as there are options for one-to-three bedroom units, as well as an option for type of balcony . Each building consists of underground heated parking and amenities such as gyms, party rooms, and lounges .
2. Two Mixed-Use Buildings - 1490 Plessis Road is a four-storey building, with Rexall Drugs and Medicentre on the main floor, and fifty-eight residential apartment units above . 1480 Plessis Road is a four-storey building, with commercial offices on the main floor, and thirty-nine residential apartment units above . Both will contain the same amenities as the seven residential buildings.
3. Public Amenities - The Park City Commons community features a large park with walking paths, a pergola, benches, and a playground . It also features a public library and recreation centre .

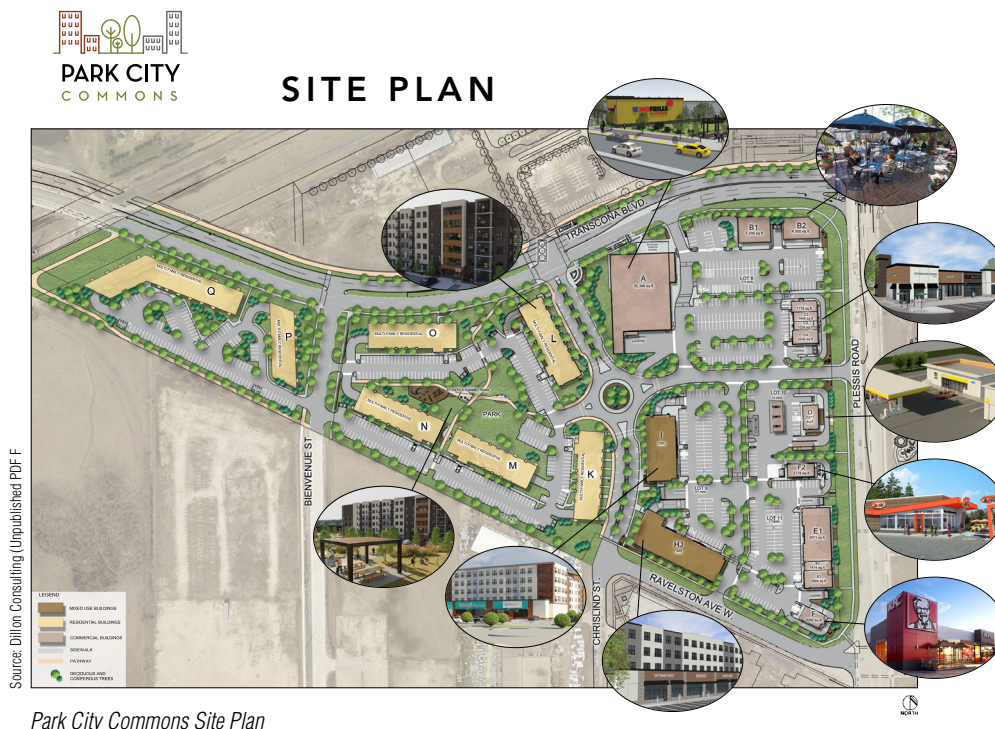
4. Commercial Retail - The site contains a wide array of commercial retail opportunities. Currently, it contains an A&W with a drive-thru, Starbucks drive-thru, Pizza Hut, Shell Gas Bar and Car Wash, Pet Planet, No Frills, Dollarama, KFC with a drive-thru, Rexall Drugs and Medicentre, Mucho Burrito, Almond Nail Bar, and finally, Advanced Massage Therapy .

Key Challenges

The redevelopment of this brownfield site were extensive due to the impacts of soil contamination. This alone, along with the other contaminants found in the site posed significant concerns over the costs associated. The risk management and remediation strategy discussed in the *Cleanup* section of this case study proved to be successful in adequately managing and ultimately reducing the costs related to the cleanup process²⁵.

Benefits and Lessons Learned

The site has resulted in socioeconomic benefits for the City of Winnipeg in that it created an accessible, affordable, and exceptionally designed new community. Park City Commons has provided modern living spaces to around six hundred residents and offered new opportunities for work just steps away from their home. The necessary steps to outsource and gather assistance to produce such a thriving community proved to be a success.



Park City Commons Site Plan

Endnotes

[1] Park City Commons. (n.d). Live, Work Play: A 23 acre Mixed-Use Development. Retrieved from <https://www.parkcitycommons.com>

[2] Ibid.

[3] Ibid.

[4] Statistics Canada. (2016). Census Profile, 2016 Census: Elmwood--Transcona [Federal electoral district], Manitoba and Manitoba [Province]. Retrieved from <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=FED-&Code1=46005&Geo2=PR&Code2=46&Search-Text=Elmwood--Transcona&SearchType=Be-gins&SearchPR=01&B1=All&GeoLevel=PR&-GeoCode=46005&TABID=1&type=0>

[5] Ibid.

[6] Real Property Institute of Canada. (2018). Poster Abstracts. Retrieved from <https://rpic-ibic.ca/en/events/federal-contaminated-sites-fcs-national-workshop/previous-fcs-national-workshops/2018-fcs-national-workshop/poster-abstracts-2018fcsnw-3>

[7] Ibid.

[8] Council of the City of Winnipeg. (2016, July 13). Council of the City of Winnipeg. Retrieved from <http://clkapps.winnipeg.ca/DMIS/ViewPdf.asp?SectionId=440773>

[9] Real Property Institute of Canada. (2018). Poster Abstracts. Retrieved from <https://rpic-ibic.ca/en/events/federal-contaminated-sites-fcs-national-workshop/previous-fcs-national-workshops/2018-fcs-national-workshop/poster-abstracts-2018fcsnw-3>

[10] Dillon Consulting. (2019). Brownfield Redevelopment of Former Public Works Yard. Unpublished (PDF File).

[11] Ibid.

[12] Ibid.

[13] Real Property Institute of Canada. (2018). Poster Abstracts. Retrieved from <https://rpic-ibic.ca/en/events/federal-contaminated-sites-fcs-national-workshop/previous-fcs-national-workshops/2018-fcs-national-workshop/poster-abstracts-2018fcsnw-3>

[14] Ibid.

[15] Ibid.

[16] Ibid.

[17] Ibid.

[18] Ibid.

[19] Park City Commons. (n.d). Live, Work Play: A 23 acre Mixed-Use Development. Retrieved from <https://www.parkcitycommons.com>

[20] Ibid.

[21] Ibid.

[22] Real Property Institute of Canada. (2018). Poster Abstracts. Retrieved from <https://rpic-ibic.ca/en/events/federal-contaminated-sites-fcs-national-workshop/previous-fcs-national-workshops/2018-fcs-national-workshop/poster-ab->

stracts-2018fcsnw-3

[23] Ibid.

[24] Ibid.

[25] Ibid.