

## BROWNFIELD RENEWAL: REVITALIZING LAND & COMMUNITIES

A brownfield is an abandoned, vacant, derelict or underutilized commercial property that may have perceived or real contamination due to its past use. Cleaning up brownfield sites allows them to return to productive use, resulting in economic, social and environmental benefits for communities. Brownfield redevelopment helps to increase active commercial space, which in turn creates employment, improves community safety, retains green space and reduces pressures on undeveloped land.

The **Brownfield Renewal Strategy** is essential to Corridor Growth. This initiative aims to assess and prioritize redevelopment potential of brownfield sites along the City's major corridors. The results of the evaluation could lead to the formulation of an incentive program that will help overcome financial and environmental barriers for redevelopment. Brownfield redevelopment creates a number of economic benefits for local governments, land developers and the community. By choosing to redevelop vacant or underutilized land, new sources of tax revenue can be found and redeveloped brownfield projects can spur on further new development as part of a community revitalization strategy.

### How does Brownfield Renewal fit into the Plan for Growth?

- The shift to increased transit and active transportation indicated by the growth plan should lead to a reduction in transportation-related land uses. This will provide opportunities for these properties as they have a high development potential.
- Corridor planning calls for a re-examination of land uses on major transportation corridors to make them more livable. This goal requires remediation of brownfield sites.



# A LOCAL SUCCESS STORY - Brownfield Interim Use

A collaborative effort between CHEP Good Food Inc. and the City of Saskatoon helped a chronically vacant brownfield site on 19th Street West to become the thriving home of the CHEP askîy Community garden. In 2017, the askîy project won best small project at the national Brownie Awards, recognizing projects that re-purpose brownfield sites in positive ways.



## Brownfield Renewal



## BENEFITS OF BROWNFIELD INTERIM USE



*The town of Vulcan, AB used a former brownfield site to erect a solar park for power generation.*

- Increase land marketability
- Activation of the area
- Increased land productivity
- Ensures property maintenance
- Can be used to examine new site uses with low risk.
- Provide service to the community.

## Preliminary Brownfield Policy Framework

**Goal: Reduce the Number of brownfields while supporting the Corridor Planning program's balanced approach to growth.**

**Policy Intent and Objectives:** Improve soil quality, return productive land uses and improve community aesthetics.

**Policy Ideas:** Provision of guidance and materials, maintenance of a brownfield program that includes accessible assistance, public resources and incentives and operation of an interim use program.

## It's Your Future City

Let us know your thoughts about Brownfield Renewal in Saskatoon by sending an email to [brownfields@saskatoon.ca](mailto:brownfields@saskatoon.ca) or call (306) 986-0993. #GrowYXE #YourFutureCity



Saskatoon will welcome 250,000 people in the next few decades. Adopted in 2016, our Plan for Growth will create a stronger social, environmental, economic and financial future for all residents. [saskatoon.ca/growth](http://saskatoon.ca/growth)

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