

**Prioritizing Brownfields Redevelopment In  
The City of Kingston, Ontario**

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## Executive Summary

Most of the research and progress related to brownfields has been focused on legal, financial and engineering solutions to promote relatively quick redevelopment of these industrial sites that usually occupy central urban locations. Thus, the emphasis of brownfields redevelopment has been primarily on environmental assessment and remediation, and as a result less attention has been paid to secondary land use considerations and the notion of "good planning". Fortunately, the past decade has left us with an abundance of different brownfield experiences at home and abroad. As well, a great deal of information and literature is now available on a variety of brownfields topics that can be used to evaluate planning decisions, models and guidelines. Municipal governments now have a variety of tools available to identify potential brownfield sites and incorporate them into official policies and future urban strategies.

This report uses a multi-criteria evaluation matrix to evaluate the characteristics of 15 brownfields in the City of Kingston to examine how they contribute to compact urban form and government policy objectives. Throughout the process, the report explores how planners can evaluate the benefits of proposed or completed brownfields redevelopment projects. The evaluation categorized the brownfields into three different tiers based on their scores from the evaluation matrix. These scores reflect each brownfields potential benefit to the City based on how much these sites can contribute to a sustainable urban form and fulfil defined government objectives.

The report then classified the brownfields into three Tiers based on high, moderate and low scores. Brownfields with the highest scores, Tier I, were properties that offered the most potential benefit to the City. However, the findings indicate that these brownfields are likely to have a high market value and require little to no financial assistance from governments. Brownfields in the study with moderate scores, Tier II, were brownfields that offered considerable benefit to the City although not in central or previously gentrified locations as the Tier I brownfields. These brownfields remained vacant due to a combination of poor market value and real or perceived contamination. The Lowest scoring brownfields, Tier III, were located far from the CBD and with poor access to roads, public transit, and pedestrian networks.

The report concludes that brownfields that fall into the Tier II range should be the subject of municipal efforts to plan for their redevelopment. Such efforts could include a variety of financial incentives, assistance in the approvals process, environmental testing and public education.