

RE-DEVELOPMENT OF FORMER CN RAIL CAR SHOPS PROPERTY, MONCTON, N.B., CANADA



OCL Group was retained to develop and implement a complete environmental management system for the brownfield development of the 280-acre former CN Rail Car Shops property in Moncton, N.B. This is the largest rehabilitation project in eastern Canada and one of the largest in North America.

OCL first worked with the client to develop a sustainable policy for re-development of former industrial lands. The policy addressed Moncton's environmental concerns, which included buried metal and asbestos, wood wastes in an old landfill, metal contamination from disposal of former brass foundry sand, and hydrocarbon contamination from a vehicle fuelling tank. Detailed Phase 2 and 3 ESA information was used to develop detailed Remedial Action Plans (Phase 4 ESA). With approval by the provincial Dept. of Environment, a risk-based corrective action concept was implemented. Remediation was accomplished through treatment of metal and hydrocarbon contaminated soils.

The Property has been developed into Emmerson Business Technology Park, a 120 acre Moncton Commons (soccer, baseball and hockey) and a 60-acre residential area. Success of the project has been recognized by the Canadian Urban Institute (2 brownie awards, 2002), the US Environmental Protection Agency (1st International Phoenix Award, 2003) and the Globe Conference (1st Globe Award for Brownfield, 2004).

Client: Canada Lands Company (1996-2001)

