

BROWNFIELD REDEVELOPMENT OF FORMER CN RAIL CAR SHOPS PROPERTY, MONCTON, NB



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.

A key feature of the project was the policy decision to have an environmentally sustainable development. This meant that most or all site “wastes” were to be re-used on the site rather than trucked to a landfill or alternate dump site. Examples include:

- ❑ The extensive amount of concrete foundations and slabs were recovered, broken up and then ground to create aggregate to serve as the base of parking lots and roadways through the project area.
- ❑ Construction wood wastes (e.g., box car construction) was partially ground, mounded, covered with 1-3 m of clay and topsoil/compost to create noise barriers around sport playing fields.
- ❑ All buried metal was excavated, bailed and shipped to a metal recycling company.
- ❑ A limited amount of petroleum-contaminated soil was treated on site and the soil re-used for decorative landscaping.
- ❑ Poor quality soils from the site were intermixed with City compost and biosolids to create topsoil for the playing fields.

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 Redevelopment, 2004).

Client: Canada Lands Company

See *Presentations* for copy of article, “Locomotive Repair To Information Technology” from Canadian Rehabilitation magazine, Autumn 2004.