

WELCOME TO THE ULI COASTAL FORUM

Toronto | May 17, 2023



SPRING MEETING



Chris De Sousa
Professor, Toronto
Metropolitan University



Moderator:
Patrick Marchman, AICP
Principal
KM Sustainability



Joe Backer
Senior Development
Officer
City of Boston

Climate Gentrification and Social Aspects of Planning



Climate Gentrification & Social Aspects of Planning

- **Christopher De Sousa**, Ph.D., MCIP, RPP
- Professor & Associate Director, School of Urban & Regional Planning, Toronto Metropolitan University
- Past-President, Canadian Brownfields Network
- chris.desousa@torontomu.ca
- Reactivate Brownfields Research Lab
<https://www.brownfieldsresearchlab.com/>

Toronto Port Lands

(Blog TO)



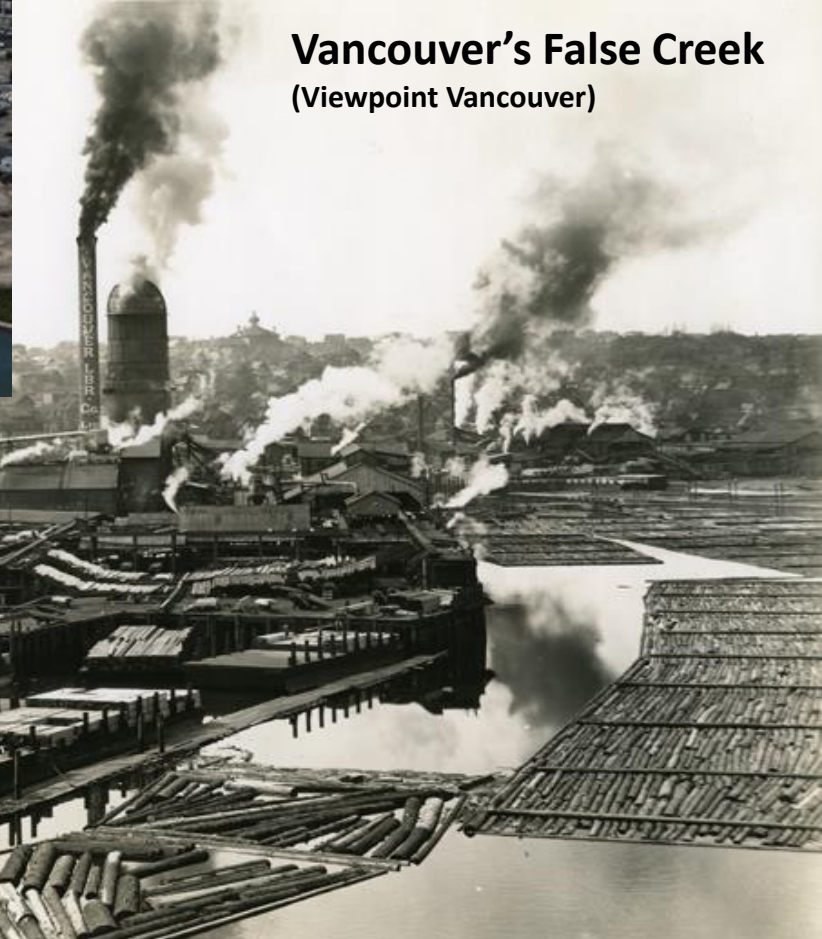
Montreal's Lachine Canal

(Parks Canada)



Vancouver's False Creek

(Viewpoint Vancouver)



Vibrant Shores → Industrial Engines → Contaminated Sites

Contaminated Sites + Sustainable Development + Market Preferences = Coastal Revitalization of Brownfields

Canada &
UK

Regional
Growth
Management

USA

Economic
Development
& Renewal

- Infill, re-use, redevelopment, revitalization focused
- Cleanup, habitat/ecological restoration, reconnected infrastructure, recreation
- Government/stakeholder roles/partnerships

People/Consumers/Markets Desire a Re-connection to the Water

Toronto Port Lands vision
(Globe and Mail)



Montreal's Lachine Canal
(Parks Canada)



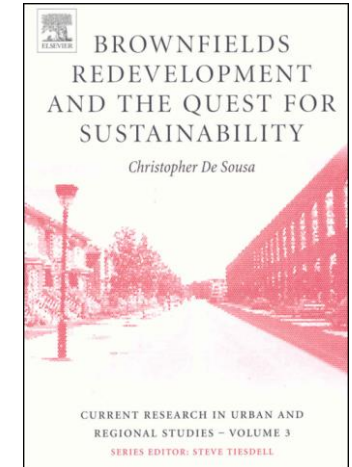
Vancouver's False Creek



Contaminated/Derelict Brownfields → Waterfront Communities

Sustainable Brownfield Redevelopment: Social Equity, Environmental Justice, and Gentrification

- Stimulating redevelopment and investment is the key motivator/rationale
- Greening is the most popular feature
- Social motivations/interventions tend to focus on removing blight, improving aesthetics, and providing community spaces and activities.
- Economic motivations emphasize re-investment and new employment.



Canadian Brownfields Case Study

Inspiration Lakeview

QUICK FACTS

Location: Mississauga, Ontario

Project type: Industrial Brownfield Revitalization

Site area: 250 acres

Land uses: Residential, commercial, mixed-use, institutional, employment, open space

Key project/related features: Coal burning, Ontario Power Generation, urban waterfront community

Website: <http://www7.ontario.ca/Department/Marketing/Statistics/Inspiration-Station.html>

Project Summary: The purpose of the Inspiration Lakeview study is to develop a Visionary Concept Plan to guide future development on the key waterfront site in southeast Mississauga. The project area is being transformed from its industrial past into a world class destination urban waterfront community. This site is the largest underdeveloped waterfront property under single ownership in the City and has plans to become the greatest redevelopment waterfront plan in the Greater Toronto Area. As a major waterfront site, Inspiration Lakeview forms part of a connected series of established and emerging lakefront communities on the north shores of Lake Ontario!

Site Characterization: The Inspiration Lakeview lands hold an important piece of history for the City of Mississauga. Over the past few hundred years, the 240-acre industrial site has been transformed from coal-powered lands to an automotive site range, wartime barracks and small arms manufacturing facility. In its forty year lifespan as the Ontario Power Generation (OPG) coal-burning Lakeview Generating Station and current Business Employment Centre, throughout the history, the site has served Mississauga as both an iconic plant/office on Mississauga Lake Ontario shoreline, as well as an influential employer during the city's industrial peak.

To understand the study area in a greater context, a timeline of Inspiration Lakeview's surrounding uses will follow:

1. North - Lakeshore Road East. The main street-use corridor in the area.
2. South - This site is bounded to the south by Lake Ontario.

cbn Ryerson University

Enhancing Social Equity & Environmental Justice: Tools for Revitalization while Limiting Gentrification

- Community representation, engagement and the empowerment of champions.
- Expanding the role of, and increasing support for, non-profits, particularly when tackling complex social and environmental justice issues.
- Broadening and entrenching social equity objectives and metrics in Plans.
- Policy and funding tools tied to explicit social (& environmental) outcomes: technical assistance, Community Benefit Agreements, inclusionary zoning (supported by density & funding), community programming, etc.
- Mindfulness of the market and supporting public, private, and non-profit projects that are economically and operationally viable.

More and More Projects are pointing in the right direction

Zibi Project, Ottawa, Ontario



Image Source: Zibi Master Plan, Perkins+Will (2015)



Northlands Dënesųliné First Nation– Lac Brochet, Manitoba



Menomonee Valley, Milwaukee, WI

Over Two Decades of Best Practice

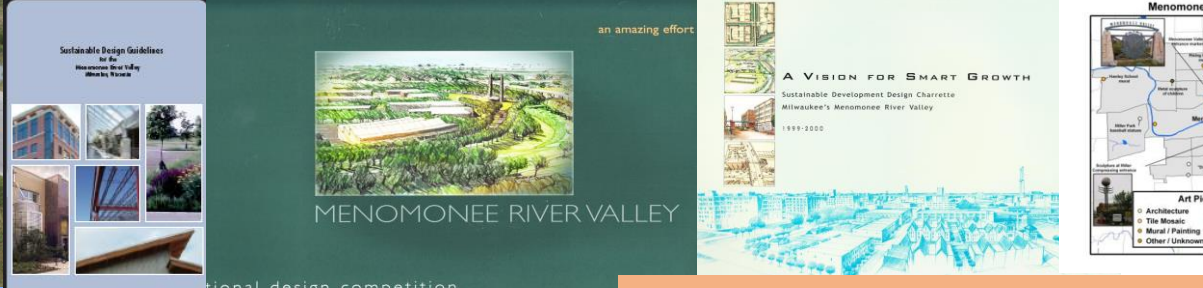


Infrastructure Improvements



Public, Private, and Non-profit Partnerships & Leadership

Sustainable Plans, Design, & Employment Guidelines



Science, Monitoring, Education

Economic Development



Stormwater Management



Community Connections & Activities



Private Investments



Riverbank Restoration



- MVBI Report 2013**
- Environment**
- Water Quality
 - Air Quality
 - Land Cover & Habitat
 - Flora & Fauna
- Community**
- Housing
 - Crime
 - Health
 - Arts & Events
- Economy**
- Employment
 - Commercial Property
 - Business
 - Infrastructure & Access



Courtesy of MVP




Thank You & Questions



Transformation without Displacement: Decarbonizing Boston's Housing



Mayor Michelle Wu

A photograph of a person in a yellow raincoat wading through floodwaters in Boston. The person is in the foreground, wading through the water. In the background, there are several street lamps and buildings. The image is overlaid with a blue semi-transparent box containing text.

Climate change is causing sea level rise, extreme heat, and stormwater flooding in Boston.

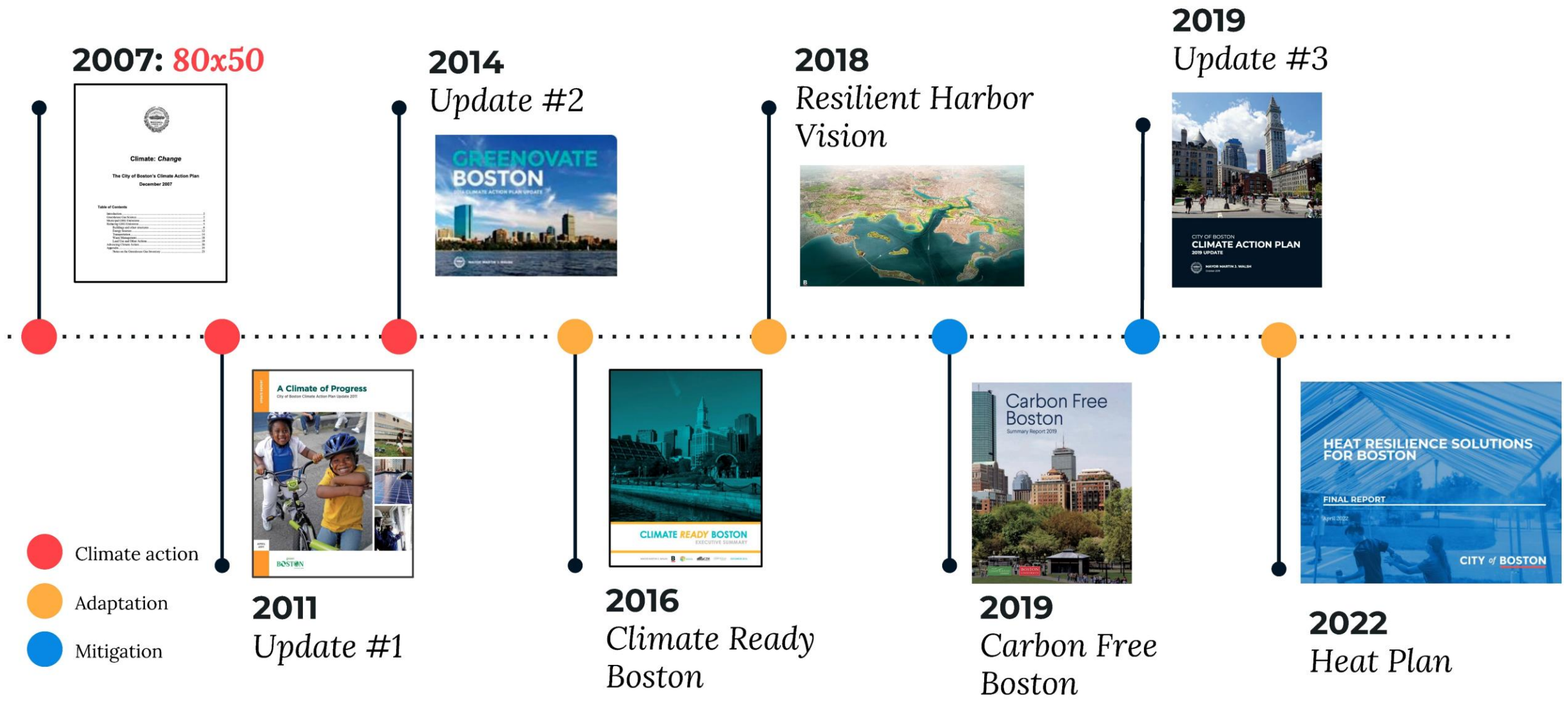
Communities of color and other socially vulnerable populations are disproportionately bearing the burden of the effects of climate change.

Buildings account for 70% of Boston's greenhouse gas emissions.

Our emissions are not decreasing fast enough.

We need to accelerate carbon reductions.

A history of climate planning and action



A history of climate planning and action



CITY OF BOSTON

CLIMATE ACTION PLAN

2019 UPDATE



MAYOR MARTIN J. WALSH

October 2019

DESIGNING FOR EQUITY

› Develop mechanisms to mitigate issues related to affordability, gentrification and displacement of low-income renters.

A Boston Green New Deal



“In this moment of tremendous urgency and opportunity, Boston must lead on a city Green New Deal. From the health and safety of our residents, to jobs and economic opportunity, to the vibrancy and livability of our neighborhoods, climate action is the foundation for our brightest future.”

- Mayor Michelle Wu

“Our focus is taking decisive action now to support our climate, advance justice and bolster livability throughout the City of Boston for all of our residents.”

- GND Director Oliver Sellers-Garcia

Boston's new low-carbon affordable housing is coming online



City of **Boston** - Department of
Neighborhood
Development


2020

guidebook for **Zero Emission Buildings (ZEBs)**

 City of Boston - DND

 PUNCEBURY / allan+hampton architects

 Thornton Tomasetti

 Bensonwood



*The Kenzi – Passive House certified;
construction completion in 2023*

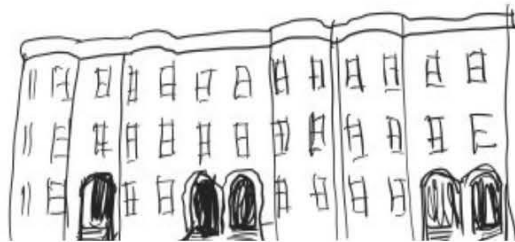
Varied existing affordable housing requires varied approaches



Two family



Triple Decker



12 packs



Row houses



Larger apartment buildings

Naturally occurring affordable housing

- No guarantee of long-term affordability
- Wider range of building typologies
- More varied ownership arrangements

vs.

Deed-restricted affordable housing

- Existing protections for affordability
- Displacement risk is minimized
- Complex financing scenarios

Acquisition Opportunity Program

The stick: Building Energy Reporting & Disclosure Ordinance



- 20,000+ sq ft or 15+ units
- Many pathways to achieve targets
- Flexibility is built in
- Community-based Review Board
- Equitable Emissions Investment Fund



The carrot: Funding Deep Energy Retrofits in affordable housing



- Aligns with BERDO: 15+ units
- Funds up to \$50,000 per unit
- Prioritizes buildings in disproportionately impacted communities
- Preserves affordability and minimizes disruptions
- Supports equitable procurement



Piloting retrofits in smaller, owner-occupied affordable housing

- Focus on owner-occupied 2-4 unit buildings in disproportionately impacted communities
- Anti-displacement and affordability requirements
- Electrification can't be the only step taken
- Building energy assessment → decarbonization roadmap
- Minimize disruptions to building residents at all stages





DOWNTOWN

CONSTITUTION BEACH

ORIENT HEIGHTS

SUFFOLK DOWNS

BELLE ISLE MARSH

BENNINGTON STREET

- █ FLOOD ADAPTED BUILDINGS
- █ ELEVATED LANDSCAPES
- █ CONNECTIONS AND ACCESS



RESILIENT BOSTON HARBOR : EAST BOSTON



**EAST BOSTON GREENWAY
ENTRANCE**



**BORDER STREET
PRIORITY AREA**



**PIERS PARK II + III
MASSPORT**



EAST BOSTON GREENWAY



BELLE ISLE MARSH

**SUFFOLK DOWNS
DEVELOPMENT PROJECT**
THE MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC
THE HYM INVESTMENT GROUP LLC



In East Boston, a big move to keep renters in their homes

In one of the biggest deals of its kind, a nonprofit and the city team up to buy \$47 million portfolio of rental properties in bid to combat displacement.

By [Andrew Brinker](#) Globe Staff, Updated October 16, 2022, 4:08 p.m.





Thank you