

Greyfield Redevelopment and Smart Growth:

An Evaluation of Three Redevelopment Sites in the Greater Toronto Area

by

Lesley Wintle

A report Area

Diverse housing opportunities	The project offers a mix of housing types and sizes (apartments, condos, townhouses, single-family, studios, 1BR, 2BR, 3BR, etc.)
	The project has units with a wide-range of pricing options that will be sold or leased, with at least 15 percent priced as affordable
	The project increases the diversity of housing options in the immediate neighbourhood
Encourage growth in existing communities	The project is located adjacent to existing infrastructure and servicing
	The project is near at least three of the following: housing, restaurants, retail/convenience/services, schools, recreation centres, offices
Environmental protection	The project avoids critical environmental areas (wetlands, watersheds, streams, etc.) and relieves development pressure on natural resources on or off site.
	The project is located on land that is physically suitable for development (not in floodplains, or on steep slopes, etc.)
	The project proposes to improve degraded environmental resources

Smarter and cheaper infrastructure and

sites in the GTA, planners can then be better prepared to enforce more smart growth elements as developers submit redevelopment applications. By applying these strategies to the existing planning process, a greater level of sustainability can be achieved. The final recommendation is also meant for planners in the GTA; however, it is important to realize that partnerships should be formed between the provincial government, developers, and other green agencies/organizations to help facilitate the learning of green building techniques which will improve future redevelopments. The recommendations are as follows:

Recommendation 1: Create a listing of existing greyfield sites and vulnerable mall sites in the GTA, so that planners can be prepared for new development proposals. By highlighting the key sites where planning research should be focused, and by understanding the potential for these sites, planners can then guide future redevelopment projects towards the best possible outcome.

Recommendation 2: Develop a monitoring and evaluation program for new development projects in the GTA so that opportunities for more socially, economically, and environmentally responsible development are not lost. Past projects should also be monitored so that any missing smart growth elements can be incorporated as new development opportunities present

approval requirements sh
