

CITY OF LANGLEY
BROWNFIELD REDEVELOPMENT

... turning brown into green



CASCADES CASINO RESORT WITH COAST HOTEL & CONVENTION CENTRE (REMEDIATED BROWNFIELD SITE)
VALUE: \$45.2 MILLION | EMPLOYMENT: 500 JOBS | TAX REVENUE: \$1 MILLION/YEAR | GAMING PROCEEDS: \$49 MILLION





CACTUS CLUB CAFE

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101-6070

"We chose [a remediated brownfield site in] the City of Langley to build a world class restaurant in the best location within the marketplace."

JIM STEWART, EXECUTIVE VICE PRESIDENT, CACTUS CLUB RESTAURANTS | VALUE: \$7 MILLION

"Experience in the USA has demonstrated that brownfield cleanup and redevelopment often leads to property value increases of 5% to 15% in the area surrounding the site up to 1.2 km away. There are documented cases where "impact" projects, usually involving change from industrial use to parks or mixed use (residential/commercial), have had much higher impacts on property values, even exceeding 100%."

BC BROWNFIELD RENEWAL BC

CITY OF LANGLEY BROWNFIELD REDEVELOPMENT turning brown into green

Convert your premium location, under-valued industrial or commercial brownfield site into a highly profitable property that not only makes our community more green and sustainable, but also puts more green in your pocket.

Learn more about City of Langley development incentives that can turn brownfields into a goldmine.



“In partnership with the City, Anthem has seen two former brownfield sites redeveloped into two of Langley’s busiest shopping destinations: Fraser Crossing Shopping Centre and the Langley Power Center. The City of Langley has repeatedly shown its ability to work with business to develop a variety of thriving commercial, retail and residential projects.”

ERIC CARLSON, PRESIDENT, ANTHEM PROPERTIES GROUP LTD.

“We built a very successful \$50M project which included 220 condominium and town home suites called Paddington Station [...] Without the support of the City of Langley, we would not have undertaken this successful [brownfield] project.”

PETER WARKENTIN, CEO, QUADRA HOMES

“The current Cascades Casino Resort had previously been occupied by a variety of industrial businesses, including a fertilizer supplier and a bulk-fuel business. The City saw an opportunity to develop the site [...] The City navigated through the provincial remediation regulatory regime and acted as a partner in the redevelopment of this site, stream-lining the development process. The City’s foresight and assistance allowed Gateway to redevelop the contaminated site into a major entertainment destination and community asset.”

JAG NIJJAR, DIRECTOR OF OPERATIONS,
CASCADES CASINO RESORT AND COAST HOTEL & CONVENTION CENTRE



FRASER CROSSING SHOPPING PLAZA
VALUE: \$23.9 MILLION



PADDINGTON STATION MULTI-FAMILY RESIDENTIAL
VALUE: \$50 MILLION



CASCADES CASINO/COAST HOTEL & CONVENTION
VALUE: \$45.2 MILLION; EMPLOYMENT: 500 JOBS

As sustainable development remains a burgeoning trend, communities want to centralize, densify development, and limit urban sprawl. Redevelopment of existing town centre brownfield sites makes sense in so many ways.

GREAT LOCATION

Location is one of the key factors that makes a site profitable. Multiple brownfield sites in the City of Langley are prime real estate.

INCREASED PROPERTY VALUES

Turn an undervalued brownfield site into a profitable venture. Redevelop and reap the rewards of increased property values.

REUSE EXISTING INFRASTRUCTURE

Roads, sewer, cable, and other utilities often don't need redevelopment, thereby creating cost savings.

GREEN AND SUSTAINABLE

While reuse of existing infrastructure and site remediation are green development processes, brownfield redevelopment is also shown to save 4.5 acres of greenfield land for every brownfield acre developed.

ECONOMIC SPIN-OFFS

Revitalization attracts more residents and employers, thereby also increasing market demand and projected return on investment.





LANGLEY POWER CENTRE SHOPPING PLAZA | VALUE: \$66.7 MILLION

“The Province of BC has made significant efforts to promote the TRIPLE BOTTOM LINE BENEFITS of Brownfield Redevelopment.”

ALAN MCCAMMON, MANAGER,
REMEDIAL ASSURANCE & BROWNFIELDS,
MINISTRY OF ENVIRONMENT, PROVINCE OF BC

“The City of Langley has demonstrated great leadership by being the first local government in BC to develop a brownfield redevelopment strategy. The Brownfield Redevelopment Strategy [...] showcases the important role that a municipality can play in reducing urban sprawl by directing development towards under-utilized properties.”

STEPHANIE BOHDANOW,
PROGRAM OFFICER, KNOWLEDGE SERVICES
FEDERATION OF CANADIAN MUNICIPALITIES

BROWNFIELD REDEVELOPMENT STRATEGY

Recognizing a nationwide trend to promote Brownfield Redevelopment, the City of Langley embarked on a Brownfield Redevelopment Strategy — touted as the “first of its kind in BC.” Leading the way in brownfield redevelopment, the City employs strategies and incentives to demonstrate how brownfield development can reap much greater rewards than developing a greenfield site.



LEARN HOW TO TURN BROWN INTO GREEN

Download the City of Langley’s Brownfield Redevelopment Strategy and other materials at www.city.langley.bc.ca/index.php/business/brownfield-redevelopment.

CONTACT

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“Celebrating award-winning success, the City of Langley received the 2013 Canadian Urban Institute’s Brownie Award in communications, marketing and public engagement, and the 2014 British Columbia Economic Development Association’s (BCEDA) Community Project Award for their Brownfield Redevelopment Strategy.”



“Brownfield Redevelopment in the City of Langley has generated \$192.2 Million in development and more than 850 jobs.”

CITY HALL

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