Canadian Brownfields Case Study

77 Wade Avenue

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77 Wade Rendering by BNKC Architects. Source: BNKC Architects.

Quick Facts

Location
Toronto, Canada

Project Type
Brownfield Redevelopment, Mass Timber, and Sustainability

Site Area
0.56 hectares (61,029 ft2)

Land Uses
Commercial & Industrial

Project Awards
Finalist - Re-program: Legislation, Policy and Program Initiatives

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Case studies were prepared as a course assignment by students enrolled in PL8312/PLE845: Brownfields & Sustainable Development, School of Urban and Regional Planning, Toronto Metropolitan University (Winter 2023). Information for the case studies was obtained from online sources, available reports, and, in some cases, site visits and direct communication with stakeholders.

If you are aware of any errors or updates to the case studies, please contact chris.desousa@torontomu.ca

The opinions expressed in this case study are those of the authors only and do not represent the opinions and views of either Toronto Metropolitan University, the School of Urban and Regional Planning, or the Canadian Brownfields Network.

Site History

77 Wade Avenue, was used for manufacturing purposes from 1917 to 1939 by Turnbull Elevator Manufacturing Company, a Canadian subsidiary of the American-based Turnbull Company known as the Turnbull-Dover Company. From 1939 to 1960, the subject lands were used for lime and gypsum distribution, followed by a scrap iron yard from 1960 to 1974. A single-storey facility in the southern portion of the site was utilized for oil mixing and storage until the late 60s. The site served as a concrete ready-mix plant (south), part auto-body shop (north), and a metal recycling facility (north) until 2003.

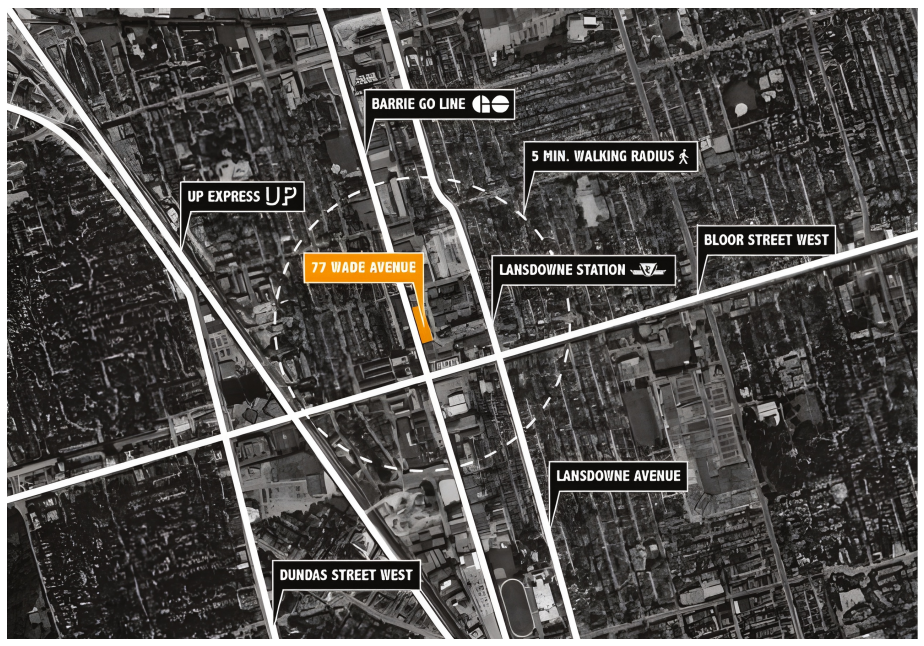
Ontario Redi-Mix Plant. Source: Junction Triangle Blog.

77 Wade Ave Currently. Source: Liam Kofoed.

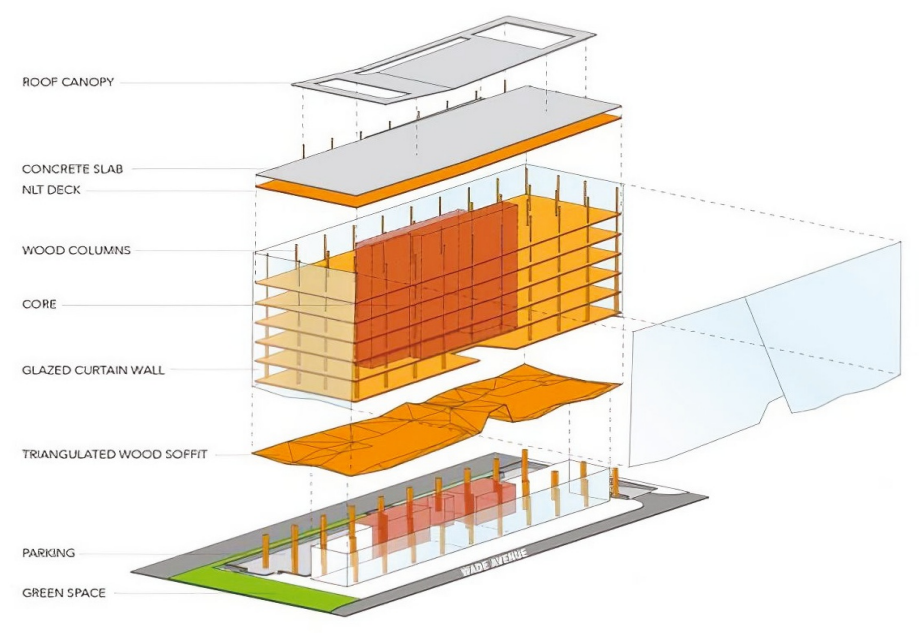
Project Description

77 Wade Avenue is an example of an innovative sustainable brownfields redevelopment project that aims to transform and support the emerging high-tech hub of the Junction-Wallace Emerson neighbourhood with advanced timber-hybrid building construction. Redevelopment of 77 Wade, which once was host to a variety of industrial uses spanning a century, involves a state-of-the-art office building, designed to LEED Gold Standards.

77 Wade Avenue is proposed to be a seven-story mass timber-hybrid building - one of the tallest and most advanced office and commercial buildings in Canada. It weaves together the natural and built environment through exposed wood structures with a hybrid of concrete and steel, and implements advanced off-site construction practices. The new development also includes public realm improvements including new greenspace, bicycle parking, and a pedestrian portal that connects the site and the surrounding neighbourhood to the future Davenport Diamond Greenway.



77 Wade Ave Surrouding Context Map. Source: Rethinking the Future Awards 2020.



77 Wade Deconstructed Cross Section. Source: Rethinking the Future Awards 2020.

Lessons Learned

► **Risk Management** - Understanding the environmental and public health risks that are present ensures safe practices are used during the remediation process. A second or third professional opinion is encouraged.

► **Public-Private Partnerships** - Securing funding for brownfields can be challenging and often rely on partnerships, tax incentives, and community improvement funding to support the project and ensure it is feasible.

► **Sustainable Design** - Brownfield redevelopments offer opportunities to implement cutting-edge designs that are energy-efficient.

Key Benefits

► Sustainable Design
► Quality Control
► Enhanced Safety
► Improved Efficiency
► Enhances Public Realm

Challenges

► Proximity to Rail Corridor
► Potential Contamination
► Timber-Hybrid Construction
► Financial Feasibility

References:
1. "77 Wade Avenue." BNKC Architecture + Urban Design, September 21, 2020. https://www.bnkc.ca/portfolio/77-wade-avenue/.
2. Vic. "Ontario Redi-Mix Has Closed Down." Web log. Junction Triangle (blog), August 10, 2010. https://www.junctiontriangle.ca/node/815.html.
3. 77 Wade Ave. March 26, 2023. Photograph.
4. Rethinking The Future. "77 Wade Avenue: BNKC Architects." Rethinking The Future Awards, February 27, 2020. https://awards.re-thinkingthefuture.com/77-wade-avenue-bnkc-architects/#eac8dbf87d1c1e7a965a2911e19ee5a76aa4eaae#68773.
5. Ibid.

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