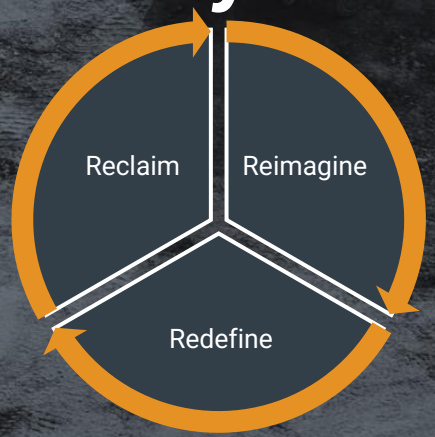
GROUNDED ENGINEERING

From Canal Corridor to Community Housing



Suvish Melanta, Sean Morris

October 2026

TODAY ON BEATTY NEWS

TOP STORY	Housing need & stalled brownfield opportunity
THE BACKSTORY	A storied past
THE CLOCK	Funding milestones force a practical solution
FROM THE FIELD	Adapting to everchanging conditions
FINAL REPORT	Collaborative approach leads to a positive outcome

TOP STORY

City of St. Catharines Under Housing Pressure

6,600 +
Affordable housing applicants

2,400 +
Families on the waitlist

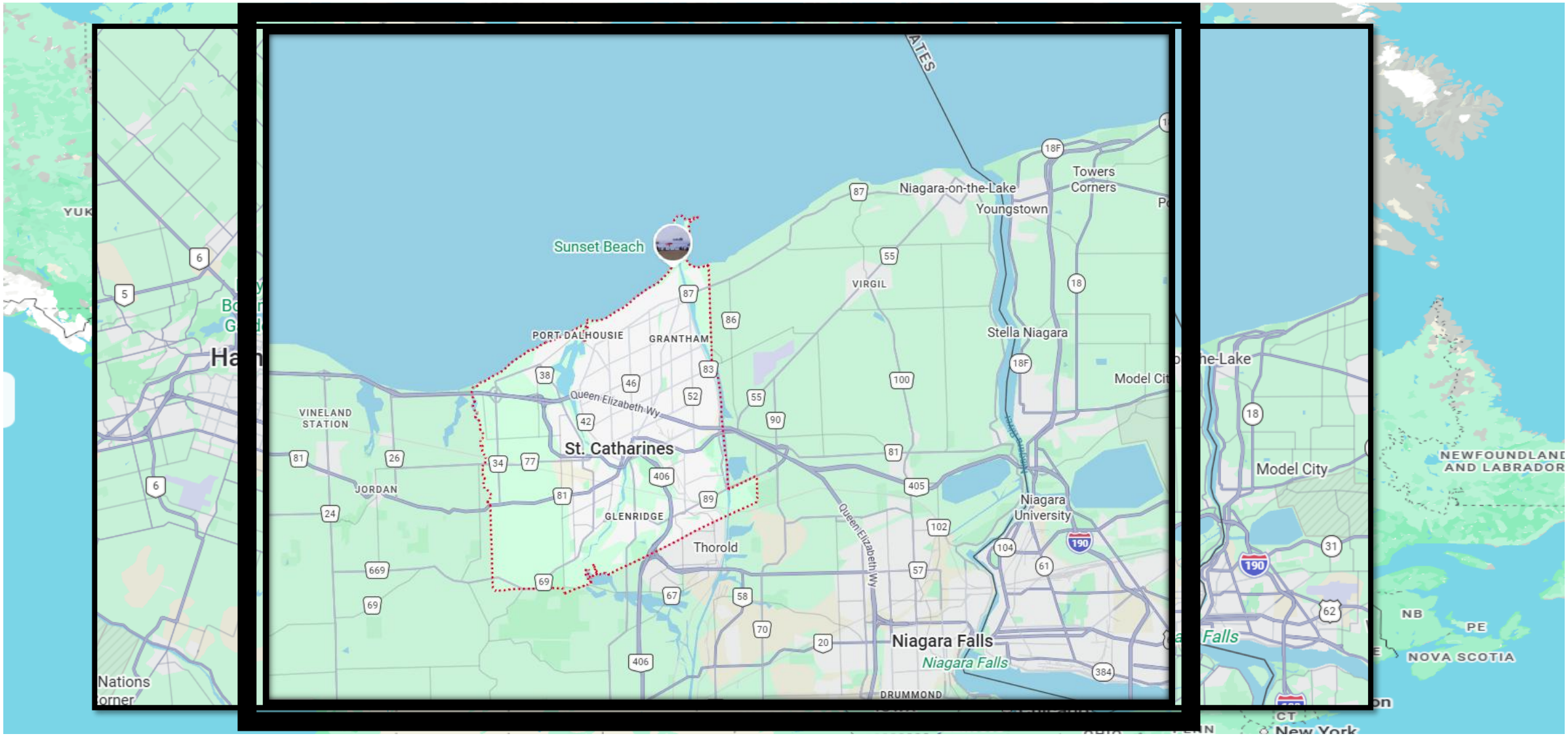
10-20+
Years on waitlist

Many Challenges:

- **Capital Costs** requiring multiple financial contributors
- **Optimal Location** – unhoused placement vs. NIMBYs
- **Planning Resources –** huge feat – multiple stake holders needed

TOP STORY

St. Catharines Selected for $25.7Mil in HAF Funding



TOP STORY

The Ticking Clock

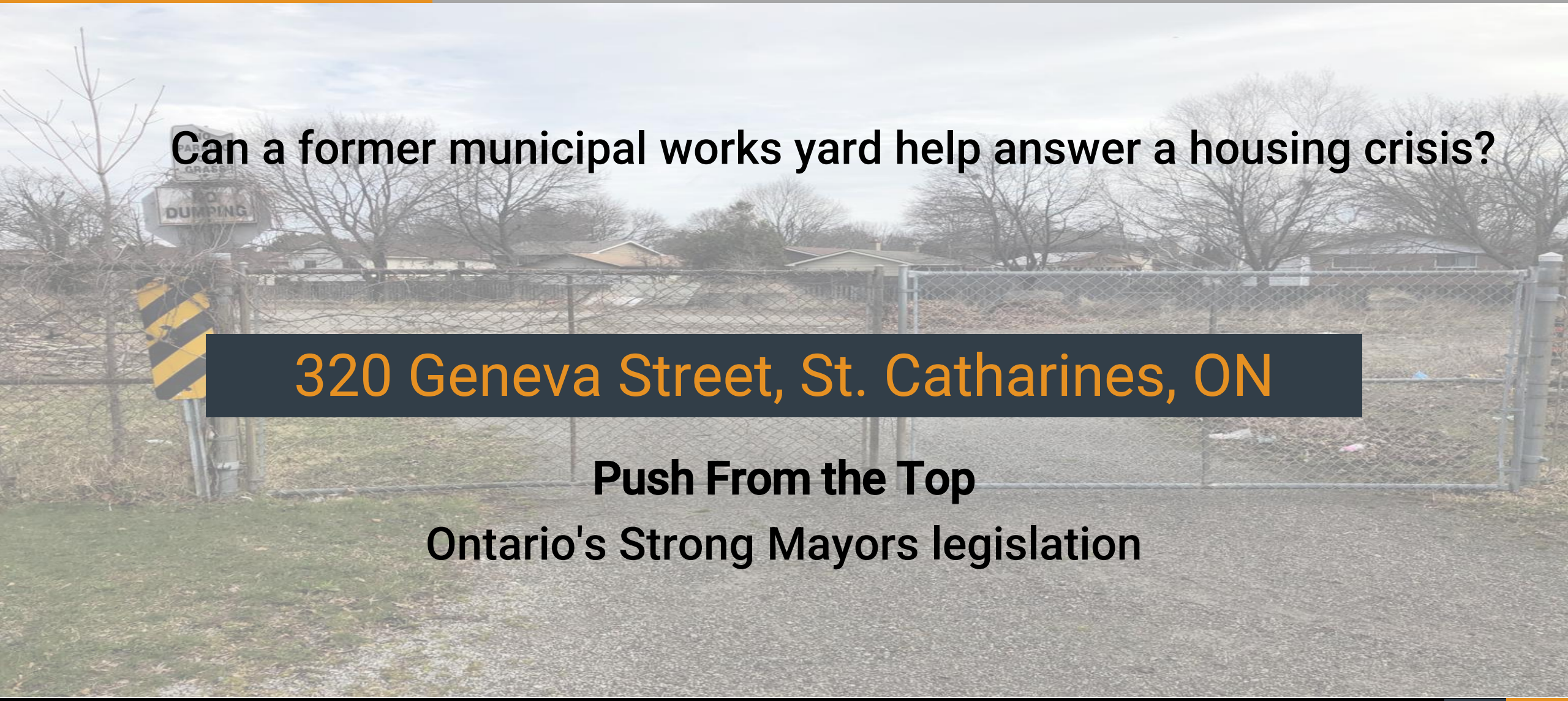
*"This is a huge investment in building more homes, and especially **more affordable homes**, for our growing city. Together, we're creating the St. Catharines of the future — a thriving community where everyone has **access to a home they can afford**. This is key to making sure we remain one of the most livable cities in Canada."*
City of St. Catharines Mayor - Mat Siscoe



Aug. 2023	Jan. 2024	Apr. 2024	2024	2024	Mar 2027
Apply for HAF	HAF funding announced	Develop HAF Action Plan	Policy Amendments	MDC Created	**2,615 New Housing Units!**

TOP STORY

HAF Funding Awarded to Dormant Brownfield Site



Can a former municipal works yard help answer a housing crisis?

320 Geneva Street, St. Catharines, ON

Push From the Top

Ontario's Strong Mayors legislation

A STORIED PAST

100 years of history under one property









1829 — First canal opens

1930s — Third Canal infilled

1960s — Public works yard opens

2020 — Lands declared surplus

2022 — Stalled development

TOP STORY

Clearing the Path for Redevelopment

OPTION 1

Operate lands as-is

Limited change / limited community benefit

OPTION 2

One large development

Approvals Delayed due to remediation

OPTION 3

Phased redevelopment

Remediation tackled concurrently with development



Local Consultant Retained to Complete Feasibility Study

STRATEGY ROOM

How to unlock the site’s potential?



Brownfield redevelopment under scheduling pressure

DECISION DESK

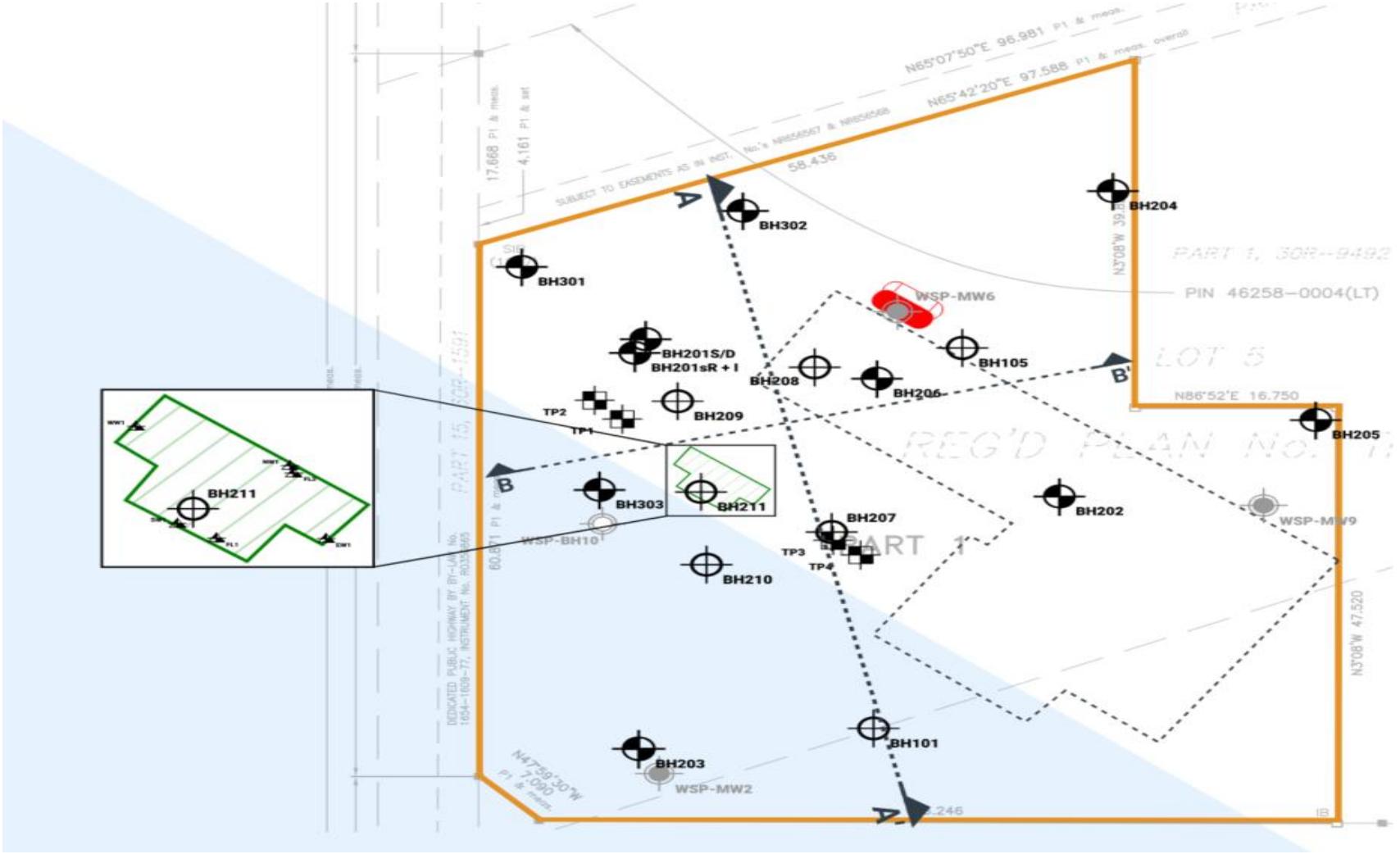
Phase the development, keep the project moving

"It has been a complicated road to get here, but I am confident in NRH's ability to quickly build the bridge and affordable housing that our community so desperately needs. Let's get those shovels in the ground."
City of St. Catharines Mayor - Mat Siscoe



PROGRESS REPORT

Phase 1 lands looked manageable….



Path straightforward:

- Phase One / Two ESAs
- Localized excavation
- File RSC



BREAKING NEWS

Limestone block wall discovered at Geneva St



FROM THE FIELD

GPR & EM turns uncertainty into a decision

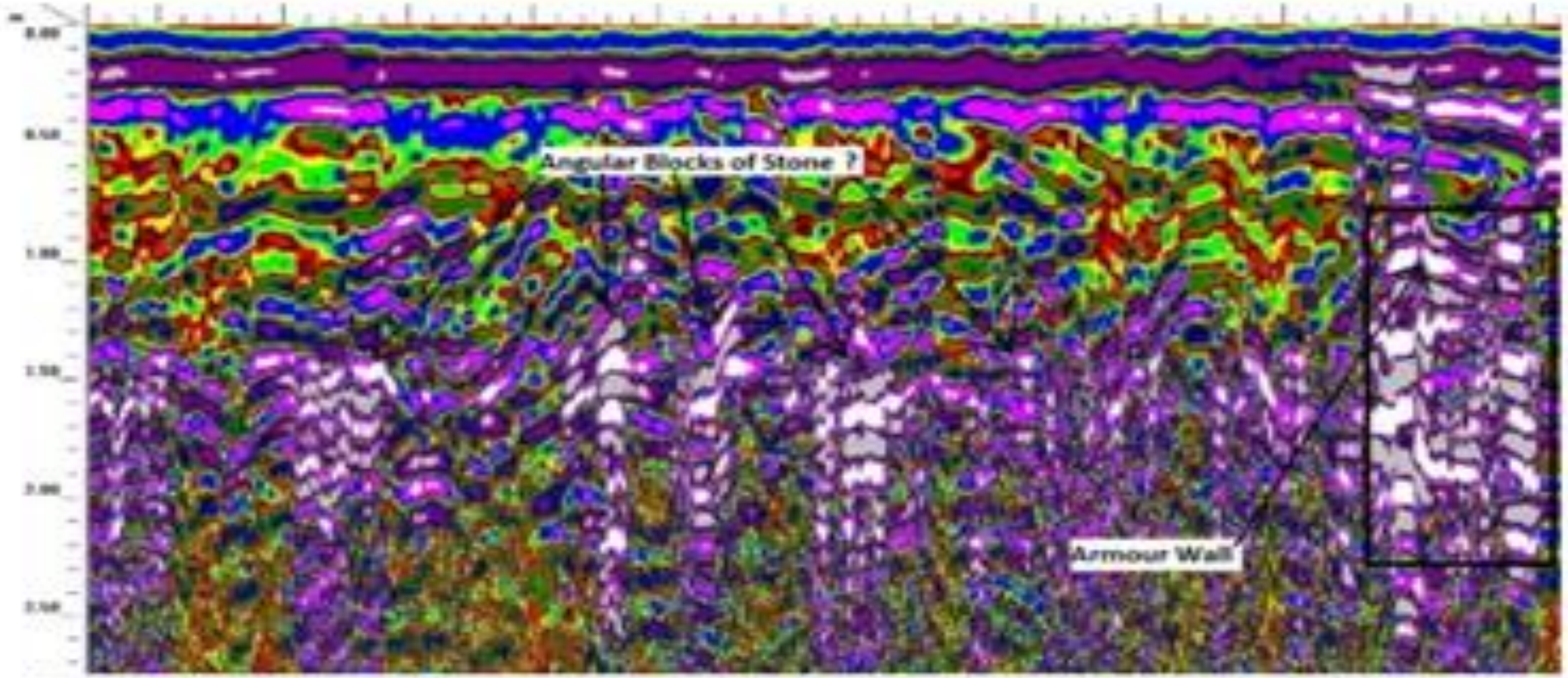


Figure 6:GPR example showing armour wall and possible large angular blocks.

DECISION DESK

Preserve the history

Delineate
GPR & Field Review

Coordinate
Client / Contractors / Consultants

Redesign
Foundation & helical pile layout

Preserve
Buried feature remains in-situ



BREAKING NEWS

History repeats itself during helical pile installation.







Client / Contractor / Consultants revise helical pile layout and grade beam design while maintaining construction momentum.

PROGRESS REPORT

Phase 2/3 lands Site Preparation Commences



Remediation while Phase 1 construction ongoing

FROM THE FIELD

Remediation by the numbers

Obstacles to over come:

- ✓ Utility easement
- ✓ Unexpected water service
- ✓ Perched water conditions
- ✓ Remediation in conjunction with Phase 1 construction staging
- ✓ Maintain groundwater monitoring network



2
Fibreglass USTs removed

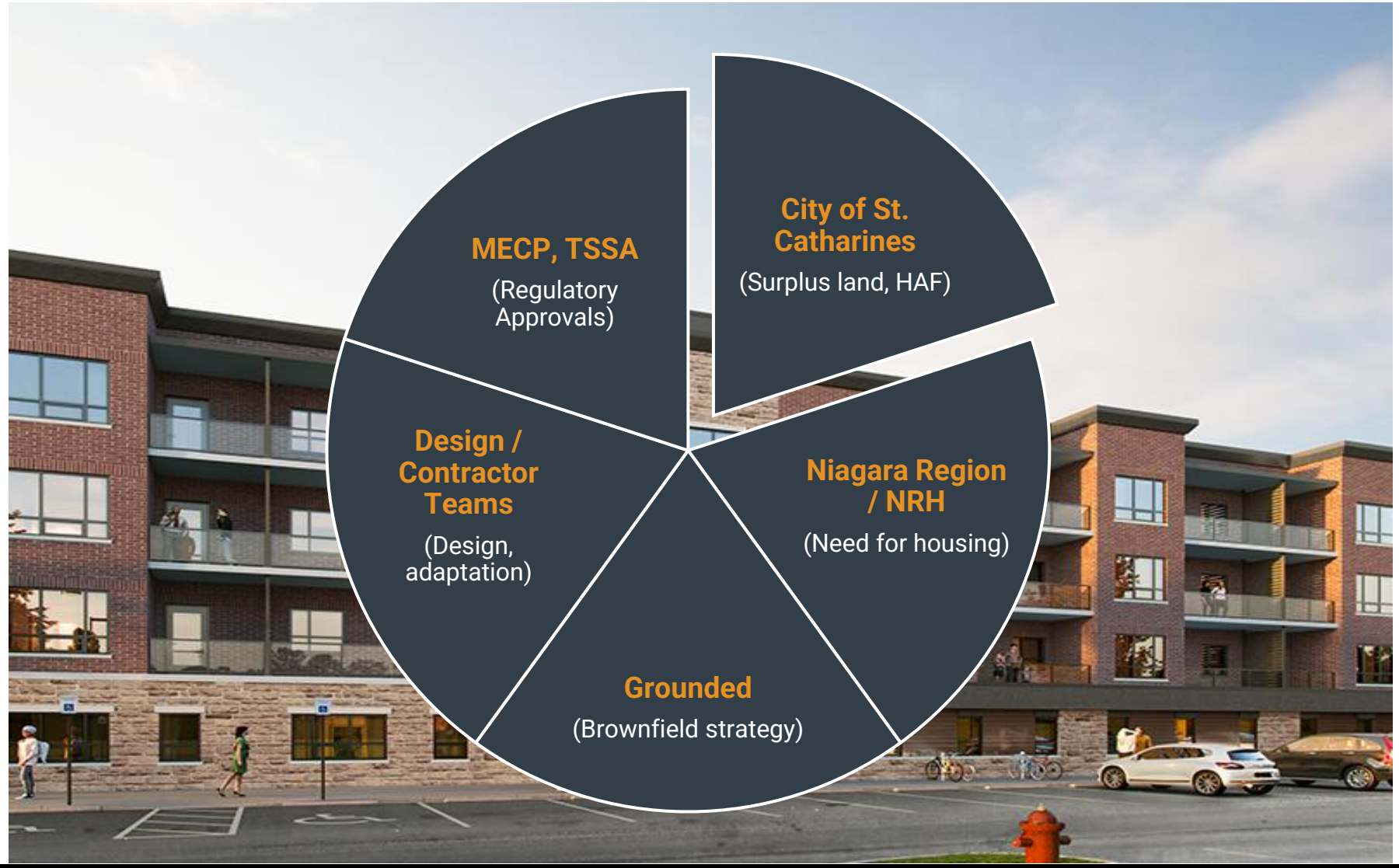
4,219 MT
Impacted soil removed / disposed

196,410 L
Water collected and disposed

Post remediation sampling confirmed the clean, TSSA and RSC filing proceeded.

FINAL REPORT

The project moved because the table was full



TAKEAWAYS

1 History matters – records have limits

2 Phase the risk, not just the construction

3 Environmental work is not isolated

4 Have options



QUESTIONS?

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Thank you to the City of St. Catharines, Niagara Region, Niagara Regional Housing, the design & construction teams and regulators who kept the project moving.