



Canada's Voice for
Brownfields Redevelopment

October 2016 Newsletter Conference Edition - Part 2

Welcome



Hello Everyone

With business back in full swing this fall newsletter took a little longer than usual to pull together. The information in this newsletter continues with the second half summary of our Brownfields conference and provides an update on select committees of the CBN.

We continue to promote this venue as a way to provide sharing of information in the industry. Please do not hesitate to contact [me](#) or [David Petrie](#) if you wish to contribute.

We are committed to enhancing the value of your CBN membership with relevant information on brownfield news and trends such as those found in this Newsletter. We are also proactive in engaging discussions and promoting CBN membership with an increasing number of brownfield stakeholders such as the local Building Owners and Managers Association (BOMA) chapters, real estate associations and municipal corporations. Our vision is to expand the CBN membership to become the unique voice of brownfield redevelopment in Canada. To do so, we seek your help by participating in committees and promoting CBN membership through your network.

Warm regards,

Berend Jan Velderman

Communications and Membership Committee Chair

Membership Renewal Reminder



CBN 2016-2017 renewals have been sent out. If you haven't renewed your membership yet, please do so today. We need your support to continue providing the events and information you need to stay current on all things brownfields. Thank you for keeping CBN strong!

cbn Join CBN - be part of the future!

Do you share CBN's enthusiasm to promote brownfield property reuse as the preferred solution for developers? Think about joining us today! Our large and committed membership offers more opportunities for networking, increasing your chances to learn about best practices, gain business, hear about new projects and be exposed to the latest processes and techniques in remediation.

For information on how you can benefit from CBN membership, or to join CBN, please see our [Membership Info page](#) or contact Isaël Poirier, Chair of our Membership Task Force at 343-998-1214 or by e-mail at ipoirier21@gmail.com. More details are also available in this newsletter - scroll down to [Join CBN](#). Thank you for being part of the future!

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CBN 2016 Conference Recap



Brownfields - Revitalizing in a Changing Climate

CBN 2016 Conference Recap - Afternoon Sessions

In our July issue (available on our website at <https://canadianbrownfieldsnetwork.ca/news>), we provided a brief review of the morning sessions of our 2016 Conference. In this issue, we are providing some highlights of the afternoon Conference sessions. These sessions, like those in the morning, looked at the role of brownfield redevelopment in addressing climate change, and what we, as brownfielders, can do to revitalize the conversation around brownfields.

Fireside Chat: Explore the Climate Change and Brownfields Connection with Industry Experts - Dave Flynn (Stantec), Pamela Kraft (TTC), Margaret Renas (Delta Institute) and Angus Ross (L&A Concepts)

Angus noted that, since most brownfields are in urban areas, their redevelopment creates employment opportunities for people and allows them to live nearer their workplaces, thus encouraging transit use and reducing private autos - this results in a reduced carbon footprint. Pam noted that some areas in Canada have policies in place linking brownfields to GHG reduction by implementing adaptation measures, but Canada lags the US. Where, according to Margaret, EPA clean-up funding requires adherence to smart growth livability principles (public transit and walkability). Dave suggested that proponents and regulators both could reduce unnecessary movement of soils to reduce GHG, and soils that are transported could be used to build berms next to railroad tracks (typically less distance to transport). The panel also discussed green infrastructure, using plant- and soil-based systems to control storm water runoff, sequester carbon and phytoremediate. Pam noted that initiatives in this area need to be driven by local governments, since they govern land use at the local level.

Legal Update - John Georgakopoulos (Wilms & Shier)

John provided a brief overview of the GHG reduction frameworks (emissions trading/cap and trade, carbon tax and emissions control regulations) and the cost of carbon in Québec, Alberta and BC. He then addressed Ontario's cap and trade plan, being implemented under the Western Climate Initiative, which calls for GHG to be reduced to 80% below 1990 levels by 2050; this plan comes into effect January 1, 2017. The first auction of emission allowances will be held in March 2017. For the brownfield sector, there may be offset credit opportunities arising from excess soil management, renewable energy projects, green buildings, reuse of existing infrastructure, urban forestation and phytoremediation.

Keeping an Ear to the Ground: Municipal Achievements in Brownfield Redevelopment - Stéphanie Bohdanow (FCM/GMF)

Stéphanie noted the financial assistance available under the Green Municipal Fund: grants up to \$175,000 for brownfield strategies; grants up to \$175,000 for Phase II ESAs and risk assessments, and up to \$350,000 for pilot projects; loans, which are also available to private sector partners and are not capped, for site remediation, risk management and brownfields; and loans for eligible capital projects in the energy, transportation, waste and water sectors. She reviewed the available learning opportunities and the "Go West" sustainability tour, which looked at best practices in climate change and brownfield projects. Next, Stéphanie gave an overview of the LiBRE program's goals and

resources, and its seven steps to success. She presented a discussion of trends affecting municipalities vis-à-vis brownfields: the effect of PSAB 3260, action in the prairies and renewed commitment to brownfields and concluded her session with an FCM/GMF success case study - the Breithaupt Block in Kitchener-Waterloo.

Brownfields and Sustainability: Innovative Approaches Gaining Ground in the U.S. - Margaret Renas (Delta Institute, Chicago)

Margaret's presentation focused on five areas:

- Deconstruction - dismantling of unusable buildings on a brownfield and reclaiming/reusing building materials rather than demolishing the buildings and hauling them away as garbage provides environmental and economic benefits. Delta Institute's experience is that 85-90% of material can be reused
- Phytoremediation - in addition to long-term in-situ remediation of a brownfield, phytoremediation can also be an interim use (growing trees for processing into wood products) and an interim land management strategy (reducing blight, wind erosion and run-off of contaminated stormwater). Projects in Elkhart, IN and Muskegon, MI respectively were cited as examples
- Green infrastructure - plant- and soil-based systems can be used to sequester stormwater and allow it to infiltrate soil below while reducing contaminants through biological degradation via soil and plant microbes. Delta Institute has developed a toolkit to support municipalities and others in using this approach
- Asset mapping - allows municipalities to identify and analyze the attributes of properties that are, or will become, vacant so future use/reuse, including for green infrastructure, deconstruction and phytoremediation, can be planned
- Community-based brownfield redevelopment - an approach favoured by the US EPA, especially as it helps address use/reuse of medium- and low-value properties while providing for environmental justice, spotlighting alternate viewpoints on use/reuse in areas where only one stakeholder is being heard, and bringing all community stakeholders together to identify use/reuse options that address community-wide needs and aspirations

Financing Brownfields - Challenge vs Opportunity - Lender Perspectives on Brownfields: George Boire (Marsh Canada), Jean Daniel (FCM/GMF), James Evans (RBC)

George reviewed the results of the lender survey, which was intended to identify changes in lender attitudes since 2000. The survey was distributed to eight organizations, of which six responded. Key findings were: most surveyed lenders would lend against sites above generic standards; no one would lend against sites with liens or pending legal action; most would not finance where contaminants had migrated to neighbouring properties; half would accept screening-level or equivalent; all lenders use holdbacks to ensure remediation is completed; and most have or would have environmental insurance which they prefer the borrowers to hold.

In the panel discussion which followed the presentation, Jamie noted that interest rates may include a fairly minor risk premium based on environmental factors; Jean said that potential projects need to fit within municipal objectives and meet legislative standards and Jamie said developers needed to have a plan to move the property from a brownfield to its end-use; both Jamie and Jean agreed that regulatory certainty and legal liabilities are addressed before loans are made so these are not a major issue once a loan is in place; Jamie attributed increased willingness to lend against brownfields to improved risk assessments and, in some instances, screening-level risk assessments along with increased competitiveness with other financial institutions. Jamie and Jean agreed that the former use of a property was not a major concern as long as there was a good remediation and redevelopment plan.

CBN HUB Awards

The formal program ended with the presentation of the inaugural CBN HUB Awards; more information is on our website at <https://canadianbrownfieldsnetwork.ca/brownfield-awards/cbn-hub-awards-2016>.

CBN Partner Events

RemTech 2016



RemTech 2016 Report by Grant Walsom

For the third straight year, ESAA requested CBN to organize a stream of Brownfield related presentations at Remtech in Banff. And for the third straight

Brownfield related presentations at Remtech in Dart. And for the third straight year, CBN delivered.

Presentations were provided by:

RemTech Photo Gallery



Wayne Harris, Milestone Environmental Contracting



Chris Gill, Stantec

- Wayne Harris of Milestone Environmental Contracting on the Brantford Mohawk site,
- Diane Zorn of Hemmera with a case study on the redevelopment of a mall property in Victoria,
- Chris Gill of Stantec on Municipal Accounting Regulation PS3260, and
- John Georgakopoulos and Matt Gardner of Willms & Shier Environmental Law on the Connecting Climate Change and Brownfields in Canada.

The CBN stream presentations were moderated by CBN Vice President, Grant Walsom of XCG Consulting Limited. As in the past two years, the CBN presentations were some of the best attended sessions at Remtech.



Matt Gardner, Willms & Shier

Americana 2017

americana

March 21-22-23, 2017

PALAIS DES CONGRÈS DE MONTRÉAL, CANADA

Americana, the International Environmental Technology Trade Show and Conference, will be held in Montréal March 21-23, 2017. It's recognized as one of the leading multi-sector events of its kind in North America and offers a forum for the exchange of knowledge and practical experience, providing environmental and economic solutions. Organizers expect 350 exhibitors, 200 speakers and 10,000 attendees from more than 50 countries. CBN members have presented at Americana in previous years, helping to make this another outstanding partner event. For information, visit the [website](#).

Are you interested in speaking at this year's event? The "official" call for speakers ended June 28, but CBN is organizing a panel and we still have a couple of spots open; if you would like to participate, please contact Isaël Poirier at 343-998-1214 or by e-mail at ipoirier21@gmail.com. For more information on the Conference, please download the information kit [here](#).

BCEIA BEST 2017

BEST 2017

Bettering Environmental Stewardship & Technology

The next edition of BCEIA's annual Bettering Environmental Stewardship and Technology (BEST) Conference will be held May 24-26, 2017 at the Fairmont Chateau Whistler, in Whistler BC. This event attracts Environmental Professionals every May for two days of technical sessions, networking opportunities, and a sponsor exhibition. Conference registration includes a welcoming reception, technical sessions, panel discussions, an off-site networking reception, and all meals and coffee breaks. BCEIA is currently soliciting abstracts - if you are interested in submitting an abstract for a presentation, please download the call for abstracts from the [event website](#).



RPIC Regional Workshop - Managing Offshore and Underwater Contaminated Sites

The Real Property Institute of Canada (RPIC) will be holding next regional edition of their Federal Contaminated Sites Workshop June 6-7, 2017 and is heading to the west coast for the first time since the 2008 National Workshop. This Workshop will provide a forum for the contaminated sites community to learn about technical, scientific and organizational innovations, and best practices for the management of shore and underwater contaminated sites. The Workshop will offer a unique opportunity for the public, private, and academic sectors to meet and exchange new ideas and information with colleagues and industry representatives from across the country and abroad. Visit their [website](#) for further details.



Get Ready for the 2017 Edition of the CBN Conference!

We engaged a graffiti artist to "update" our 2016 Conference graphic and, while that may look rough, we can assure you that planning has already begun and we will be presenting another polished Brownfields Conference in 2017. Information will be provided in future newsletters and Members Updates, so, as the sign says, "stay tuned"!

CBN Updates

CBN's Board of Directors is moving ahead with its agenda. They reviewed the issue list raised at the 2016 Conference Round Table Discussion and will be setting priorities based on it in the near future. The Board is also very excited about the upcoming Brownie Awards, which CBN is co-sponsoring with Actual Media.

CBN's Committees are also busy, and will be reporting in full in the next newsletter. Briefly, though, the Technical Advisory Committee has responded to the BC Ministry of Environment's Requests for Comments on proposed changes to the brownfield regulatory regime in that province; Communications and Membership continues to work on the newsletter and LinkedIn group, and will be setting its sights on the website next; and representatives from the Government Relations Committee held a very productive meeting with Atlantic PIRI shortly after the 2016 Conference. Meantime, the new Membership Task Force is getting underway and planning outreach efforts, and the Board appointed Co-Chairs for the 2017 Conference Committee - Isaél Poirier and Stéphanie Bohdanow.

Eric Pringle - President, CBN





Brownie Awards 2016

Recognizing Excellence in the Remediation and Redevelopment of Brownfield Sites Across Canada

CBN, in partnership with Actual Media, will be presenting the 2016 Brownie Awards Gala on Tuesday, November 29 at the Delta Toronto Hotel. You may purchase single tickets or a corporate table of 8 on the [Brownie Awards website](#) or by contacting Elena Langlois of Actual Media by [e-mail](#) or by phone at 416-444-5842 extension 151. We're hoping to see you there!

Industry News

Industry News



Site Remediation on Federal Radar

The Honourable Catherine McKenna, federal Minister of Environment and Climate Change, released new goals in the Federal Sustainable Development Strategy (FSDS) on October 7. These goals resulted from a public consultation that started in February. Under the goal "Safe and Healthy Communities", the government plans to remediate 599 of the highest priority sites under the Federal Contaminated Sites Action Plan (FCSAP). Under Phase III of the Plan, the government is allocating \$1.25 billion dollars of funding for remediation. Although extensive details are lacking at the moment, information on the FSDS are available [here](#), and you can access some data on the FCSAP [here](#).

Terrace, BC, Rails Against Phytoremediation

Terrace, BC, is one of many Canadian communities with old brownfield properties. In [an opinion piece](#) in the Terrace Standard, a director of the Terrace and District Chamber of Commerce takes on the brownfield industry and what he sees as the overly prescriptive provincial regulations regarding brownfield remediation. In particular, he cites phytoremediation, which is apparently being used on Terrace properties, as "unsightly, time consuming and [taking] valuable properties out of the available property pool." At the same time, he complains about the high cost of remediation borne by owners who want to redevelop their properties - a cost, he says, caused by a regulatory regime that wants to bring a future commercial site (in this case, a car dealership) "back to virgin farmland status". He also refers to the brownfield industry as "secretive". We've included this story in our *Industry News* because it's an example of the importance of stakeholder communication and industry participation in complex issues. In any case, the author, who suggests increased taxes as a way to get owners of brownfields to clean them up, may represent a point of view we need to take into account in our outreach efforts. It's worth noting that feedback to CBN from our network suggests that increased taxes may have the opposite effect.

Remediated Brownfields Increase Adjacent Property Values

A recent study by the Western Reserve Port Authority in Ohio showed that remediation of contaminated properties resulted in an 18% increase in the selling price of neighbouring properties over a five-year period, reports this [HazMat Management magazine article](#). The study compared assessed values of sites near un-remediated and/or undeveloped brownfields with those near remediated/redeveloped brownfields. The study also confirmed that cleaning brownfields encourages investment in the nearby area, decreases the number of abandoned and vacant properties and increases the tax base. Definitely a good news story!

From Brownfield to Beauty in Michigan

[HazMat also reported](#) on a phytoremediation project discussed by Margaret Renas of the Delta Institute at our 2016 Conference - this one in Muskegon, MI. The Institute and its partners converted an 11-acre brownfield parcel into an urban tree farm growing poplars to be processed into wood panels. It's a great example of an interim-use land management strategy with other economic benefits!

CUI Announces Its Excess Soils By-law Tool

The Canadian Urban Institute (CUI) announced its newly-developed [Excess Soils By-law tool](#), based on the Ontario Ministry of the Environment and Climate Change's best practices for excess soils management. The purpose of the tool is to assist Ontario municipalities in the development of relevant by-laws that support good soil management and soil re-use. To read about their recommendations and gain an understanding of municipal approaches to excess soils, visit the [Excess Soils website](#).

Do You Have Industry News to Share?

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Has your organization been involved in a notable project? Do you have a new product or service offering that might be of interest to our members? If so, our *Industry News* section is a good place to share. Our quarterly newsletter publishing schedule is:

- mid-March
- mid-June
- mid-September
- mid-December

If you have news for us, please submit it to davidp@canadianbrownfieldsnetwork.ca, and our Communications & Membership Committee will consider it for the next issue. Thanks for your support of CBN!



Be part of CBN's success in promoting brownfield property reuse as the preferred solution for developers - join us today! Our large and committed membership offers more opportunities for networking, increasing your chances to learn about best practices, gain business, hear about new projects and be exposed to the latest processes and techniques in remediation.

As a CBN member, you get access to our Members Only website, an opportunity to be heard by contributing to our submissions to various governments on issues of concern to the industry, and reduced rates at CBN and many partner events. You may also be selected to participate as a CBN speaker in brownfield streams/sessions we organize at partner events or at our Annual Brownfields Conference.

If you're interested in being part of the future, download the membership application from our [Membership Info page](#) or contact Isaël Poirier, Chair of our Membership Task Force at 343-998-1214 or by e-mail at ipoirier21@gmail.com. Help shape tomorrow - join CBN today!

Already a member? Please forward this newsletter to someone you know who could benefit from CBN membership. Thank you!



CBN's LinkedIn Group - Your Invitation to Join

The Canadian Brownfields Network has started a LinkedIn group, and you're invited to join and contribute. Our group will focus on all things brownfields:

- New trends in the brownfield industry
- Brownfields-related events and resources
- Brownfields news
- Municipalities active in brownfield redevelopment

The group will have something for all brownfields stakeholders. It's only open to CBN members, and we encourage you to join, participate in discussions, and contribute postings. To join, please click [here](#).

Interested in Volunteering for CBN?

Did you know that CBN has 4 Committees which, along with the Board of Directors, help us accomplish our goals? They are:

- Communications and Membership
- Finance and Insurance
- Government Relations
- Technical Advisory

Communications and Membership Committee Profile

CBN's Communications and Membership Committee, chaired by Berend Jan Velderman of Golder Associates, is responsible for this newsletter, our Member Updates, Member Newsflashes, LinkedIn group and website, along with membership recruitment and retention. Our newly-formed Membership Task Force reports to this Committee. Communications and Membership represents the public face of CBN and, although the Committee is relatively invisible, its work is important to our future - if people don't know about us and what we do, they won't see the value in CBN. Whether you think the Committee is doing a good job but could do better, or is sorely in need of improvement, they welcome your input and ask that you consider using your talents to move their work forward. For more

your input and ask that you consider using your talents to move their work forward. For more information, contact Berend Jan by [e-mail](#).

If you would like to be a part of any of these Committees, please contact Diane Gaunt, our Operations Manager, by e-mail at info@canadianbrownfieldsnetwork.ca.

We appreciate your interest and support!

Send Us Your Comments!

Do you have any ideas on what can be included in future newsletters, or comments on the content of this one? Please send them to us by e-mailing [David Petrie](mailto:David.Petrie). If you'd like to start a discussion on any of the items in this newsletter, we encourage you to use our [LinkedIn group](#).

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