



Canada's Voice for
Brownfields Redevelopment

CBN Member Newsflash: September 2019 - #1



Brownie Awards 2019
Recognizing Excellence in the
Remediation and Redevelopment
of Brownfield Sites Across Canada

**Tuesday
Nov. 26**
Delta
Toronto
Hotel

Do You Know of a Project, Program or Person That Has Broken New Ground in Brownfields? Nominate It for a 2019 Brownie NOW - Nominations Close September 13!

Canada's brownfielders are doing a lot of good work to redevelop unused, underused or contaminated sites, or to generally advance the national brownfield agenda. You're almost certainly involved in this, one way or another - either you're part of such a project, or you know of one. Well, now it's time to recognize that work with a Brownie nomination!

NOMINATE NOW!

The Brownies recognize the builders, innovators and visionaries who are dedicated to the rehabilitation of brownfield sites and turn them into productive residential, recreational, commercial and industrial projects that contribute to the growth of healthy communities across Canada.

What type of project or program is a potential Brownie winner? Looking at two previous winners may give you some ideas

- **Cates landing Development, North Vancouver, BC** won the 2018 Brownie Award in Category 2: REMEDIATE. The foreshore location at the northeast end of Burrard Inlet had hosted a shipyard and a barge builder on adjacent sites on either side of Roche Creek since the 1930s. The shipyard was derelict and underutilized by the early 2000s and decommissioned in 2015.

Contaminated fill and surface soils were present across the site, and sediments showed PAH and metals contamination. PGL Environmental Consultants Ltd. (PGL) was retained by the shipyard owners in 2010, to assess the site in the hopes of selling it to a developer. PGL worked with the site owners to develop a conceptual remediation plan and habitat restoration plan for the foreshore that could be used to market the property and show the regulators what would be possible for remediation. They saw opportunity to restore the foreshore and provide valuable

habitat extent and complexity above capped and inert contaminated fill where removal was prohibitive, and to add habitat clusters in the intertidal zone, native near-tidal vegetation, and prospective surf smelt and shellfish habitat through the use of special gravels and imported shell hash.

Polygon Cates Landing Ltd. engaged PGL to do additional investigation and habitat design work on the sites in 2013. Based on this work, Polygon purchased the sites in 2015 for redevelopment into a residential neighbourhood with 100 units and foreshore habitat area. The site hosted protected archaeological resources, which were preserved in place during re-development. By judicious re-contouring and reconfiguration of the site, PGL created a natural amenity area in front of the development site, and provided habitat that Port of Vancouver could bank for use elsewhere in their jurisdiction. This derelict contaminated site in a prime waterfront location has now been upgraded into a vibrant residential and foreshore habitat community that was occupied in Phases in 2017 and 2018.

- **The Bentway, Toronto, ON** was the 2018 winner in Category 3: REINVEST. The Bentway is a new public space in Toronto that offers year-round artistic, cultural, and recreational activities and events. It is premised on the rediscovery of the public realm in the most unlikely of places (the underside of a downtown expressway), contributing new ways of thinking about the next generation of public space and its role in redressing the traditional park space deficit within our rapidly intensifying downtown cores. The project takes a low impact development approach to stormwater management, redirecting drains from the overpass to these plants and soil that absorb the pollutants and keep them out of the municipal stormwater system.

The Bentway sets a new precedent for philanthropy, public-private collaboration and stewardship for public space. A requisite for the project was the establishment of The Bentway Conservancy, an independent not-for-profit corporation that manages, operates and programs the space. It is a new model for public space stewardship in the City, Canada, and for future public space initiatives. Wil and Judy Matthews' \$25-million donation to spark the project demonstrated a new kind of philanthropy: to enhance public space; free of naming rights; with a public-private collaborative model; and with an engaged donor who played an active role in the realization of the project. Additional funding to make the project a reality came from the City of Toronto and the Government of Canada. The initial philanthropic donation has inspired other donors to support other public projects.

As reclaimed land and subsequent years accepting drainage from the overpass above led to soil and groundwater contamination with metals and inorganics, sodium adsorption ratio (SAR) in soil, electrical conductivity (EC) in soil, chloride in groundwater petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs). To address the contamination, a due diligence risk assessment and risk management plan was prepared. Risk management measures are seamlessly integrated into the parkscape surfacing and appear as planted areas, concrete skateboard surfaces, and playground soft surfacing so that a continuous barrier to native soils is maintained throughout. Soil remediation was completed on several areas and extensive air modeling was completed to confirm the air quality beneath the Gardiner.

What do you need to know about the Brownies?

- Anyone can submit a project or program
- There are six project/program categories (REPROGRAM; REMEDIATE; REINVEST; REBUILD; RENEW; and REACH OUT) and one individual category (BROWNFIELDER OF THE YEAR) - details on CBN's [Brownies page](#)
- There's no requirement that the nominated project/program involve a CBN member
- The list and a description of short-listed projects/programs will be published on the awards ([BrownieAwards.ca](#)) and CBN websites ([CanadianBrownfieldsNetwork.ca](#)). Additionally, they will be posted to [ReNewCanada.net](#) and distributed through its ReNewsletter digital media eBlast
- The winning projects will be announced at the Brownie Awards Gala November 26, 2019
- There is no fee to nominate a project, program or person
- We have a new, streamlined nomination form and process to reduce the time you spend on submitting your project/program. The shorter applications are due September 13; after the close of nominations, our judges will review all submissions and identify a shortlist. The shortlisted projects/programs will be contacted and asked to submit more complete information

For the full Brownies FAQ, see [the CBN website](#).

Brownie Award Categories

- **Category 1: REPROGRAM - Legislation, Policy and Program Initiatives** - Projects or programs that: remove barriers and/or facilitate brownfield redevelopment, reinvestment and regeneration; provide models of excellence that can be applied or replicated by provincial, regional

or municipal governments; stimulate new investment or facilitate collaborative partnerships to implement a vision for intensification and improved ROI for public funds

- **Category 2: REMEDIATE - Sustainable Remediation and Technological Innovation** - Projects or programs that: demonstrate leadership and innovation in environmental soil remediation; promote economic in-situ solutions that avoid broader environmental impacts, incorporate ecological principles through pilots designed to go mainstream; encourage use of innovative, cost-effective technologies that shift perceptions in the marketplace
- **Category 3: REINVEST - Financing, Risk Management and Partnerships** - Projects or programs that: rely on innovative approaches to obtain capital financing for the purposes of economic and ecological regeneration (i.e. use of public/private partnerships), public incentives to leverage investment; facilitate innovative solutions to mitigating process risk
- **Category 4: REBUILD - Redevelopment at the Local, Site Scale** - Projects or programs that: demonstrate excellence in site-specific responses to public policy initiatives that accelerate the pace of regeneration resulting from development, promote an enhanced public realm; successfully leverage opportunities for collaboration and policy integration across different sectors; combine imaginative adaptive reuse of heritage structures that promote health and well-being
- **Category 5: RENEW - Redevelopment at the Community Scale** - Projects or programs that: stimulate neighbourhood-scale reinvestment; use adaptive reuse of heritage and other structures to encourage integrated multi-phased redevelopment; demonstrate high levels of collaboration; inspire many land owners and investors to engage with community support of a shared vision; promote comprehensive neighbourhood transformation by re-envisioning the public realm, and improving functionality, liveability and character
- **Category 6: REACH OUT - Communication, Marketing and Public Engagement** - Projects or Programs that: successfully package municipal reinvestment plans and programs for regeneration and/or brownfields redevelopment in support of a community's competitiveness and long-term sustainability; demonstrate innovative approaches to build support for public/private investment and development designed to achieve intensification through redevelopment, regeneration and other investment strategies; introduce a brand that enhances acceptance and understanding of brownfield redevelopment, regeneration and reinvestment
- **Category 7: Brownfielder of the Year** - Recognizing an outstanding individual in the industry who: has a reputation as a champion for brownfield redevelopment; promotes a better understanding of brownfields as strategic assets; invests exceptional personal effort to further the cause of brownfield redevelopment

Do You Know of a Potential Award-Winning Project?

Now's your chance to submit it before the nominations deadline September 13, 2019. To nominate a project, program or Brownfielder of the Year, please go to BrownieAwards.ca/nominations or [the CBN Brownies page](#).

NOMINATE NOW!

**The Awards will be Presented at the Brownie Awards Gala
November 26, 2019 -
Will You Be There?**

If you are aware of someone who, like you, is a supporter of brownfield redevelopment in Canada and might like to nominate a project, program or person for an Award, please feel free to share this e-mail with them.

This information is being sent by the Canadian Brownfields Network (CBN) and Actual Media as we thought it may be of interest to you.

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