



Brownfields Redevelopment

Making It Happen in Canada

Prepared for
Canadian Environmental Auditing Association
14th Annual Technical Conference- Update and Integrate

October 6, 2005

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Canadian Initiatives

NRTEE – National Brownfields Redevelopment Strategy (2003)

- Recommendation:
 - **Build capacity and community awareness for brownfield redevelopment**
 - aboutREMEDICATION
 - Ontario Municipal Brownfields Redevelopment Toolbox
 - Canadian Brownfields Network (CBN)
 - SDTC
 - **Apply strategic public investment to address upfront costs**
 - Removal of Tax Arrears
 - CMHC Mortgage Guarantees
 - Green Municipal Fund

*about***REMEDIATION**

Canada's premier resource on sustainable brownfield redevelopment and effective remediation of contaminated lands

- Education/outreach website (information, tools and opportunities)
- Industry network - focused on a common goal
- Canadian and International - news, initiatives, resources, tools, business directory, technologies, solutions/case studies for stakeholders
- Industry partners and practitioners from each sector, promote business and services (national and global awareness)


Over 80,000 unique visitors per year

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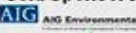

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aboutREMEDICATION is Canada's leading information resource on site remediation and brownfields redevelopment. Stakeholders and practitioners can access relevant information and tools to guide them through remediation, reclamation and redevelopment.

Sponsorships **Toolbox** **Database**

News Room
Tuesday, September 06, 2005

Brownfields Job Training Grants-Request for Applications [09/01/2005]
EPA's Office of Brownfields Cleanup and Redevelopment is now requesting applications for brownfields job training grants. The goals of the Job Training Program are to prepare trainees for future employment... [\[Full Story\]](#)

Newfoundland court fines ship \$70K for oil slick [08/31/2005]
Newfoundland - The owners of a Dutch cargo ship have been ordered to pay a \$70,000 fine for polluting Canadian waters. In August 2003, a Canadian surveillance flight spotted oil slick trailing the ... [\[Full Story\]](#)

EPA Offers Liability Protection To Spur Mining Cleanups [08/31/2005]
ST. LOUIS — Environmental groups that volunteer to help government and businesses clean up waste from mine drainage in the West won't be held liable if there are future disputes over the pollution, th... [\[Full Story\]](#)


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Feature Case Study
City Core Revitalization
Project Thorold, Ontario, Canada



Location
City of Thorold, Region of Niagara.

Project Significance
Private/Public partnership ensured the retention and enhancement of heritage buildings as part of the City Core.

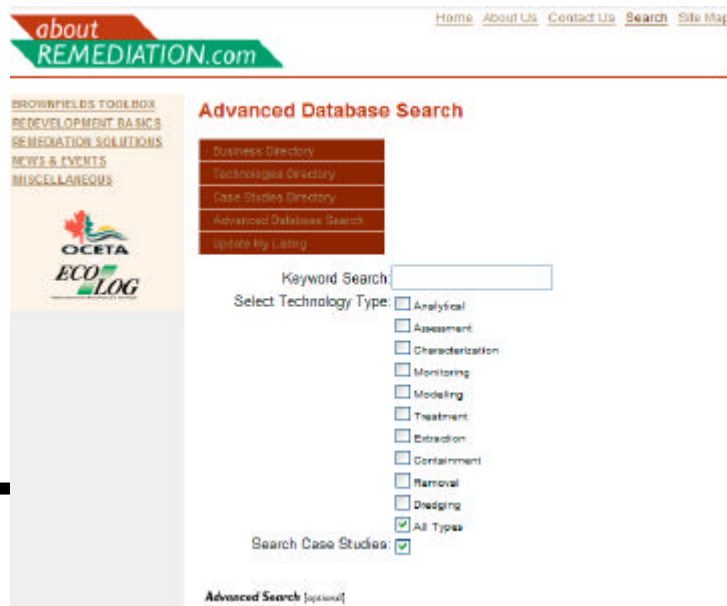
Participating Organization
The Region of Niagara, the City of Thorold and KDL

Proposed Use
Mixed use area, including warehouse/retail, office/retail, conference facility and green space.

[More...](#)

Directories – Business, Technology, Case Study

- Canada's largest online database of site remediation technologies, remediation/redevelopment services and case studies
- Provides detailed profiles and descriptions on remediation technologies, case studies, and company services/expertise (nationally and internationally)
- includes technology descriptions, developers, service providers, images, and relevant projects that illustrate successful cleanups and demonstrations



Canadian Municipal Need

- Communities are at various stages of brownfield redevelopment
- The majority of communities, especially the smaller municipalities, need guidance regarding how to get started and how to identify the steps for brownfield reuse

The NRTEE's National Brownfield Strategy recommended that a guide was needed to raise awareness and promote greater consistency and efficiency across the country



Canadian Communities Need Guidance

- Start the redevelopment process
- Obtain expert remediation assistance
- Restructure the municipal administrative framework
- Mitigate liability issues
- Develop and implement effective strategies
- Access cleanup technologies
- Engage the general public, developers, property owners and financial institutions
- Obtain expert remediation and property valuation assistance
- Build integrated community improvement plans




Brownfields Redevelopment Toolbox for Ontario Municipalities

Developed by AR and
supported by the
Canadian Brownfields
Network


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Brownfields Redevelopment Toolbox


The Ontario Municipal Brownfields Redevelopment Toolbox has been developed as a guide and resource for Ontario municipalities to assist them with urban renewal, redevelopment and revitalization.

Toolbox Components:

1.) **The 10 Key Elements of a Redevelopment Strategy** presents the basic elements of the Brownfields Toolbox. Municipalities should consider all elements when creating a vision for community improvement and brownfields redevelopment.



2.) The Brownfields **Decision Tree** outlines the Five Steps to Redevelopment in the Brownfields Toolbox through a flow chart. The Decision Tree displays the stages and "thought process" that a municipality should follow for brownfields redevelopment.



3.) **The 5 Steps to Redevelopment** is the basis of the Ontario Municipal Brownfields Redevelopment Toolbox. Municipalities can access each step that identifies common obstacles, issues, mandatory requirements, resources, tools and solutions to assist in successful redevelopment.

Step 1 Community Readiness
Step 2 Evaluation
Step 3 Transaction
Step 4 Implementation
Step 5 Site Management

*Note: The Ontario Municipal Brownfields Redevelopment Toolbox is an **evolving tool and process** that assist municipalities with community improvement and brownfields redevelopment. Each municipality can **use** and **adapt** components of the Toolbox to address their needs.*

- [Background](#) to the development of the Brownfields Toolbox.
- [FAQs – Frequently Asked Questions](#)
- [Service Providers](#)
- [Toolbox Workshops](#)
- [Toolbox Partners](#)
- [Toolbox Site Map](#)

Municipal Brownfields Redevelopment Toolbox



Through the **Decision Tree** and **online Brownfields Toolbox**, Ontario Municipalities can follow the **Five Steps to Redevelopment** and understand the **10 Key Elements to Successful Redevelopment**

- **Community Readiness** - Awareness, barriers, inventory, vision of reuse
- **Evaluation** - Viability, characterization, risk, compliance, remediation option
- **Transaction** - Risk management, financing, public involvement, cleanup, community improvement plans
- **Implementation** - Remediate, demolition, redevelop
- **Site Management** - Monitoring and showcase success

Canadian Brownfields Network

- The Canadian Urban Institute and partners of about REMEDIATION launched the Canadian Brownfields Network (CBN) in response to NRTEE recommendation for a national brownfields network
- **Vision**
 - Advocate brownfields redevelopment as an essential component of sustainable communities and urban revitalization in Canada

Canadian Brownfields Network

Mission Statement

- Act as enabling mechanism to implement the NRTEE recommendations for a national brownfields strategy
- Deliver outreach and capacity-building initiatives to increase awareness on the benefits of brownfields redevelopment
- Create linkages and connectivity between private industry, government and NGOs
- Consolidate regional and local issues into an integrated plan for national and provincial action

CBN Achievements

- Formed Advisory Panel of experts (industry sectors/Canadian/International)
- Implemented advocacy, education and outreach activities
- Organized Liens and Tax Arrears Workshop with the NRTEE
- Organized FCM Workshop to Develop GMF for Brownfields
- Worked with AR to develop the Ontario Brownfields Redevelopment Toolbox
- Created the Canadian Brownfields Chronicle
- Established credibility and working relations with federal government departments
 - Infrastructure, Environment
- Developed alliances with key support organizations

CBN Strategic Alliances




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Canada's Voice for Brownfields Redevelopment

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ADVOCACY & OUTREACH
NEWS
BROWNFIELD AWARDS



Founding Members

Official Publication

The CBN is a national advocacy network for brownfield practitioners and stakeholders who want to affect change regarding brownfields redevelopment in Canada.

Vision

Advocate brownfields redevelopment as an essential component of sustainable communities and urban revitalization in Canada.

Mandate

- Act as enabling mechanism to implement recommendations made by the National Round Table on the Environment and the Economy for a national brownfields strategy.
- Deliver outreach and capacity-building initiatives to raise awareness on the benefits of brownfields redevelopment.
- Create linkages and connectivity between private industry, government agencies and non-governmental organizations.
- Consolidate regional and local issues into an integrated plan for national and provincial action.


Achievements

CBN establishes a partnership with HazMat Management magazine. The magazine will include a supplement called the Canadian Brownfields Chronicle and all CBN members will receive a complementary subscription.

Ontario Municipal Brownfields Toolbox becomes available (developed by aboutREMEDIATION.com in partnership with the CBN).

CBN and the National Roundtable on the Environment and the Economy (NRTEE) host a workshop on Strategic Solutions for the Removal of Liens and Tax Arrears Workshop.

Corporate Members



New Individual Members




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NETWORK NOW

Funding for Emerging Technologies

Sustainable Development Technology Corporation (SDTC) Announced New Funding Opportunities for Emerging Clean Technologies

- Call for Statements of Interest (SOIs) released on August 24, 2005 -- first to include soil and water technologies
- Deadline for SOI was October 5, 2005
- Next call for SOIs – January 2006

Funding for Emerging Technologies

- **Soil-related technologies**
 - Focus is on the treatment or containment of contaminated soils as well as the improvement of poor-quality soil.
- **Water-related technologies**
 - Support new technologies that will optimize Canada's water infrastructure, update existing diagnostic tools and methods, and address public concern over the safety of drinking water

Mortgage Guarantees

- **Canada Mortgage and Housing – Pilot Project**
 - Currently researching the potential for risk sharing for brownfield sites – liability and policies
 - Investigating potential sites in Ontario for a pilot project
 - CMHC is consulting with builders, financial institutions, interested groups, and key federal and provincial departments
 - Currently, business as usual but CMHC has indicated that they hope to have new policies developed this fall and would like to have a risk sharing agreement in place by year-end
-

- **Removal of Liens and Tax Arrears**

- NRTEE and CBN, organized an experts group workshop to consider approaches - removing Crown liens and tax arrears on brownfield sites
 - The framework/report
 - **outlines** the challenges to brownfields redevelopment in Canada
 - **describes** key elements of a simple national framework for coordinating the involvement of the federal government and provincial and municipal governments in removing liens and tax arrears on qualifying brownfield properties as an incentive for redevelopment
 - **encourages** federal and provincial governments to form the basis of legislation, regulations, bylaws or other governance instruments, as well as intergovernmental agreements designed to encourage brownfields redevelopment through the removal
-

Green Municipal Fund (GMF)

February 2005 federal budget provided for an additional \$300 million with \$150 million to finance brownfield remediation and redevelopment

Current GMF RFP – Brownfields

- Award up to \$20 million for brownfield remediation/risk management (additional RFP over next few yrs)
 - Opening – Oct 3, 2005
 - Closing of the Intent to Apply – Oct 14, 2005
 - Closing for Proposal Submission – November 28, 2005
 - Notification dates: Successful applicants – March 31, 2006
-

GMF – Description of Current RFP

- **Applicant:** Municipal government in Canada
 - **Type of Financing:**
 - Loans (low interest, repayable from the sale of the property, repayable from municipal tax increment resulting from remediation and redevelopment of the abandoned property)
 - **Eligible Costs:**
 - Related to remediation or risk management including building demolition, removal and disposal of contaminated soils/materials, in-situ or ex-situ treatment, construction/installation of engineering controls and monitoring systems, etc. incurred by applicant or developer (from date GMF accept the Intent to Apply)
 - Consultant costs related to proposal preparation
-

GMF First Call for Proposals - Ranking

- Ranking by project type
 - **General projects:**
 - environmental benefit only (e.g. site decontamination or the removal of derelict buildings-low sustainability e.g. malls, parking lots, car lots)
 - **Superior projects:**
 - significant environmental benefits over and above that of site remediation (e.g. redevelopment plans feature energy or water efficient commercial, residential or industrial buildings or show remediation of abandoned sites to create urban parks)
 - **Exceptional projects:**
 - significant economic, social and environmental benefits. (e.g. redevelopment plans that feature low income housing projects built to energy efficient standards, district energy systems, etc. will fall into this category)
-

Contact Information

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Download the presentation from either
www.aboutREMEDIATION.com or www.canadianbrownfieldsnetwork.ca
