

Canadian Brownfields

Guidance for Effective Redevelopment

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Presentation Overview

- Canadian Awareness and Perspective
- Canadian Brownfields Market
- Canadian Initiatives
 - aboutREMEDIATION
 - Canadian Brownfields Network
 - Ontario Brownfields Redevelopment Toolbox
 - Decision Tree
 - Tools
- Summary



Brownfields

- Definition
 - Urban or rural industrial, commercial and sometimes institutional lands that are often strategically located in already serviced areas and may be abandoned or underused because of real or perceived contamination
- Public Perception



Benefits of Redevelopment

- Community revitalization through redevelopment and reuse can turn economically depressed communities into a valuable community resource
- Benefits:
 - *Improved quality of life* (crime, vermin, health hazard sources)
 - *Revived older communities* (Creates employment and growth opportunities; Leads to increased investor interests both domestic and foreign)
 - *Preservation of green space/belts (greenfields)* by
 - Reusing existing land inventory and existing infrastructure
 - Reduces urban sprawl
 - *Reduction of environmental concerns related to contamination*
 - *Increased local tax revenues*



Perception

- Public Perception Changing
- Canadian municipalities – creative terminology for brownfield inventory
 - Signature sites (Etobicoke, Ontario)
 - Impacted sites (Newfoundland)



Canadian Market

How big is the Canadian brownfields market?

- Difficult to characterize and estimate
- MacLean's August 11, 2003
 - “Industrial development has left municipalities across Canada holding the bill for cleaning up sometimes orphaned, often toxic lands. Known as brownfields, they are typically littered with abandoned buildings, all sorts of rubbish, leaking tanks, and rusting drums...About 30,000 brownfields mar the Canadian Landscape”
- NRTEE, 2003
 - “There may be as many as 30,000 such sites in Canada”
- General thought is that Canada's market is 1/10th the size of the U.S. market estimated at 125,000 – 600,000 sites



Sectors

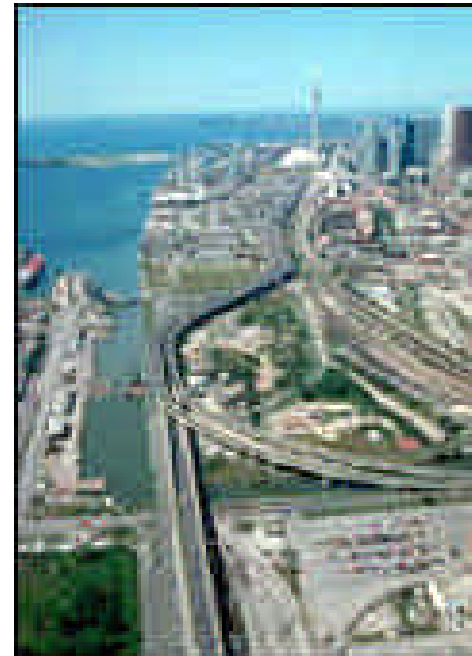
- **Public Sector**
 - Drivers
 - Public Good
 - Federal, provincial and municipal support, approval and funding
- **Private Sector**
 - Two types of markets
 - Primary and secondary
 - Each has different drivers and incentives to motivate the market
 - Both require
 - \$, innovative approaches, adherence to provincial regulations and municipal strategies



Private Sector

Primary markets – Vancouver and Toronto

Driver – *economic performance and end use*



Private Sector

Secondary markets - Hamilton , Etobicoke,
Cambridge

Need Drivers

- *Municipal champion*
- *Brownfield strategies and financial incentives*



Canadian Initiatives

- NRTEE – National Brownfields Redevelopment Strategy

Recommendation:

Building capacity and community awareness

- Canadian Programs and Initiatives to address this recommendation
 - about REMEDIATION
 - Canadian Brownfields Network
 - Brownfields Redevelopment Toolbox





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News Room

Thursday, April 17, 2003

2003 and Beyond : A Smart Approach for Ontario's Urban Centres [4/17/2003]

The Honourable Tina Molinari, Associate Minister of Municipal Affairs and Housing, Urban, is pleased to present her report on

FEATURED CASE STUDIES

[Brownfields & Sediment Cleanups](#)
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[Case Study - Hamilton, Ontario](#)

LIUNA Station

Location

Hamilton, Ontario

Project

This is a municipally

Public and Private Initiative



Environnement
Canada

Environment
Canada



RESTORATION
ENVIRONMENTAL
CONTRACTORS



Seneca



Canadian Brownfields Network (CBN)

- The Canadian Urban Institute and aboutREMEDICATION launched the CBN in response to NRTEE recommendation for a national brownfields network
- Coordinate national interests and strengthen the Canadian brownfields redevelopment industry
- Facilitate linkages, builds capacity, and coordinate the exchange of ideas, expertise and stories



Strategic Alliances

- Network – members and strategic alliances with existing organizations



CEMRS
Centre d'excellence de Montréal
en réhabilitation de sites

MCEBR
Montréal Centre of Excellence
in Brownfields Rehabilitation



Seneca



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Canadian
URBAN
Institute

Canadian Brownfields Network (CBN)

Welcome to the CBN, a National Network for Brownfield Practitioners and Stakeholders.

Building on recommendations from the National Roundtable on the Environment and the Economy's report, National Brownfield Redevelopment Strategy for Canada, the Canadian Brownfields Network (CBN) will advance communications and provide networking opportunities for brownfields redevelopment and site remediation in Canada.

The CBN encourages progressive thinking and effective approaches for the **REVITALIZATION of CANADIAN COMMUNITIES** as key components of sustainable community development.

CBN members are working together to accelerate brownfields redevelopment and to promote effective urban revitalization. The CBN provides its members, both brownfield practitioners and stakeholders, with an opportunity to interact, exchange successful case studies and to actively identify new mechanisms that will improve a community's environmental and economic performance.

Lead Organizations: aboutREMEDIA**TION** and the Canadian Urban Institute

The **Canadian Urban Institute** (CUI) is a non-profit organization dedicated to enhancing the quality of life in urban areas across Canada and internationally.

aboutREMEDIATION.com (AR) is Canada's premier education/outreach platform on brownfields redevelopment and site remediation.



Brownfields 2004: Turning up the heat!

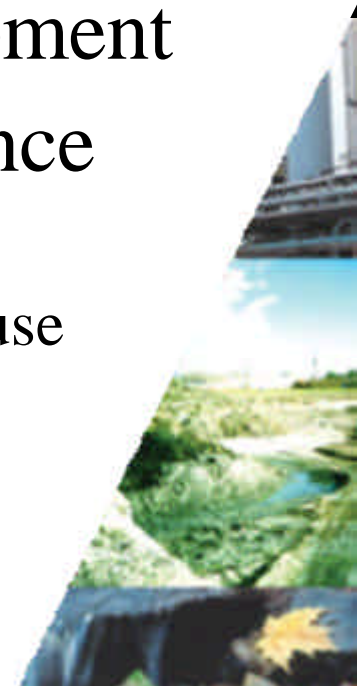
October 21-22, 2004

Toronto, Ontario Canada

CONTACT US TO FIND OUT HOW TO PARTICIPATE IN THE NEWLY FORMED CBN

Brownfields Redevelopment Toolbox

- about REMEDIATION and the CBN partnered with government and private sector to develop an Ontario brownfields redevelopment toolbox.
- Integral part of sustainable development
- Canadian communities need guidance
 - How to get started
 - How to identify the steps for brownfield reuse
 - How to activate community revitalization



Toolbox

- Community Readiness
 - Awareness, barriers, identify brownfields as an issue (checklist)
- Evaluation
 - Project viability, site characterization, risk analysis, regulatory compliance, remediation option
- Transaction
 - Risk management, financing, public involvement, cleanup, community improvement plans
- Implementation
 - Remediate, demolition, redevelop
- Site Management
 - Monitoring and showcase success



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Brownfields Toolbox

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STEPS TO REDEVELOPMENT

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

MUNICIPAL STRATEGIES

- Strategies
- Incentives
- Success Stories

TOOLBOX RESOURCES

- FAQs
- Programs/Links
- Canadian Brownfields Network

TOOLBOX PARTNERS

REDEVELOPMENT BASICS

REMEDICATION SOLUTIONS

NEWS & EVENTS

MISCELLANEOUS TOOLS



Brownfields Redevelopment Toolbox

Understand the intricacies and issues of brownfields redevelopment. Key stakeholders such as municipalities, developers and property owners can follow the steps needed for brownfields redevelopment and community revitalization.

Sustainable Solutions For Urban Brownfields

The Toolbox is a guide to assist parties involved with Brownfields Redevelopment.

Step 1 Community Readiness

Step 2 Evaluation

Step 3 Transaction

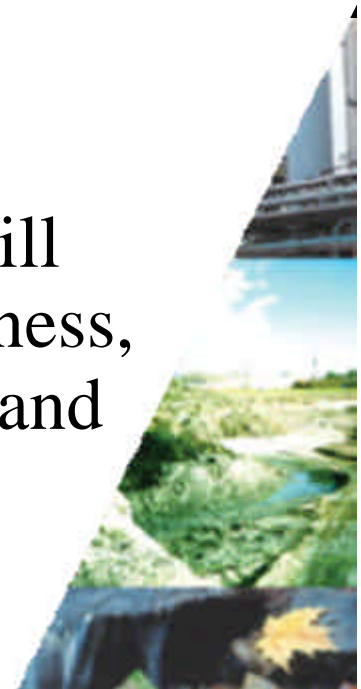
Step 4 Implementation

Step 5 Site Management



Summary

- Canadian Brownfields Network is coordinating efforts and accelerating redevelopment and revitalization
- Canadian perception is changing (stigma “dirty” site vs economic opportunities)
- Canadian brownfields markets need financial incentives and strategies
- Municipal leadership is required
- Brownfields Redevelopment Toolbox will guide municipalities – community readiness, evaluation, transaction, implementation and site management



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