

Canadian Brownfields Network

NRTEE +15



National Brownfield Survey

National Round Table on Environment & Economy
Brownfield Recommendations

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**Ryerson
University**



Canada's Voice for
Brownfields Redevelopment

Mitacs

Research Objectives: NRTEE +15 year

Research Question:

Have we made progress on brownfield issues the last 15 years?

Objectives:

1. How have we measured up against the NRTEE recommendations?
2. What is the state of practice in Canada?
3. What is the perception of the state of practice?

NRTEE's National BF Strategy

CBN's Review of the National Round Table on the Environment & Economy (NRTEE)'s Canadian Brownfields Recommendations: A study of perceptions of progress, a fifteenth anniversary.

RYERSON UNIVERSITY
Consent to Participate in Research

Larger Project: NRTEE +15 year

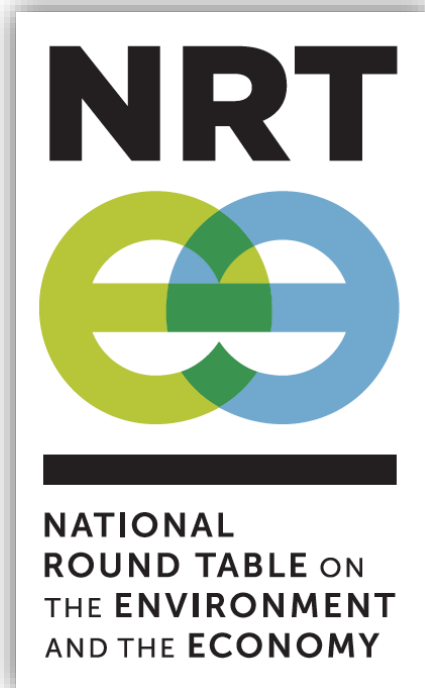
1. Comprehensive Review of Federal & Provincial Brownfield Policies & Programs
- 2. National Brownfield Survey**
3. National Brownfield Summit



Background to NRTEE

Federally Funded Organization
Independent Advisory Agency

1989-2013



**National Round Table
on the Environment
and the Economy**



**Table ronde nationale
sur l'environnement
et l'économie**

Survey Development

Staged Collaborative Participation:

- Board approved, 5 pre-tests, feedback & review
- Final iteration live



Question Structures:

- Mixed approach: open ended, closed ended, Likert, and “grading”
- Edited for bias: non-leading questions, neutral

Professional translation for French survey and all supporting documents

Survey Methodology

Ryerson Ethics Process:

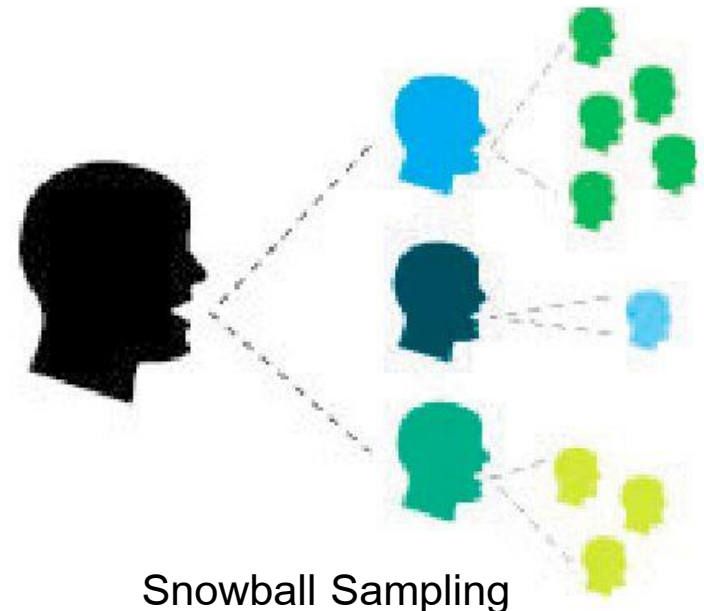
- Confidential, not anonymous
- Consent to end

Recruitment Methods:

- Snowball sampling

Survey Software:

- Opinio Software, Ryerson Servers



Survey Participant Outreach Plan

1. CBN Membership List
2. Searched BF Coordinators in Various Cities

Advertising/support with

- 25 organizations contacted
- Planning Groups, Industry Associations

Contact with ~260 Individuals

Example of Tweet Sent out by CIP-ICU, March 16



Survey Analysis

Coding:

- Inductive
- Deductive

Bias:

- Difference/ *Social Desirability* effect
- Researcher Bias

Analysis Software:

- SPSS & Nvivo



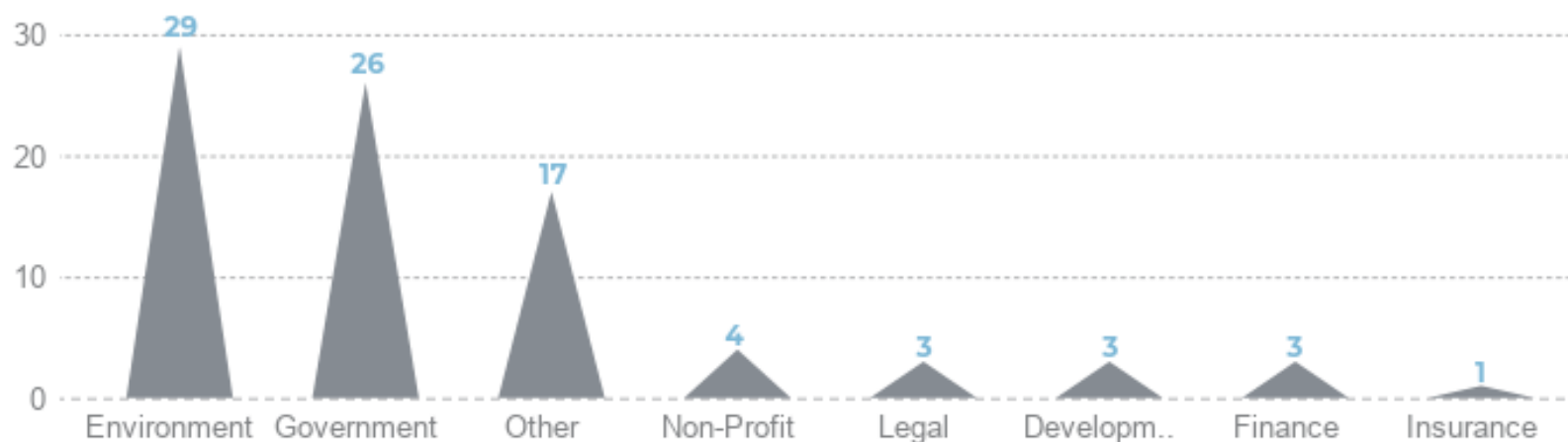
Survey Results, with Studio Results, and with the CBN Summit will all be considered together for final Recommendations.



Results:

Demographics, Expert Opinions, &
Strategic Focus

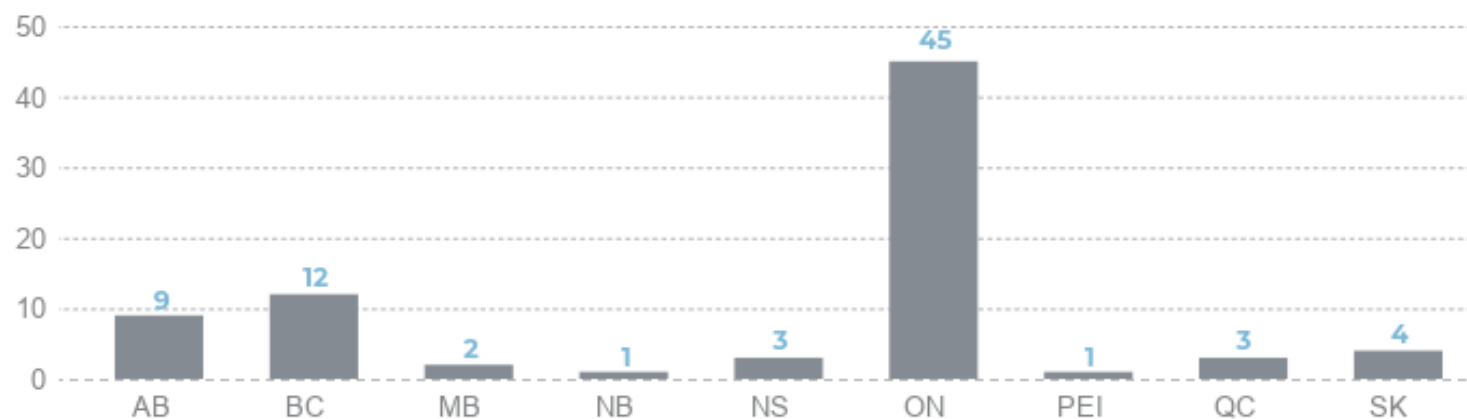
Organizations Represented by Respondents



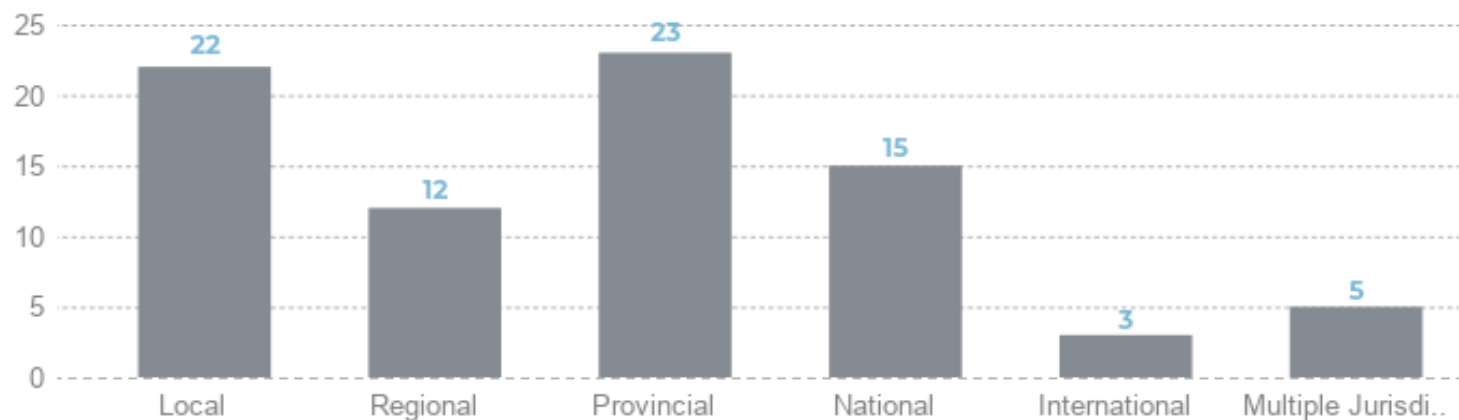
80 survey participants
Combined experience on **6,454** brownfield projects

Geography of Respondents

Provinces

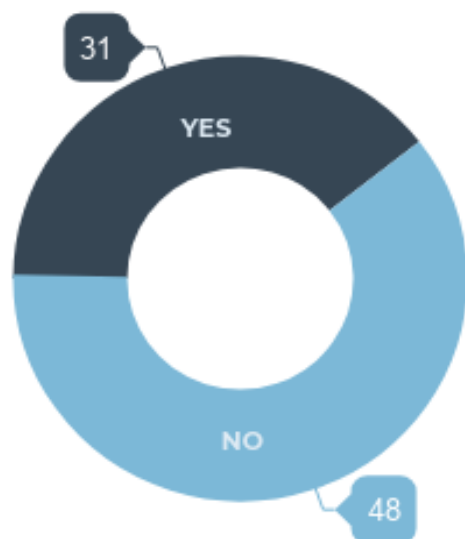


Geographic Scope

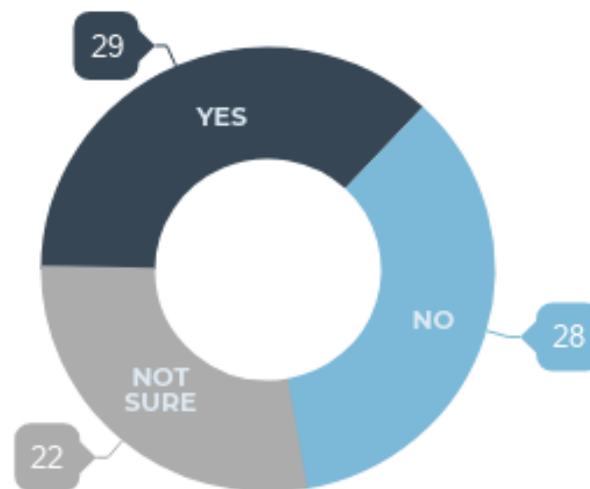


Brownfield Organizations & Partnerships

Member of Brownfield
Non-Profit Organization

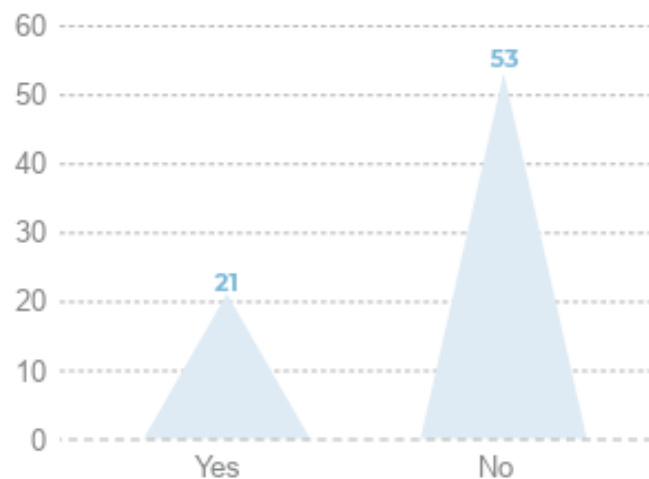


Local Multi-Level Government or
Partnerships to Aid Brownfield

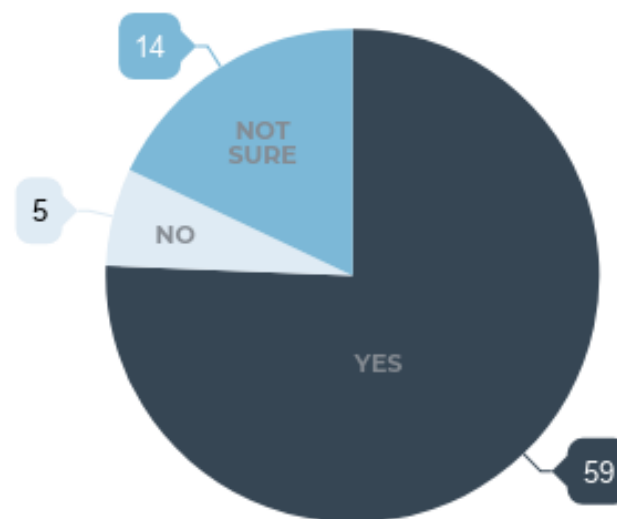


- SuRF Canada, CBN, FCM, Atlantic PIRI
- Provincial Industrial Associations: ONEIA, BCEIA, NBEA, ESSA

Existing Mechanism in Place for Collecting Revenue for Brownfield?



Would Canada Benefit from a National Fund?



- Land Transfer Tax (Ontario & BC)
- Fuel Tax (BC)
- Climatsol (Quebec)
- Community Improvement Plans (Ontario)
- Toronto Brownfield Remediation Tax Assistance (BRTA)
- Brownfield Financial Tax Incentive Program (BFTIP)



Results:

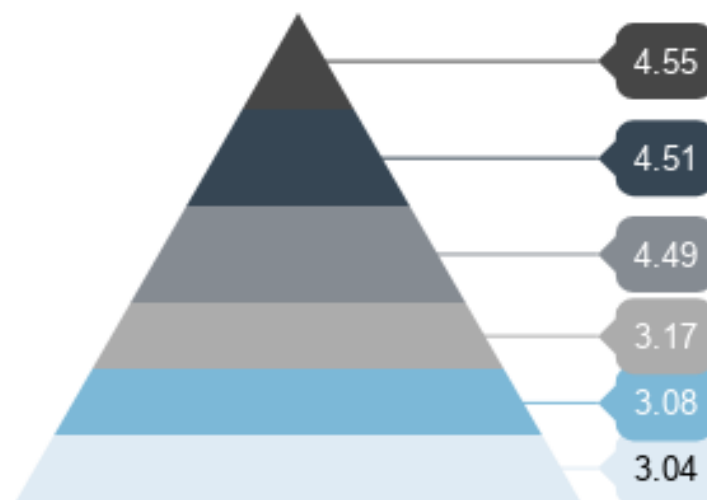
BF Motivators & Barriers

Brownfield Motivators

Degree in which each motivator affects a participants' involvement in brownfield.

Grading Scheme: Highly Unimportant, Not Important, Neutral, Somewhat Important, Very Important, Not Applicable/No Answer

Rank	Motivator
1	To Protect Public Health & Safety
2	Reduce Contamination & Protect Soil & Groundwater
3	Conform with Environmental Regulations
23	To Promote Canadian Cleanup Technology
22	Avoid High Development Charges Levied on Greenfields
21	Provincial/Federal Ownership of a Site



Brownfield Barriers

Degree in which each **governance** barrier affects a participants' involvement in brownfield.

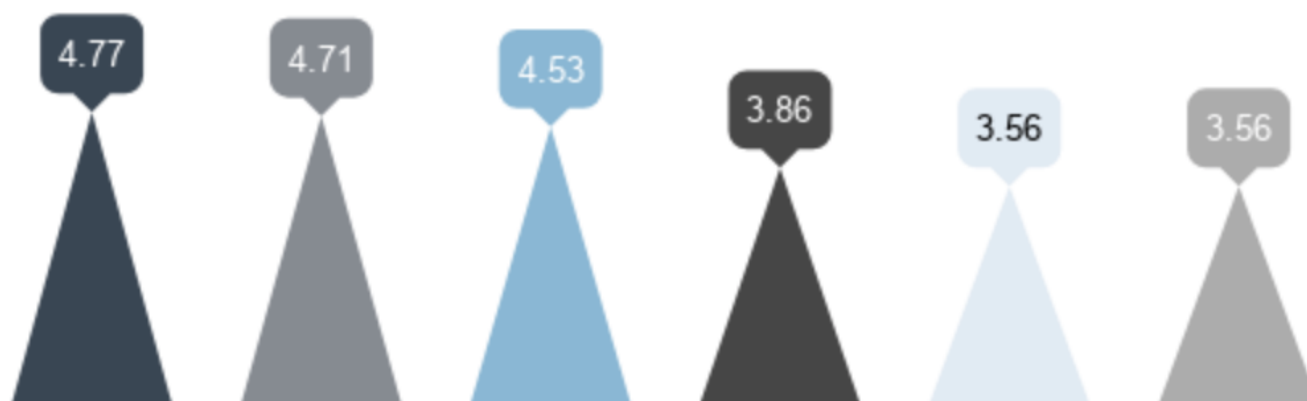
Grading Scheme: Highly Unimportant (1), Not Important (2), Neutral (3), Somewhat Important (4), Very Important (5), Not Applicable



Rank	Barrier
1	Slow Timelines for Ministry Responses to BF Submissions
2	Lack of Political Will & Awareness of BF Issues
3	Lack of Regulatory Liability Closure Mechanism
11	Limited Federal Budget to Address Brownfield
12	Inter-Jurisdictional Complications
13	Lack of Site Inventories

Degree in which each **development** barrier affects a participants' involvement in brownfield.

Grading Scheme: Highly Unimportant (1), Not Important (2), Neutral (3), Somewhat Important (4), Very Important (5), Not Applicable



Rank	Barrier
1	"Upside Down" Remediation Costs
2	High Remediation Costs
3	More Contamination than Expected/Surprise Costs
29	Property Ownership Issues
28	Lack of Information on the History of Sites
30	Competitive Bidding Process



Results:

NRTEE Report Card

Grading Scheme:
A=Excellent;
B= Good;
C= Satisfactory;
D=Marginal;
F= Unsatisfactory/No
Action Taken

NRTEE Recommendations and Actions	Federal Government	Provincial Government	Municipal Government	Not Sure/ Don't Know	Comment
1.1 Implement Tax system changes to promote brownfield redevelopment	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>
1.2 Remove liens and tax arrears against qualifying brownfield sites	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>
1.3 Provide mortgage guarantees for qualifying brownfield sites	<input type="text"/>			<input type="checkbox"/>	<input type="text"/>
1.4 Provide revolving loans for qualifying brownfield sites	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>
1.5 Provide grants for qualifying brownfield sites	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>

Grades Are In!



Image: Dreamtime

D

NRTEE Recommendations Score Card

A grade for how well the recommendations put forward in the National Brownfield Redevelopment Strategy for Canada have been achieved.

Grading Scheme: A = Excellent, B = Good, C = Satisfactory, D = Marginal, F = Unsatisfactory/No Action Taken

NRTEE Recommendations & Actions		Federal	Provincial	Municipal
Applying Strategic Public Investments to Address Upfront Costs	Implement Tax System Changes to Promote Brownfield Redevelopment	F	D	D+
	Remove Liens & Tax Arrears Against Qualifying Brownfield Sites	F	D	D
	Provide Mortgage Guarantees for Qualifying Brownfield Sites	F		
	Provide Revolving Loans for Qualifying Brownfield Sites	D	F	D-
	Provide Grants for Qualifying Brownfield Sites	D	D-	D+

Establishing an Effective Public Policy Regime for Environmental Liability and Risk Management	Allow Binding Contractual Allocation to Liability		D	
	Provide for Termination of Regulatory Liability		D+	
	Provide for Termination of Civil Liability After a Limitation Period	F	F	
	Create an Insurance Fund for Post-Liability Termination Claims	F	F	
	Apply Site Specific Assessments & Approvals Regime	D	C+	D+
	Provide for Regulatory Approvals for Remediation		C+	D+



Building Capacity for and Community Awareness of Brownfield Redevelopment	Increase Capacity to Undertake Brownfield Redevelopment Projects	D-	D	D+
	Facilitate the Demonstration of Innovation & Remediation	D	D	D-
	Raise Awareness of the Benefits of Brownfield Redevelopment	D	D+	



Results:

NRTEE Tool Kit

NRTEE Suggested Policy Tools

Each tool listed in the National Brownfield Redevelopment Strategy for Canada rated by degree of implementation over the last 15 years.

Grading Scheme: Significantly Worse, Somewhat Worse, No Change, Some Improvement, Significant Improvement, No Answer

Rank	NRTEE Toolkit
■ 1	Regulated Risk Assessment Standards & Risk Management
■ 2	Regulated Site Investigation Standards
■ 3	Internet Sites & Conferences Dedicated to Brownfield Redevelopment
■ 4	Contaminated Sites Policies, Legislation & Regulations
■ 5	Private Sector Advertising of Service Related to Brownfield
■ 39	Flexible Zoning Requirements
■ 40	Tax Arrears Cancellations
■ 41	Insurance Programs for Cost-Capping & Civil Liability Protection
■ 42	Power-of-Entry Rights to Perform Environmental Site Assessments
■ 43	Provincial Contaminated Sites Grant Program



Results:

Respondent Recommendations

Sector Recommendations

The top actions or tools that need to be implemented or strengthened by each sector in order to advance brownfield redevelopment.

Development Sector

1. Work in partnership with local governments to find solutions.
 - ✓ Educate,
 - ✓ lobby,
 - ✓ share lessons learned.
2. Apply pressure on local governments.
Make brownfields a priority.
3. Support each other.
Experienced developers mentoring smaller property owners.
4. Be a source for an inventory. Get creative with brownfields.

Environmental Sector

1. Encourage and become comfortable with risk assessment.
Lobby for new technology.
Be involved with communication.
Ensure clarity on regulatory requirements for risk management.
2. Better education and training for appropriate Qualified Persons skill sets.
3. Better understanding of brownfields; opportunities & benefits.



Legal Sector

1. Charge less.
Be more open for consultation.
Collaborate with the community more.
2. Create guidance documents that outline the barriers to liability closures.
3. Create other guidance documents of regulatory process and applicable laws.



Finance & Insurance

1. "Educate, educate, educate."
Understand perceived risk vs. actual risk and how risk management is important and should be welcomed.
2. Understand the overall inherent value of brownfields; not just the new building, but the greater societal benefit.



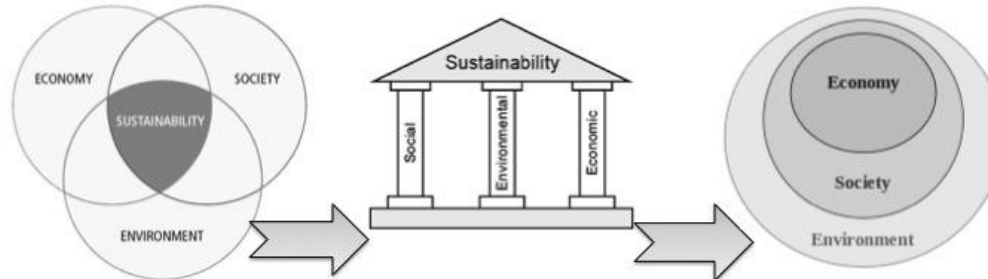
Federation of Canadian Municipalities

1. Lobby for and allocate more government funding.
2. Increase flexibility of application forms.
Increase diversity of projects that qualify for grants.
3. Continue spreading the message:
"Brownfields are of value!"
4. Continue with the education of municipalities, general public, and governments about technical guidance, training, and the value of brownfields.



Academia

1. Conduct studies within a reasonable time frame.
2. Study Best Management Practices, Lessons Learned, and case studies.
3. Researchers collaborate with organizations, companies, and municipalities.
4. "Understand there is a significant difference between Theory and Real Life"





Results:

CBN Recommendations

1. Improve outreach through webinars, conferences, and more local events.
2. Partner with ECO Canada, municipal governments, and other associations.



Stay Tuned!!

Full Report Available:
November 21, 2018

CBN Brownie Awards Toronto



Thank you for Listening!

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www.canadianbrownfieldsnetwork.ca