



Canada's Voice for  
Brownfields Redevelopment

## December 2016 Newsletter

### Welcome



Hello Everyone

With business strong in the brownfields market, we are all ready for a well-deserved holiday break. We had an exciting fall at CBN with the opportunity to continue the tradition of the Brownie Awards. I would like to extend my congratulations to all the winners. The passion and talent that exists in Canada in this industry is truly outstanding.

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

In a closing note, I would like to extend a big thank you to Al Durand and Diane Gaunt for their support and leadership in CBN, both will be moving on from the CBN family and we wish them well – more on that later in the newsletter.

Best wishes for a good holiday season and a happy New Year.

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!



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 by e-mail at [ipoirier@fcm.ca](mailto:ipoirier@fcm.ca). 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 Partner Events

#### Americana 2017



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 and the current schedule, visit the [website](#).

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## **BCEIA BEST 2017**



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](#).

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## **SMART Remediation 2017 Sessions**



Vertex Environmental Inc. is presenting a series of sessions on SMART (Smart Methods in Advanced Remediation Technologies) remediation in the first quarter of 2017. These sessions are intended to bring together the North American environmental community to discuss cutting edge characterization and remediation technologies. Three sessions are currently planned:

- [Toronto](#), January 26, 2017
  - [Ottawa](#), February 16, 2017
  - [Vancouver](#), March 2, 2017
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## **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!**

Preparatory work on our 2017 Conference continues. The date will be June 15, 2017, and we'll be at Ryerson University's Ted Rogers School of Business. Please mark the date in your calendar and stay tuned to the newsletter and our Member Newsflash for further information. And, with all due respect to our graffiti artist, next time you see an announcement about the Conference, you can expect a much more professional graphic!

**CBN Updates**

CBN's Board of Directors met just before the Brownie Awards Gala on November 29 to review the feedback from the 2016 Conference roundtable discussions. We've distilled the feedback and have narrowed down the list of initiatives to pursue in the coming year; we'll be making the final selection early in the new year, so be sure to watch for the next newsletter, when we will be making our announcement.

CBN's Committees are also busy, and will be reporting in full in the next newsletter. Briefly, though, the Technical Advisory Committee has been holding outreach sessions with various provincial Ministries of Environment, and is working to bring other, related Ministries into the conversation; Communications and

Membership continues to work on the newsletter and LinkedIn group, and is also working with the new Membership Task Force to build membership, especially among property developers; the Finance and Insurance Committee is looking at broadening its research efforts on financing brownfield redevelopment; and the Technical Advisory Committee (TAC) continues to monitor provincial developments, especially in BC, Alberta, Ontario and Québec. Finally, the 2017 Conference Committee is preparing for next June's event - more information will be coming out on that shortly.

### **Changing of the Guard - TAC**

Long-time TAC Chair Al Durand is stepping back from his involvement with the Committee. Chris Brown, who has been Committee Co-Chair, will be succeeding him as Chair. On behalf of the Board and membership, I would like to express our deepest appreciation to Al - he has shepherded TAC through its formative years and, in the process, enormously enhanced its influence. For all you've done, Al, please accept our heart-felt thanks!

### **Changing of the Guard 2 - Management**

Diane Gaunt, who has been our Operations Manager since April 2011, will be retiring at the end of 2016. In addition to her contributions to our general management, Diane has guided us through several successful Conferences in conjunction with other partners and helped us present our first solo Conference this year. We have appreciated and profited from her insight and experience, and we wish her all the best in the future.

CBN's new Operations Manager will be Alison Nash. She has been working with Diane for the past few months to become familiar with us. Having been with Association Concepts (our management company) for the past ten years, Alison brings an extremely strong background in event management to her work with the CBN team, and we are looking forward to working with her on our Conference. Her demonstrated interpersonal and problem-solving skills will allow her to work with the CBN Board and Committees with equal assurance and success. Years of working with the Walt Disney Company have instilled in Alison a high level of customer service, which is evident in her relationship-focused work style. She has an Honours BA from the University of Toronto and a Hospitality Management Diploma from Humber College. Alison's e-mail is [Alison@associationconcepts.ca](mailto:Alison@associationconcepts.ca). Welcome to CBN, Alison!

**Eric Pringle** - President, CBN



CBN, in partnership with Actual Media, presented the 2016 Brownie Awards on November 29, 2016 at a special Gala event. We recognized projects or programs in six major categories, an individual as Brownfielder of the Year, plus best large, small and overall projects. The winners were:

- **REPROGRAM:** Guidelines for Development of Contaminated or Potentially Contaminates Sites, City of Guelph, Guelph, ON
- **REMEDiate:** Brantford's Sydenham Pearl Brownfield Remediation and Urban Renewal, Brantford, ON
- **REINVEST:** Atlas Landfill Remediation, Welland, ON
- **REBUILD:** Orillia Recreation Facility, Orillia, ON
- **RENEW:** The Metalworks, Guelph, ON
- **REACH OUT:** Leadership in Brownfields Renewal, FCM, Ottawa, ON
- **BROWNFIELDER OF THE YEAR:** Nathan Richard, City of Kingston, Kingston, ON
- **BEST SMALL PROJECT:** Centre Suites on 3rd Avenue, Owen Sound, ON
- **BEST LARGE PROJECT:** ION: Light Rail Transit in Waterloo Region, Region of Waterloo, Waterloo, ON
- **BEST OVERALL PROJECT:** Lac-Mégantic Remediation, Lac-Mégantic, QC

We hope you will join us in extending sincerest congratulations to the winners and all the nominated projects for once again advancing brownfield property reuse as the preferred solution!

To see a complete listing of all the finalists, please click [here](#), and be sure to visit our [photo gallery](#)!

## Industry News



### Phytoremediation the Natural Way?

We all know that phytoremediation is a tool in the brownfields kit, but did you ever think of "spontaneous" phytoremediation? As an article in **Horticulture Week** highlights, natural, or spontaneous, growth of vegetation on brownfields and cites German researchers who say it should be studied for its social and environmental use. They write that "especially urban brownfields with spontaneous vegetation can contribute to biodiversity and ecosystem services in dense urban environments. See the article [here](#). In [this article](#), the **Birmingham (UK) Post** compares spontaneous vegetation to pop-up architecture, and discusses the ecological benefits of such growth.

### Brownfields Provide Community Focus

An important concept in planning is maintaining or creating the feeling and appeal of a neighbourhood, and a big part of that is providing a green space to serve as a community focus. Can brownfields help with this? Waterfront Toronto gave a resounding "yes" to this question when they created the Corktown Common Park and Pavilion on Toronto's West Donlands. Planned and executed by a New York landscape architecture firm, the 7.3 hectare Park contributes to flood control as well as providing a meeting space for residents of the adjacent Canary District's condominiums. Land throughout the site was filled with 50,000 cubic metres of clean soil to nurture new growth. The firm introduced both deciduous and evergreen trees, plants, flowers and mosses native to Canadian forests, providing habitat and sustenance for migratory birds and pollinators. The Park also includes a marsh that increases the viability of waterfowl and other wildlife in the city. The cornerstone of the Park is the Pavilion, which features a fireplace for roasting marshmallows in the winter and concrete picnic tables for use all year long. Pavilion users are

protected from wind and pelting snow by translucent, moving walls. Read more about this in [Canadian Architect](#).

### **Brownfields - the Land of Opportunity**

A recent [article](#) in **Daily Commercial News** launched a series focusing on community improvement plans (CIPs) and brownfields in Ontario municipalities. This piece focuses on development in Kingston, and talks about the successes and some of the issues encountered in the process. Notably, between 2005 and 2015, Kingston's CIP has promoted the remediation and redevelopment of about 42 acres of vacant and under-utilized brownfield properties with a local construction expenditure of almost \$300 million, resulting in the addition of 1,800 residential units and an increase in property tax revenues of \$6 million - impressive statistics, considering that vacancy rates were extraordinarily low when the program started in 2005. Total rebates, spread over 10 years, will total \$25 million. The [second article](#) deals with the City of Waterloo's CIP, and the [third](#) talks about Waterloo's Northdale neighbourhood and Toronto's Saint James Town.

### **Ontario Omnibus Bill Aims to Streamline Environmental Approvals and Compliance Checks**

**Willms and Shier** [reported](#) on Bill 27, omnibus legislation that, among other things, is intended to reduce the regulatory burden involved in securing environmental approvals and conducting compliance checks. The Bill, which passed second reading November 29, 2016 and is now in committee, amends some 50 provincial statutes, including several administered by the Ministry of the Environment and Climate Change (MOECC). If passed, it will shift approvals for additional "low risk" business activities to EASR, and allow provincial officers and inspectors to reduce the number of face-to-face meetings involved in compliance checks by permitting them to request documents or information through phone calls or emails.

### **Ontario Rolls Out Version 2 of Tier 2 MGRA Tool**

As noted in our [December Newsflash #1](#), Ontario's MOECC has updated its Tier 2 MGRA tool to be more user-friendly, provide more features, correct errors identified in version 1, and take into account more recent science while continuing to provide the same level of environmental and human health protection.

### **Municipalities and Contamination - Ask Not for Whom the Homeowner Calls...**

**Willms and Shier** posted a recent [article](#) on a situation being faced by the City of Montreal, arising from homes built on a contaminated former municipal garbage dump. The article illustrates the issues that can arise when municipalities knowingly issue residential construction permits for contaminated properties. In this case, the owners of the affected properties are suing the City, claiming that it failed to inform them about the contamination (by biogas) and the previous use. Other municipalities have faced this issue in the past, and the article notes that this trend is not likely to go away any time soon.

### **BC Introduces New Contaminated Sites Regulations**

**Borden Ladner Gervais** reports that the BC Ministry of Environment has announced amendments to BC Reg. 375/96, incorporating new soil, water, and vapour standards. These include up-to-date toxicology data, the new BC environment groundwater model, and new deviation protocols for environmental quality standards from environmental agencies around the world. The amendments come into effect November 1, 2017. Read the blog post [here](#).

### **Quebec Municipalities Looking at "Green Tax" for Contaminated Sites**

The Union of Quebec Municipalities (UQM) has asked the Quebec provincial government for permission to impose a "green tax" on businesses who refuse to remediate contaminated properties, according to CBC

News ([article in French](#)). UMQ, in a submission to the Committee studying Bill 102, is proposing that the province grant municipalities the power to impose a regulatory fee on delinquent property owners, which would be applied towards the costs of the clean-up of the property so the municipality does not incur a net cost.

### Do You Have Industry News to Share?

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](mailto:davidp@canadianbrownfieldsnetwork.ca), and our Communications & Membership Committee will consider it for the next issue. Thanks for your support of CBN!

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### New Member Profile - GEMS



Established in June 2005, GEMS recognized the need for a ONE CALL professional environmental consultant in Ontario who could effectively address increasingly complex regulatory compliance requirements faced by the construction industry, including specialized services in sustainable redevelopment. The GEMS team consists of highly qualified and dedicated Professional Geoscientists, Ecologists, Aquatic Biologists, Project Managers and Technicians who are known for finding practical solutions that work on the ground.

GEMS Brownfield Redevelopment Services include:

- **Due Diligence:** Phase I/One and Phase II/Two Environmental Site Assessments for due diligence on lands proposed for realty transactions or redevelopment.
- **Contaminant Risk Evaluation:** Determine potential level of risk to end users of land with respect to existing levels of contamination and filing Records of Site Condition in accordance with O. Reg. 153/04.
- **Remediation Oversight and Compliance Monitoring:** Plan and implement soil, groundwater and surface water remediation works and monitoring activities to meet compliance with remedial action plans and/or environmental permitting requirements throughout all phases of a project (pre-, during and post-construction).
- **Strategic land use planning advice for brownfield sites (including landfill sites):** Identify opportunities and constraints with respect to existing levels of contamination, opportunities for natural habitat enhancement to find innovative solutions to enhance and maximize beneficial re-use of brownfield properties.
- **Regulatory Liaison and Compliance:** Work in collaboration with all levels of government and regulatory agencies towards the common goal of sustainable redevelopment.

- **24/7 Emergency Spill Response:** Inspect and report on spill incidents to all parties concerned, including all regulatory authorities and Spills Action Centre; provide recommendations for cleanup methods and follow-up monitoring.

### **Success Through Partnerships**

Every project is different and therefore the approach to each project will be different. While GEMS has worked on a diversity of projects from basic monitoring projects to high-profile, large-scale, multi-million dollar public infrastructure ventures, the consistent piece that stands out on every project is that success starts with a respectful relationship between all stakeholders; a partnership made up of transparency and communication. GEMS recognizes there is always more than one perspective on a project - the owner, the consultant, the engineer, the contractor, the regulatory agencies. GEMS always strives for excellence to get the job done on time, on budget, and in regulatory compliance.

For more information, please visit the [GEMS website](#).



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 by e-mail at [ipoirier@fcm.ca](mailto:ipoirier@fcm.ca). 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

#### Government Relations Committee Profile

CBN's Government Relations Committee, chaired by Eric Bristow of the Canadian Fuels Association, is responsible for establishing strategies and policies with respect to government relations work to support the core purpose of the CBN being to effect change by addressing the barriers associated with brownfield redevelopment in Canada.

This includes: developing 'Principles' to underpin positions; speaking on behalf of CBN members regarding, municipal, provincial, regional and federal policy issues; providing input on relevant government positions being adopted; analyzing barriers and developing recommendations for improving existing government policies and programs; and collaborating with other groups on common issues to seek alignment and maximize impact.

For more information, contact Committee Chair [Eric Bristow](#).

If you would like to be a part of any of these Committees, please contact Alison Nash, our Operations Manager, by e-mail at [info@canadianbrownfieldsnetwork.ca](mailto:info@canadianbrownfieldsnetwork.ca).

**We appreciate your interest and support!**

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### Name Our Newsletter!

The CBN newsletter has been around for a long time now, but has always gone by the fairly bland name "Newsletter". It's time for that to change, and we invite your help. If you have an idea for a name that reflects what CBN stands for or the particular benefit(s) you feel you're getting from the newsletter, please e-mail your suggestions to [David Petrie](#). The person suggesting the winning name will receive a Keg Steakhouse gift card. We look forward to hearing from you, and thanks in advance for your assistance!

### 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](#). If you'd like to start a discussion on any of the items in this newsletter, we encourage you to use our [LinkedIn group](#).

## CBN Corporate Members

- AGAT Laboratories
- Arcadis Canada Inc.
- BC Ministry of Environment
- Canadian Fuels Association
- ERIS
- Federation of Canadian Municipalities
- Fusion Homes
- Golder Associates
- Ground Force Environmental Inc.
- Groundwater Environmental Management Services
- HEMMERA Envirochem
- Imperial Oil
- Kilmer Brownfield Equity Fund
- Maxxam Analytics
- Milestone Environmental Contracting
- Pinchin
- Priestly Demolition Inc.
- Stantec
- Terrapex Environmental Ltd.
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- Willms & Shier LLP
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