

# Brownfield Redevelopment

*Best Practices for Promoting the Successful  
Development of Contaminated Lands*

Maximize the  
Profitability of Your Projects

*Ensure success  
by avoiding others'  
mistakes*

**One-Day Conference: December 8, 2003**  
**Optional Workshop: December 9, 2003**  
**Toronto, Ontario**

## *Practical solutions to your complex brownfield-development issues*

- Use the business implications of Bill 56 to your advantage
- Understand the risk and liability when purchasing contaminated land
- Manage a contaminated site effectively
- Learn best practices from leading brownfield projects in Ontario
- Effective financing arrangements for brownfield development
- Update your knowledge on what's happening in the courts
- Build strategies for evaluating brownfields
- Discover new technological options for site remediation

*Learn from case studies on  
some of Canada's leading  
brownfield developments:*

- **City of Hamilton:**  
Municipal Brownfield  
Redevelopment in Action
- **Stelco-Swansea Works Project:**  
Turning an Industrial Site into  
a Preferred Residential  
Community
- **Yonge-Summerhill Project:**  
Brownfield Development in  
the Heart of the City

*Stimulate  
development in your  
municipality*

**INFONEX**  
*Profit from Knowledge*

Registration Hotline! Call 1-800-474-4829, Fax 1-800-558-6520 or Visit our Web site: [www.infonex.ca](http://www.infonex.ca)

# BROWNFIELD REDEVELOPMENT

Conference: December 8, 2003 • Workshop: December 9, 2003 • Toronto, ON

## CONFERENCE PROGRAM: MONDAY, DECEMBER 8

8:00 – 9:00 Registration and Continental Breakfast

9:00 – 9:10

### Welcome and Opening Remarks from the Chair

*Rosalind Cooper, Partner, Fasken Martineau DuMoulin LLP; member of the Ministry of Municipal Affairs and Housing's Brownfield's Policy Review and Advisory Panel*

9:10 – 10:30

### Brownfield Law and Policy Update: The Business Implications for You

*Lynne Peterson, Manager, Planning Policy Section, Ontario Ministry of Municipal Affairs and Housing*

*Rosalind Cooper, Partner, Fasken Martineau DuMoulin LLP; member of the Ministry of Municipal Affairs and Housing's Brownfield's Policy Review and Advisory Panel*

- Update on the phasing in of Bill 56: what's the current status, and where do we have to go?
- Lessons learned since inception: using them to your advantage
- The National Round Table on the Environment and the Economy's National Brownfield Redevelopment Strategy
- What kind of opportunities will this create?
- Future changes to encourage brownfield redevelopment in Ontario

10:30 – 10:45

Networking Break



10:45 – 11:45

### Managing Risk and Liability when Purchasing and Developing Contaminated Property

*Donna Shier, Partner, Willms & Shier Environmental Lawyers; certified as a specialist in environmental law by the Law Society of Upper Canada*

- Business considerations: allocating risk between vendor and purchaser; insurance; financing; impact of municipal and neighbour issues
- Pre-closing due diligence: site investigations, right to access, disclosure and privilege, reliance on third-party reports
- Successful approaches to closing difficult deals
- Case update: what's happening in the courts?
  - *Tridan Developments Ltd. v. Shell Canada Products Ltd.*
  - *Ontario v. CH2M G&S*

### FEATURE CASE STUDY

11:45 - 12:45

### City of Hamilton: Municipal Brownfield Redevelopment in Action

*Luciano Piccioni, RCI Consulting*

- Promoting brownfield redevelopment in your municipality
- Proactive municipal activities to stimulate development
- Understanding the planning, development, and financial implications
- Overview of a small residential and large industrial development

*Luciano Piccioni is the Brownfield Coordinator for the Economic Development Department of the City of Hamilton and is also a member of the National Brownfield Association Advisory Board based in Chicago, Illinois.*

12:45 – 2:00

Luncheon

2:00 – 2:50

### Site Remediation Technologies: From the Tried and Tested to New Developments

*Thomas W. Davis, President, Green-Tech Environmental Engineering Ltd.*

- Conducting an effective site investigation
- Managing a contaminated site
- What are the options for remediation?
  - full-depth cleanup
  - stratified cleanup
  - site-specific risk assessment (SSRA)
- Determining what method is appropriate for your remediation project
- Record of site condition

2:50 – 3:10

Networking Break



3:10 – 3:45

CASE STUDY

### Everything You Need to Know about a Brownfield Development in the Heart of the City: The Yonge-Summerhill Experience (Toronto)

*Mitchell Cohen, Executive Vice-President, Equifund*

- Municipal considerations to take into account
- How to prepare for the unexpected studies
- Dealing with non-public agencies
- Remediation land and buildings
- Financing the project

3:45 – 4:30

CASE STUDY

### Stelco-Swansea Works Project: Turning an Industrial Site into a Preferred Residential Community

*John Fox, Partner, McMillan Binch LLP*

*John C. Davies, CEO, REON Development Corp.*

The redevelopment of this 12-acre site, which housed Stelco's main fastener production operations, will include 850 residential units, comprising townhouses and residential towers, along with small parks and green space.

- Cleanup has included
  - off-site disposal of soils with high metal concentrations
  - bio-remediation of most soils containing elevated levels of petroleum hydrocarbons
- Municipal property taxes are estimated to increase substantially

4:30 – 4:45

### Closing Remarks from the Chair

*Rosalind Cooper, Partner, Fasken Martineau DuMoulin LLP; member of the Ministry of Municipal Affairs and Housing's Brownfield's Policy Review and Advisory Panel*

4:45

End of Conference

Registration Hotline! Call 1-800-474-4829, Fax 1-800-558-6520 or Visit our Web site: [www.infonex.ca](http://www.infonex.ca)

# BROWNFIELD REDEVELOPMENT

Conference: December 8, 2003 • Workshop: December 9, 2003 • Toronto, ON

## Optional Workshop: December 9

9:00 – 12:00

### An In-depth Look at Site Remediation Technologies and Techniques

**Thomas W. Davis, President, Green-Tech Environmental Engineering Ltd.**

This session will walk delegates through the various options for remediation of contaminated sites. Dealing with the issue in a hands-on environment, participants will be able to bring their specific problems to the table for discussion.

- Investigating the site
- Options for remediation of contaminated sites
- Best practices for managing contaminated sites
- How to best assess the time and costs involved

## WHO SHOULD ATTEND THIS EVENT

This conference is the key information source for anyone involved with the business or legal issues of brownfield redevelopment.

### From Municipalities, Provincial, and Federal Governments:

- Regional and Municipal Planners
- Municipal Councillors
- Real Estate Departments
- Development Departments
- Legal Counsel
- Environmental Services

### From Real Estate, Development, and Construction Companies:

- Property Owners/Managers
- Builders
- Land Developers
- Corporate Counsel
- Brokers

### Also:

- Real Estate, Planning, and Zoning Lawyers
- Risk Managers
- Real Estate Finance Executives
- Environmental Managers, Coordinators, and Engineers
- Environmental Consultants

## FREE CONFERENCE WORKBOOK

As a registered delegate, you will receive a complete conference workbook. These materials will serve as an invaluable guide, both during and after the event. The workbook will be distributed on the morning of the event.

## Are You Prepared for the New Brownfield Environment?

With as many as 30,000 brownfield sites in Canada, there is the potential to generate up to \$7 billion a year in public benefits. From an increased tax base to a potential windfall in development dollars, there is a proven win-win business case for brownfield redevelopment. Over the past three years, the number of these developments has increased as much of the uncertainty in these ventures subsides. Now, more than ever, is an opportune time to take advantage of the business climate.

### Get Informed and Take Advantage of the Current Environment

Infonex's *Brownfield Redevelopment* is the conference that will provide the keys to successful and profitable development. Whether you are new to the field or are looking for a best practices update, this course is designed with you in mind.

- Learn how the NRTEE's brownfield strategy affects you
- Understand the risk and liability associated with developing contaminated property
- Assess your options for site remediation
- Best practices for closing difficult deals
- Financing a brownfield project effectively
- Municipal strategies for stimulating development
- Update on Bill 56

### Practical Solutions to Overcome the Obstacles You Face Every Day

This is the forum for learning best practices and candidly discussing the most pressing challenges you face. Attend and learn from our case-study format. From downtown city examples to innovative municipal projects, we have put together a lineup of experts that you need to hear from!

You will leave this event with an in-depth understanding of the vital issues involved in undertaking a brownfield project. You can't afford to miss this event!

**REGISTER TODAY!**

# BROWNFIELD REDEVELOPMENT

Conference: December 8, 2003 • Workshop: December 9, 2003 • Toronto, ON

FAX THIS REGISTRATION FORM **NOW** TO 1-800-558-6520

607

4th Delegate Free!

**Yes!** Register me for *BROWNFIELD REDEVELOPMENT*

I cannot attend but please keep me informed of future events. Photocopy this form for additional delegates.

Mr./Ms./Mrs. \_\_\_\_\_ Title \_\_\_\_\_

Organization \_\_\_\_\_

Name of Approving Manager \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Telephone ( ) \_\_\_\_\_ Ext \_\_\_\_\_ Fax ( ) \_\_\_\_\_

E-mail address \_\_\_\_\_

Add me to your e-mail list.  I do not wish to receive e-mail notification of upcoming events.

Company's main line of business \_\_\_\_\_

Number of employees on site  1-25  26-50  51-100  101-250  251-500  501+

Please do not remove or alter mailing label.

PRIORITY CODE: 607-2



Suite 400, 35 McCaul St.  
Toronto, Ontario M5T 1V7



MAILROOM: If undeliverable to addressee, please forward to the President, Counsel, or Councillor.  
To change or delete address: Please fax or mail address information from all brochures received.

GST No. R134050012

## Registration Fees

- Conference: \$895.00 +\$62.65 (GST) for a total of \$957.65
- Conference and Workshop: \$1,395.00 +\$97.65 (GST) for a total of \$1,492.65

## Payment Method

- Cheque enclosed, payable to INFONEX
  - Please invoice me
  - Please charge to my  VISA  MC  AMEX
- Card Number: \_\_\_\_\_
- Expiry Date: \_\_\_\_\_ / \_\_\_\_\_
- Signature: \_\_\_\_\_

## Location

The *Brownfield Redevelopment* conference will be held at a convenient location in Toronto, Ontario. Detailed venue information will be provided with your registration confirmation.

## Accommodation

Registration fees do not include hotel accommodation.

## Group Discount

If three individuals from one organization register at the same time, a fourth person may also be registered to attend free of charge. The free registration must be of equal or lesser value than the paid registrations.

## Your Registration Includes

Registration fees include all course materials, continental breakfast, lunch, and refreshments. Parking and accommodation are not included.

## Cancellation Policy

Substitutions may be made at any time. If you are unable to attend, please make cancellations in writing and fax to 1-800-558-6520 **prior to November 24, 2003**. A credit voucher will be issued to you for the full amount, redeemable against any other Infonex course and which is valid for twelve months (1 year) from the date of issue. If you prefer, you may request a refund of fees paid, less a \$195 administration fee. Registrants who cancel after **November 24, 2003**, will not be eligible to receive any credits or refunds and are liable for the entire registration fee.

Confirmed delegates who do not cancel before **November 24, 2003**, and fail to attend will be liable for the entire registration fee.

## Mailing List Update/Removal

To update or remove your information for the Infonex mailing list, please call 1-800-474-4829, and select Option 3, or complete the online form at [www.infonex.ca](http://www.infonex.ca). Please note: Infonex prepares mailings several weeks in advance and it may take such time for the updates to come into effect.

## 4 KEY BENEFITS OF ATTENDING

- Gain valuable insight from leading brownfield practitioners
- Learn new developments in site remediation
- Hear the latest on the phasing-in of Bill 56
- Network with your peers and industry leaders

## SPONSORSHIP OPPORTUNITIES

If you would like to increase your visibility with developers, municipal planners and environmental consultants, you need to be at the *Brownfield Redevelopment* conference.

A limited number of sponsorship options are available.

For more information or to check availability, contact our sponsorship department at (416) 971-4177, ext. 244, or by e-mail at [sponsorship@infonex.ca](mailto:sponsorship@infonex.ca).

## REGISTER NOW - HERE'S HOW!

- Fax: 1-800-558-6520
- Mail: **INFONEX**  
Suite 400, 35 McCaul St.  
Toronto, Ontario M5T 1V7
- E-mail: [register@infonex.ca](mailto:register@infonex.ca)
- Phone: 1-800-474-4829
- Web: [www.infonex.ca](http://www.infonex.ca)

Confirmations are sent on receipt of registration.



FULL PROGRAM  
DETAILS INSIDE!

**The INFONEX Quality Guarantee:** We are confident that this event will meet the high quality standards you expect from INFONEX. If not we will issue you a letter of credit equal to the value of the event. The individual delegate or any member of his or her company may use this letter of credit for one year from date of issue. Write us a letter describing why you were dissatisfied and direct it to the General Manager.