

URBAN
DEVELOPMENT
INSTITUTE
PACIFIC
REGION

Remediation through Redevelopment:
The Perspective of the Development
Industry on the Contaminated Sites
Clean-up Process in B.C.

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CSAP Society

URBAN DEVELOPMENT INSTITUTE PACIFIC REGION



UDI PACIFIC REGION

The Urban Development Institute is a national non-profit association with over **650 corporate members in the Pacific Region**, including:

- Developers
- Property managers
- Financial lenders
- Lawyers
- Engineers
- Planners
- Architects
- Appraisers
- Real estate professionals
- Local governments and agencies



UDI PACIFIC REGION

The development industry has a substantial impact on B.C.'s economy:

- 220,000 direct, indirect and induced jobs annually;
- Over \$17 billion in annual GDP contributions; and
- In 2012, the industry provided the provincial treasury \$670 million in direct taxes and another \$553 million in indirect/induced taxation

UDI PACIFIC REGION

The Urban Development Institute promotes efficient urban growth, effective community planning, sustainable construction practices, affordable housing, and high quality commercial and residential development

UDI concentrates its activities in three primary areas:

- Government and community relations and policy
- Professional development and education
- Research



UDI ENGAGEMENT WITH MOE

- UDI has met with MOE
- UDI has provided comments on Soil Relocation and Site Profile Documents
- UDI has also provided comments on the many recently released documents out for consultation
- UDI considering Omnibus Documents
- UDI's members above all want certainty of process
- Members also want the process to be more efficient (time and cost)
- Redevelopment is the major means of site remediation

UDI COMMENTS TO MOE

Drinking Water Standards

- MOE to identify exempted areas (i.e. Downtown Vancouver)
- Use a more reasonable yield and one that is consistent with land use
- Total dissolved solids threshold should reflect USEPA and Health Canada guidelines for domestic use

UDI COMMENTS TO MOE

- Soil Vapour
 - Allow and provide for lateral attenuation factors
 - Consider *Building Code* underground parking garage ventilation requirements for sumps and elevator shafts
- Amend *EMA* or *CSR* to remove the requirement for separate CoCs for liability reasons
- Restrict the ability of municipal governments to set separate *CSR* standards and requirements

UDI COMMENTS TO MOE

- Amend the *EMA/CSR* to allow *CoCs* where future remediation or risk management is described
- Limit the ability to cause investigations at sites prior to redevelopment
- Allow APs to perform additional reviews and approvals

UDI FURTHER COMMENTS

- Bruno Thielmann, REDEFINE Development Co

THANK YOU

