



THE WAY WE GREEN

*Brownfield Development in Edmonton,
Alberta- Lessons Learned*

TRANSFORMING | **EDMONTON**

BRINGING OUR CITY VISION TO LIFE



THE CITY OF
Edmonton

Brownfield Redevelopment in Edmonton, Alberta - History

- Task Force – 2010
- Brownfield redevelopment program created – five applicants involved
- All applicants opted out
 - Barriers: Limited amount of funds available, funds not available until entire project complete, applicants had to compete for the opportunity to apply, inflexible program

Brownfield Redevelopment in Edmonton, Alberta - History

- **What would it take to finish the project?**
 - Interviewed old applicants
 - Included additional stakeholders – oil companies
- Several years of research done to create the 2014 brownfield grant program

Policy C571: Brownfield Remediation and Redevelopment Support (April, 2013)

- Purpose:
 - Formalize a civic commitment to support brownfield redevelopment;
 - Establish a consistent framework for selection, evaluation and approval for financial support;
- Phase III Funding model:
 - Funded through municipal tax uplift resulting directly from redevelopment impact of the site

About the Brownfield Redevelopment Grant Program

- Grant encourages brownfield redevelopment in Edmonton's urban centres, which:
 - Reduces the amount of land development on our greenfields.
 - Contributes to more sustainable living and compact urban form by promoting infill in mature areas of the city.
 - Enables the use of existing infrastructure and public transit.
 - Improves esthetics and neighbourhood walkability.
- Assisted brownfield sites that otherwise would not be developed
- 4 Phases

About the Brownfield Redevelopment Grant Program

Phase	Objective	Max Grant Amount
I	Historical Investigation	\$5000 or up to 80%
II	Testing, delineation, remedial/exposure control planning	\$80,000 or up to 80%
III	Remediation	Up to 100% of remediation value if LEED Silver certified. Up to 50% if not LEED Silver certified.
IV	Remediation/exposure control with interim solution	up to \$200,000

Phase III - Remediation

- To be eligible for the full grant amount: LEED Certification (silver or higher) required
 - If not LEED Silver or higher, applicant only receives 50% of the remediation
- Tax uplift model - model doesn't impact the tax levy
- Work closely with financial services to create model

Phase III - Remediation

- The program aims to mitigate financial risks associated with the redevelopment of brownfields
- Program constructed so it can be tailored on a case-by case basis
- Transferrable
- Panel to approve projects

Basic Grant Qualifications -All Phases

Meet City's definition of brownfield

- Former refueling site
- Proposed use meets zoning and permitting requirements
- Remediation activity satisfies provincial criteria (ESA Guidebook created to assist)

“A Brownfield is a site that is under-utilized and where past activities on the site may have caused environmental soil and/or groundwater contamination.”

Question...

- How do you define “under-utilized?”

Ongoing Projects in Edmonton Windsor Terrace



Fox Towers



Vacant Old Parking Lot



Fox Towers



Additional Information Available at:

- We promote the program on the City of Edmonton website (www.edmonton.ca), where we make the following documents available to the public:
- Brownfield Redevelopment Grant Program: This document describes how to qualify for a grant, and includes the grant application form.
 - http://www.edmonton.ca/programs_services/documents/BrownfieldGrantProgram.pdf
- Environmental Site Assessment Guidebook: This document provides a simple outline of the City's environmental site assessment process.
 - http://www.edmonton.ca/programs_services/documents/ESAGuidebook.pdf
- Contaminated Gas Stations Task Force Strategy: This document explains the original strategies and initiatives of the program.
 - http://www.edmonton.ca/programs_services/documents/PDF/BrownfieldRedevelopmentStrategy.pdf

Questions