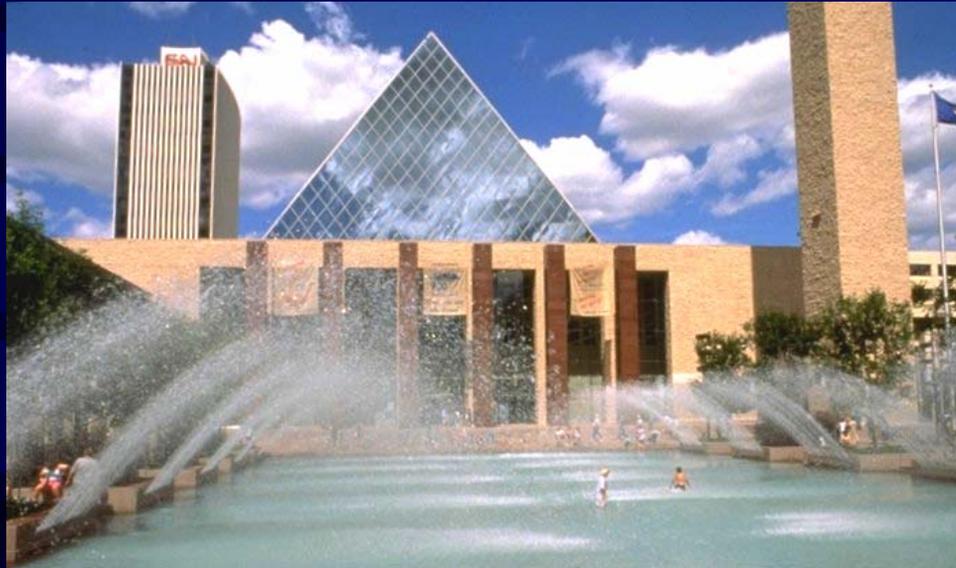


Edmonton's Brownfield Redevelopment Grant Pilot Program



**Remediation Technologies Symposium
October 21, 2005**



Presentation Outline

- **Policy Context – A Strategic Approach**
- **Pilot Program Development Process**
- **Key Program Elements**
- **Program Implementation & Results**
- **Next Steps**
- **General Observations**



Policy Context

- **Plan Edmonton**
- **Environmental Strategic Plan**
 - 19 Environmental Topic Areas
- **Contaminated Sites Strategy**
 - Sites owned/acquired by City
 - City Right of Way Contamination
 - Third Party Sites
- **Brownfields Redevelopment**
 - Third Party Sites with redevelopment potential



Pilot Program Development

- **Council direction**
- **Brownfield Redevelopment Committee**
- **Review of other Canadian programs**
- **Develop Pilot Program Framework**
- **Consultation with Stakeholders/Developers**
- **Administrative/Council Approval**
- **Budget Approval for Program**



Key Elements of Pilot Program

- **Application Period**
 - Applications reviewed, accepted and the current property tax recorded as the base value
- **1-3 Year Remediation & Development Period**
 - During this period the site remediated and developed
- **Issue of Grant**
 - After occupancy permit obtained grant issued based on formula:
Grant = 'Property Tax After Development' minus 'Base Value' multiplied by five
 - Grant cannot exceed the total cost of remediation or \$100,000



Eligibility Criteria of the Pilot Program

Key eligibility criteria for brownfield sites:

- **Site within Edmonton**
- **Site soil and/or groundwater Contaminated**
- **Site not previously covered in any provincial or federal program**
- **Not municipal, provincial or federal lands**
- **Firm commitment by owner to redevelop**



Funding of the Pilot Program

- **Total cost of the pilot program \$500,000**
- **Grant will not exceed the cost of remediation.**
- **Cap of \$100,000 per grant - five sites.**
- **Funding of Brownfields Pilot from City's Operating Budget**
- **No applicable Federal or Provincial Funding programs in recent budgets**
- **Funding is over a three year period**



What A Brownfield Can Become



Before

* Original Site



After

* Possible Use



Program Implementation & Results to Date

- Application closing date September 30, 2005
- Five applications received
- 'Performance Agreement' on one site signed off
- Second 'Performance Agreement' being developed
- One site withdrawn from program
- Two sites ineligible



City pays developer to clean up polluted site for condo project

GORDON KENT
Civic Affairs Writer
EDMONTON

\$500,000 pilot project aimed at restoring contaminated locations

The city is giving Christenson Developments up to \$100,000 to clean a polluted downtown property where the company wants to build a 13-storey condominium tower.

It's the first grant handed out under a \$500,000 pilot project to decontaminate land that is ready for redevelopment.

There are quite a few sites in Edmonton that are eligible for this remediation, Christenson Developments president Greg Christenson said Monday.

"The reason they're putting money into them is as a catalyst."

His company plans to build the condominium on a vacant half-hectare lot south of 105th Avenue between 111th

Street and 112th Street.

The land next to the former downtown railyards was used for decades by various businesses, including a gas station with above-ground storage tanks for petroleum products which apparently contaminated the soil.

Science and technology have improved to the point that such problems can be dealt with more easily, making such sites attractive for development, Christenson said. However, the project would be "marginal" without the city's contribution, he said, although he didn't have a cost estimate for the cleanup.

"This goes a long way toward eliminating the negative elements of the site." Company development manager Bard

Golightly said the timing of the work depends on when city council approves an overall plan for the north edge of downtown, from 101st Street to about 116th Street. He hopes to have a better sense of how they'll proceed following public hearings June 14.

The cleanup will probably take two or three months, he said. The firm wants to start construction by next spring.

City officials had expected to hand out five grants under the cleanup project.

However, it only received two applications by the March 31 deadline, so companies now have until Sept. 30 to become involved, said Randall Colgan, environmental project engineer in the city's environment office.

It appears the earlier deadline didn't give firms enough time for the necessary paperwork, he said.

To be eligible for the money, owners must finish a cleanup by Dec. 31, 2007, and erect a building.

"If we get somebody to develop on (a) site, rather than just have it sit there contaminated, the city is benefiting by having a clean site with a development we can use."

He couldn't say exactly how many polluted properties there are in Edmonton, but one of his colleagues has estimated there are 100 to 200.

Many are former gas station locations, Colgan said.

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Next Steps

- **Work with 2nd Applicant to Complete 'Performance Agreement'**
- **Follow projects through to completion**
- **Interview program participants and those that showed interest but did not apply**
- **Determine if support for permanent program can be obtained from other orders of government**
- **Develop recommendations for Senior Management and City Council regarding future of Brownfields Redevelopment Program**



General Observations

Program Positives

- Good interest in program
- Good City Council, Management & Media support
- Spurred some redevelopment

Program Barriers

- Regulatory Issues
- Program Timing / Marketing – development cycle
- Competing with ‘Greenfield’ development
- Not enough \$\$\$



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