



# **Brownfield Redevelopment and the Municipal Development Process**

[www.calgary.ca](http://www.calgary.ca) call 3-1-1



THE CITY OF  
**CALGARY**

# Challenges to Brownfield Redevelopment

- Liability Concerns
- Financial Matters
- Regulatory and Process Issues



# Process Certainty

- All brownfield redevelopment will require a municipal approval
  - Site conditions
  - Proposed development
  - Developers timelines and expectations
  - Regulatory authority involvement (ESRD, AHS)



# Municipal Development Process

- Municipal Government Act
  - Development process
  - Subdivision & Development Regulation
  - Environmental Development Review Policy



# Municipal Development Process

- Stages of Development
  - Land use
  - Subdivision/Tentative Plan
  - Development Permit
  - Building Permit



# Subdivision & Development Regulation

- Phase I ESA considerations:
  - Sour Gas Facilities
  - Gas & Oil Wells
  - Landfills
  - Wastewater Treatment Plants



# Environmental Development Review Policy

- Site Condition
  - Phase I/II ESA
  - Applicable criteria
- Remedial Action Plan
  - Timing
  - Confirmation of remediation



# Environmental Development Review Policy

- Risk Management Plan
  - Proposed measures
  - Roles/Responsibilities
  - Notification
- Offsite Issues
  - Proposed plan
  - Roles/Responsibilities





# Guidebook to Developing Contaminated Sites

- Education tool
  - Due diligence
  - Development approval process
- Process certainty



# Case Study



# Background

- Former Bus Barn
  - USTs
  - COPC: hydrocarbons, metals
  - On- and off-site issues
- Proposed Development: high density mixed use building with underground parkade



# The City of Calgary's Requirements

- Land Use
  - Phase I & II ESAs
  - On- and off-site risk management plan
  - Remediation plan
  - Regulatory authority review



# The City of Calgary's Requirements

- Development Permit
  - Execution of remediation action plan
  - Implementation of risk management plan
  - Confirmation report



# The City of Calgary's Requirements

- Subdivision/Tentative Plan
  - Notification to buyers
    - Condominium bylaws
    - Condominium sales agreement



# Summary

- The City of Calgary supports Brownfield Redevelopment
- Municipal Approvals
- Project Timing
- Remedial Action Plan
- Risk Management Plan
- Continual Improvement



**Paul Leong**  
**Team Lead**  
**Environmental & Safety**  
**Management**  
**The City of Calgary**  
**[paul.leong@calgary.ca](mailto:paul.leong@calgary.ca)**



[www.calgary.ca](http://www.calgary.ca) call 3-1-1



THE CITY OF  
**CALGARY**