

Brownfield Redevelopment and the Municipal Development Process



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

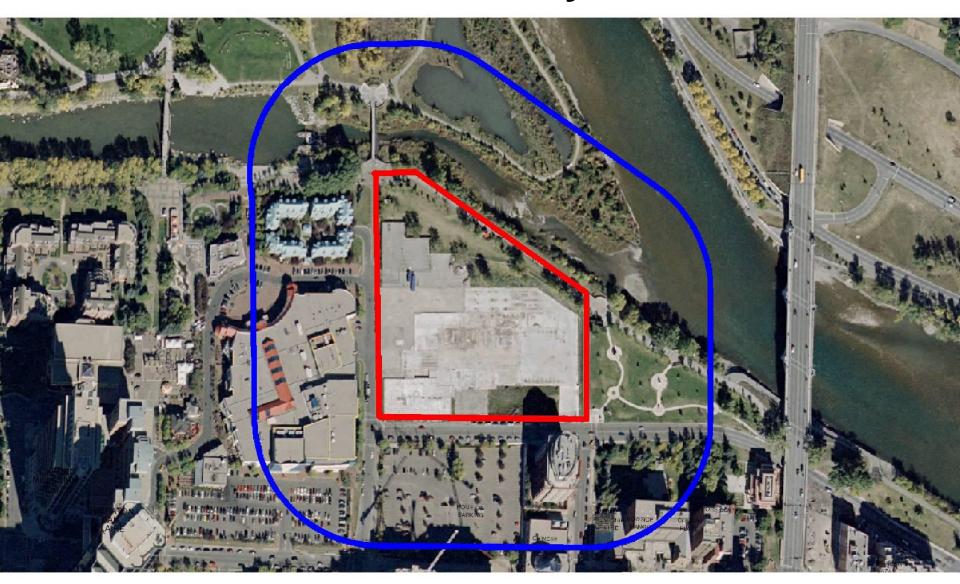


Guidebook to Developing Contaminated Sites

- 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





