#### TRACE

An Abandoned Drycleaner Brownfield in Rural Alberta: A Costly and Dangerous Family Legacy

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### **Presentation Overview**

- 1. Background
- 2. Initial Response
- 3. Assessment
- 4. Decommissioning
- 5. Remediation
- 6. Property Transaction
- 7. Learnings
- 8. Questions



# Background

- Rural Alberta
- Operated from 1940s
- Residence in basement
- Closed in early 2000s





## Background

- No occupancy since 2000
- Flood in 2012
- Trace engaged in 2015





# **Initial Response**

- Health and safety considerations
- Community engagement
- Regulatory requirements
- End goal to divest the property





































### Assessment

- Previous environmental reporting
- Phase I ESA
- Phase II ESA
- Site-specific guideline development





# Decommissioning

- Health and safety considerations
- Recycling
- Disposal







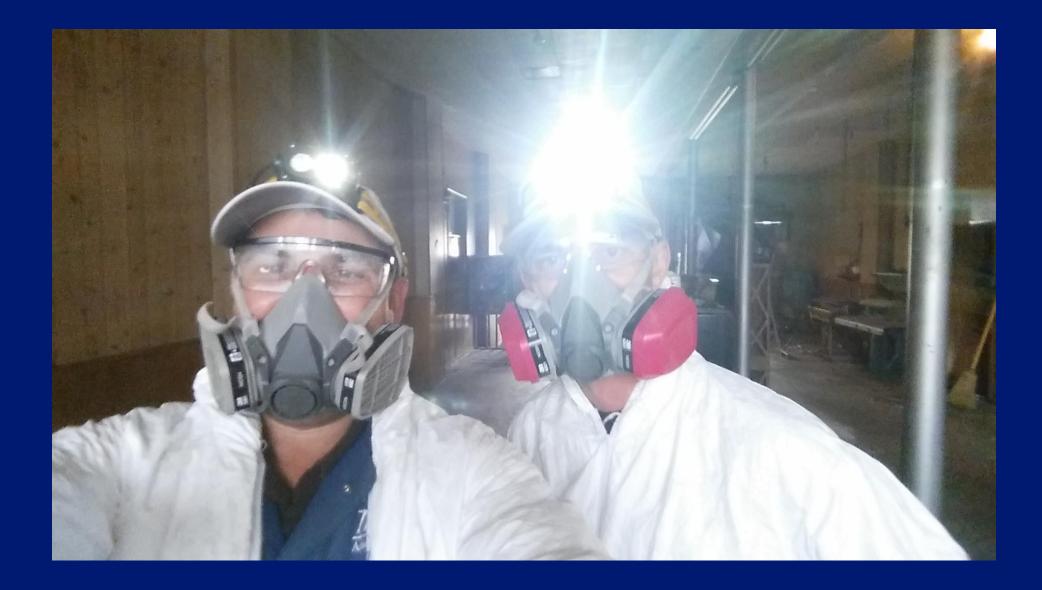
























### Remediation

- Health and safety considerations
- Remedial approach
- Logistics
- Disposal

















### **Property Transaction**

- Adjacent landowner as purchaser
- Third-party environmental review
- Lawyers consulted
- Transaction closed in 2017





### Learnings

- Take your time
- Understand the process, or find someone who does
- Consult often and broadly
- Don't assume





### **Questions?**

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