



Brownfield Redevelopment Inventory

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Executive Summary

Environmentally contaminated land can have an adverse impact on the sustainable development of cities. The redevelopment of underutilized, contaminated sites, known as brownfields, can lead to revitalization and densification of communities. In support of the City of Edmonton's Environmental Strategic Plan, *The Way We Green*, the Brownfield Redevelopment Grant seeks to promote expedient and productive redevelopment of former refueling sites. As more of these former refueling sites are redeveloped, the Brownfield Redevelopment Grant will have to expand. This research seeks to provide an indication of where the Brownfield Redevelopment Grant could be headed. To do this, an inventory of potential brownfield sites was developed, and the barriers to redevelopment were identified.

To develop an inventory of sites, a method for identification of potential brownfields was established. Land use classifications and legal addresses were used to identify over 7,000 properties with available environmental records. A limited systematic review of environmental records was done to identify potential brownfields. This was done for 291 sites as a "proof of concept". From this review, 43 potential brownfields were identified, the majority of which are associated with former refueling sites. Off-site contamination is associated with 24 of these sites.

Based on this review of available reports, three recommendations are given:

1. Refine the method for data acquisition and identification of potential brownfields,
2. Develop a framework for redevelopment properties with off-site contamination,
3. Move towards a site-specific approach of brownfield redevelopment, which considers properties that are not former refueling sites, and areas with limited tax uplift potential.

Please note that the inventory developed as a part of this research contains confidential information and will not be publicly available.