

# Unlocking Brownfield Opportunities: A Comprehensive Review of Policy and Practice in Canada

PLG 620 Advanced Planning Studio Report  
School of Urban and Regional Planning, Ryerson University



**RYERSON UNIVERSITY  
BROWNFIELD GROUP**

# Project Scope, Objectives, & Methods

## Scope and Objectives

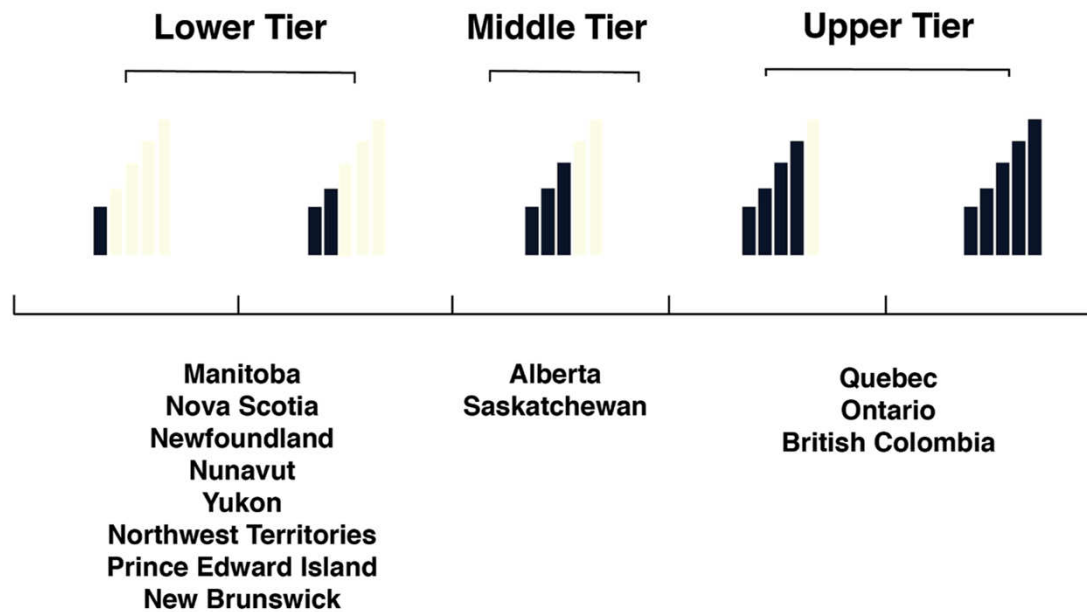
- Review federal brownfield programs
- Review provincial cleanup and redevelopment programs
- Highlight “best practice” case studies
- Recommend how upper levels of government can advance brownfields redevelopment, particularly for developers and municipal governments

## Methods

- Compilation of the following for federal and provincial/territorial governments: definitions, history, policies, liability, inventories, funding, best practice cases
- Review of provincial stakeholder groups and international comparators (US, UK)
- Tiered assessment of federal and provincial programs based on 16 criteria
- Limitations



# TIER ASSESSMENT



## 16-Point Criteria

### Environmental

- Reducing Risk
- Priority
- Policy
- Progress
- Process

### Economic

- Incentives
- Market Trends
- Available Funding
- Investment
- Funding

### Social

- Programs
- Liability
- Tools & Resources
- Advocacy
- Impacts
- Understanding



# UPPER TIER - Quebec

- Incentive programs - Climat-Sol Plus
- “Expert” system
- Accessible and useful site inventory
- Updated policies and guides



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## MIDDLE TIER - Alberta

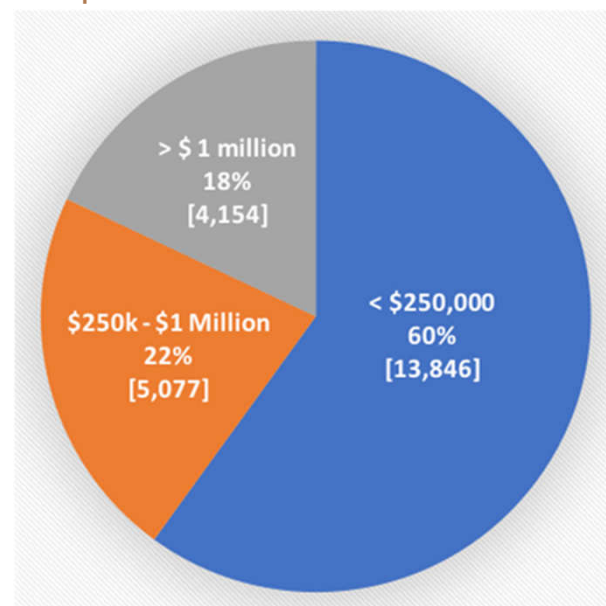
- Lacking accessible and updated information
- There have been initiatives
- Cross regional organization
- No provincial funding
- Unclear organization



# LOWER TIER – Federal Programs

- Guidance on the [management of contaminated sites](#) (1997)
- Recommended policies on contaminated sites liability (2006)
- Federal Contaminated Sites Action Plan (FCSAP)
- Federal Contaminated Site Inventory
  
- **Positive**
  - Excellent inventory of remediated federal contaminated sites
  - Financial assistance for municipalities (via FCM) and for federal agencies
- **Negative**
  - Lack of incentives for private developers
  - Lack of updated guidelines/policies/acts/legislation
  - Lack of a national database for brownfields in Canada
  - Majority of the FCM GMF directed to remediation assessment
  - Limited leadership compared with US and UK

Scope of Remediation Costs



Source: Federal Contaminated Site



# THE OPTIMAL PROVINCE

## Features

Accessible Site Depository

Provincial Funding Programs

Expert System

Speed of Process

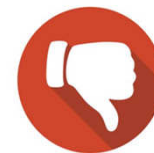
Updated Policies and Guides

Presence of Advocacy Groups



# Nationwide Recommendations and Final Remarks

- Strengthen dedicated brownfield society
- Ensure all information is bilingual
- Create a developer friendly guide on site remediation
- Enhance public information and understanding
- Make funding more accessible (public and private)
- Create of a Federal Remediation Department
- Standardize rules, processes, and practices across Canada
- Publicly accessible brownfield inventories at all levels
- Greater public involvement (early in the process)
- More exchange of ideas





# THANK YOU

## Questions ?

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