

***Canada-British Columbia
BUILDING CANADA FUND
- Communities Component***

Category Specific Supplement

BROWNFIELD REDEVELOPMENT

March 2009

Canada



BROWNFIELD REDEVELOPMENT
BUILDING CANADA FUND - COMMUNITIES COMPONENT

OBJECTIVES

To construct or materially rehabilitate public infrastructure that contributes to at least one of the following objectives:

- Removal or neutralization of the negative effects of brownfields on communities and environment by remediating and redeveloping these properties in a sustainable manner; and
- Support more intense land use within cities and communities.

SUBCATEGORIES

Remediation or decontamination and redevelopment of a brownfield site within municipal boundaries and must include:

- The construction of public infrastructure as identified in the context of any category under the MIC and the CC; and/or
- The construction of municipal use public parks and publicly-owned social housing.

PROJECT OUTCOMES

The project must demonstrate how it provides benefits to Canadians in support of one or more of the following outcomes:

- Reduction of the environmental and health risks posed by contaminated sites within municipal boundaries;
- Increased supply of social housing; and
- Increased sustainability of municipal development and encouragement of more efficient land use.

PROGRAM CRITERIA

Through your application, you must demonstrate the following:

- The project is supported by a comprehensive, credible and feasible business case that outlines the costs and benefits of the proposed project. *(Please note that the application form will set out information requirements regarding project costing, ongoing operation and maintenance, engineering, technology, project management and governance)*
- How the project is consistent with applicable provincial, regional, or municipal plans (e.g., land-use, integrated watershed management plan, municipal official plans, Integrated Community Sustainability Plans).
- That the project will meet all applicable legislative or regulatory requirements, including the requirement for a federal Environmental Assessment process

that meets the requirements of the *Canadian Environmental Assessment Act*, which may include specific requirements for aboriginal consultation.

- That the contract award process will be competitive, fair and transparent (e.g., no sole-source contracts, no union-only processes).
- That major risks related to extreme natural events and/or climate change risks with a potential impact on the project during construction or once completed have been considered, and, where applicable, a mitigation plan developed.
- That infrastructure intended for use by the public ensures appropriate access for persons with disabilities.
- That opportunities regarding a regional service area or other cooperative arrangements, particularly with First Nations communities, have been considered, as appropriate, in respect of the project.

PROJECT CRITERIA

- The eligible costs in respect of the remediation/decontamination shall ordinarily be prorated based on the land use share of the eligible public infrastructure component (as described in the subcategories).
- Project must be undertaken on properties that are contaminated, as determined using remediation criteria as established by the relevant jurisdiction for the proposed redeveloped land uses, as confirmed by a Phase II Environmental Site Assessment (ESA), which shall include a detailed historical description of the site's previous uses and owners.
- Proponent must identify relationship, if any, to the originator/s of the pollution source, as identified in the Phase I or II ESA, if known.
- Project must have a remediation action plan, that includes the following:
 - description of contamination, including types of contaminants and potential for off-site contamination;
 - mediums and extent of contamination to be addressed (soil, sediment, groundwater, surface water, air);
 - remediation criteria to be used for addressing the contamination;
 - whether in-situ or ex-situ treatment, or removal and disposal of contaminated soils or materials will be the method of remediation, and provide a remedial alternatives assessment to support the remedial action plan;
 - if excavation of contaminated material will be undertaken, final disposal location must be identified; and
 - method for addressing off-site contamination, where there is a potential risk, including implementation of monitoring systems.
- Proponent must identify potential regulatory or civil liability risks and provide a risk management plan (including confirmation of pollution legal liability insurance).

SUPPORTING DOCUMENTATION

The following are examples of information that must be submitted to help support and strengthen the business case for your project.

- Project Drawings
- Detailed project cost breakdown including quotes or cost estimates
- Confirmation of sources of project funds, i.e., bank statements, approved bank loan documentation, letters of commitment (or copies of cheques) from funding contributors, approved referendum (or a council resolution to hold a referendum to borrow for the project).
- Approvals of land use required prior to construction proceeding, i.e. Agricultural Land Reserve, right of ways, federal and/or provincial assets, etc.
- Land lease agreement, if applicable
- Current 5 year financial plan
- Information on measurable project benefits
- Letters of support, if available
- Short term employment hours during construction & creation of full time permanent jobs (job title), if applicable;
- Details on the incremental impact of funding (e.g.: should BCF-CC funding not forthcoming, would the project be reduced, delayed (months/years) or not proceed.
- Details on how the project will minimize the negative impacts on the environment? Will it reduce ongoing energy consumption and/or water consumption and/or waste compared to the existing infrastructure? Will it encourage recycling? Will it use recognized green materials in the construction or improvement of the infrastructure?
- Details on how the project will reduce the greenhouse gas emissions through best practices and new approaches and/or innovative technologies during the construction and operation of the infrastructure and where applicable, will they be reduced and by how much?

CONTACT INFORMATION

Ministry of Transportation and Infrastructure

PO Box 9850 Stn Prov Govt
5C - 940 Blanshard Street
Victoria, BC V8W 9T5
Phone:(250) 952-0675
Fax : (250) 356-0897
E-mail: infrastructure@gov.bc.ca

Additional resources can be found on the Building Canada Fund – Communities Component website: www.bcbuildingcanadafundcommunities.ca

The Shared Information Management System for Infrastructure (SIMSI) on-line application, can be found at: <https://bcfcc-fccvc.infrastructure.gc.ca/>

To be assigned a username and password to access the SIMSI on-line application system, please forward a request to Infra@gov.bc.ca.