Dillon Consulting Deliverable Overview

1. Brownfield Inventory and Targeted Assessments:

A brownfield inventory of the Red and Blue line corridors was completed in order to better understand the landscape of the study areas. The Green line was not included in this round of work as the relative age and nature of existing adjacent developments did not pose a significant brownfield risk. The inventory includes known contaminated sites (determined through Freedom of Information requests with the Saskatchewan Ministry of Environment), as well as properties that had site and land uses typically associated with property impairment, such as fuel storage, distribution and sale; oil and chemical storage and use; and industrial activities. It is important to note that the sites identified within the inventory are not necessarily confirmed contaminated sites, but may simply have the perception of contamination. This creates additional environmental due diligence for any redevelopment endeavor. The results of this exercise revealed that the large majority of the brownfields inventoried are associated with the transportation industry, which sheds light on the future redevelopment potential of the overarching area as the corridors become linked to more transit oriented developments.

Targeted assessments were completed adjacent to select sites (i.e.: within City right-of-way) at proposed bus rapid transit (BRT) station locations in order to get an idea of the soil quality that would need addressing during corridor development and station construction. Information collected has informed the project team on the types of remedial efforts that could be implemented during corridor redevelopment.

2. Brownfield Redevelopment Potential Scoring Tool

A brownfield property scoring tool has been developed that can be used to evaluate and prioritize brownfield development. A scoring matrix is used to assess various factors that determine a site’s developable potential. This tool will help identify areas of the corridor, or any infill site, that have a high potential for redevelopment, which in turn, can inform future aspects of the Brownfield Renewal Strategy, such as a future incentive program, or determining catalyst redevelopment sites or areas through the Corridor Planning Program. Preliminary use of the tool has shown a high potential of brownfield redevelopment along the corridors. The tool is fully adaptable, and can be modified to take into account additional aspects of site redevelopment.


This report has provided the project team with a starting point with relevant references to determine the path forward with the Brownfield Renewal Strategy and its Plan Framework. It outlines policy ideas, summarizes select brownfield programs options from across the country, and recommends components for the Plan Framework. The report emphasizes the opportunities the City has with establishing a brownfield program in conjunction with the current Corridor Planning Program, as the two initiatives interface to address all redevelopment hurdles, while focusing on key infill areas. The report is available on the City’s website.