

1706 Westmount BLVD: Future Development and Environmental Management

1. Historical Context: Off-site Creosote Contamination

- The property is located within an area referred to by Alberta Environment and Protected Areas (AEP) as the "North Bow Communities." This area has been historically impacted by a groundwater plume originating from the former **Canada Creosote source site** located on the south side of the Bow River.
- The Alberta government has been actively monitoring the Canada Creosote source site since 1995, and a **containment wall and groundwater collection system** have been in place since then to prevent further migration of contamination into the Bow River.
- Recent monitoring by Alberta Environment and Protected Areas (AEP) in the "North Bow Communities" confirms that **no unacceptable risks to human health** have been identified from these contaminants.
- Testing has shown that the **DNAPL (creosote contamination) is stable and not actively spreading**. This stability is attributed to the geological conditions of the bedrock and the ongoing management efforts at the original Canada Creosote source site.

2. Understanding the Subject Site

- Investigations of the site, consistent with historical data, show that the identified contaminants, primarily related to creosote, are from the off-site source.
- These contaminants are primarily located **deep underground, typically seven meters or more below the surface**, within the fractured bedrock. This is known as Dense Non-Aqueous Phase Liquid (DNAPL).
- The groundwater table consistently remains above the DNAPL, which significantly **limits the potential for vapours to rise to the surface**.
- **Soil vapour sample results collected at this site were found to be less than health-based guidelines for residential use.**
- We have conducted a thorough human health and ecological risk assessment, considering all potential pathways of exposure for future residents, parkade users, and workers.
- Our findings show that the land can be used safely now and in the future without harming people or the environment.

3. Development of the Subject Site

- Even though the site is **safe and suitable for residential use**, we are committed to a standard beyond building code and implementing robust

- measures to further ensure safety for future residents if conditions or criteria ever change due to unforeseen circumstances.
- The single-level parkade is at similar depth as basements of surrounding single-family homes.
 - The City of Calgary and Alberta Environment and Protected Areas (AEP) are providing **regulatory oversight** for this project. Land use and development permit approvals, require an AEP accepted Risk Management Plan.
 - The Risk Management Plan was approved by AEP on May 26, 2025 and was reviewed and accepted by the City of Calgary.
 - The developer, Anthem Westmount Developments GP, is committed to all these measures and will register a **Section 21 agreement** on the property title, ensuring these environmental commitments are maintained long-term.