

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]James

Last name [required]Stirling

How do you wish to attend?In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Council

Date of meeting [required]Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersLand Use Amendment at 1706 Westmount Boulevard NW, LOC2023-0203

Are you in favour or opposition of the issue? [required]In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME	RMP_Westmount_Calgary_final_4July2025noaddress.pdf
ATTACHMENT_02_FILENAME	LOC2023-0203_Calgary_final_4July2025.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As per attached letter, "We intend to present at the July 15th Public Hearing of Council, with support from a number of residents, each speaking to their allotted 5-minute time limit." We are currently recruiting those speakers prior to the July 8th submission deadline. We're unsure if that will come together in time, so will email you at "Public Submissions" <PublicSubmissions@calgary.ca> for your advice.

James Stirling, P.Eng.

Date: July 4th, 2025

City of Calgary Mayor Jyoti Gondek

Delivered by e-mail:

cc. Ward 7 Councillor Terry Wong,

Dear Mayor Gondek,

Land Use Amendment at 1706 Westmount Boulevard NW, LOC2023-0203

We are a group of residents living in West Hillhurst concerned for creosote contamination and development risk management in the area. We participated in Calgary Council's two public hearings of the Riley Communities Local Area Plan (LAP) supported by letters detailing our concerns and requesting a joint meeting with City administration staff and Alberta Environment & Protected Areas (AEPA). Following publication of the revised Risk Management Plan (RMP) for the proposed development, we held a community meeting on June 24th to discuss our research and invited representatives from the City and Province to both contribute and collaborate to develop the meeting content. Despite the invitation no representatives from the City or AEPA attended, with the exception of our Ward 7 Councillor, Terry Wong.

We intend to present at the July 15th Public Hearing of Council, with support from a number of residents, each speaking to their allotted 5-minute time limit. We submitted that presentation to the City Clerk today, July 4th, 2025. Our presentation covers, in summary:

- **Sub-optimal creosote containment at the Canada Creosote (CC) site.**
The containment and treatment system at the CC site is ineffective in preventing creosote migration into W. Hillhurst. This is not addressed in the RMP.
- **Gaps in the Risk Management Plan at the Westmount Boulevard Site.**
The subsurface parkade will likely interfere with the complex hydrogeology that controls movement of difficult to detect contaminants into West Hillhurst.
- **North Bow monitoring and Human Health Risk Assessment (HHRA)**
The proposed venting to atmosphere of potentially contaminated air into a residential community was not a pathway assessed in the 2022 Human Health Risk Assessment (HHRA).
- **Regulatory gaps with sociological impacts on the community,**
Environmental impacts can take years to emerge. Government response sometimes lacks momentum until a public health issue emerges. The planning process has favoured the developer without extending that courtesy to the public. We assess that the City is a "Responsible Person" (i.e. liable) for West Hillhurst contamination under the Provincial AEPE Act. Public mistrust in both municipal and provincial government is therefore an issue.

We recommend Council vote against the amendment of LOC2023-0203 and appoint an independent panel to assess the evidence we have provided.

Sincerely,

Original signed by

James Stirling, P. Eng.

cc. Hon. Rebecca Schulz, Minister, Environment & Protected Areas, epa.minister@gov.ab.ca

cc. Hon. Grant Hunter, Associate Minister of Water, grant.hunter@assembly.ab.ca

cc. Ms. Kathleen Ganley, MLA MountainView, Calgary.MountainView@assembly.ab.ca

cc. Mr. Michael Lapointe, Director, Environment & Protected Areas,

cc. Calgary City Clerk's Office, PublicSubmissions@Calgary.ca

cc. Ms. Denise Cheng, Executive Assistant Ward 7, EAWARD7@calgary.ca

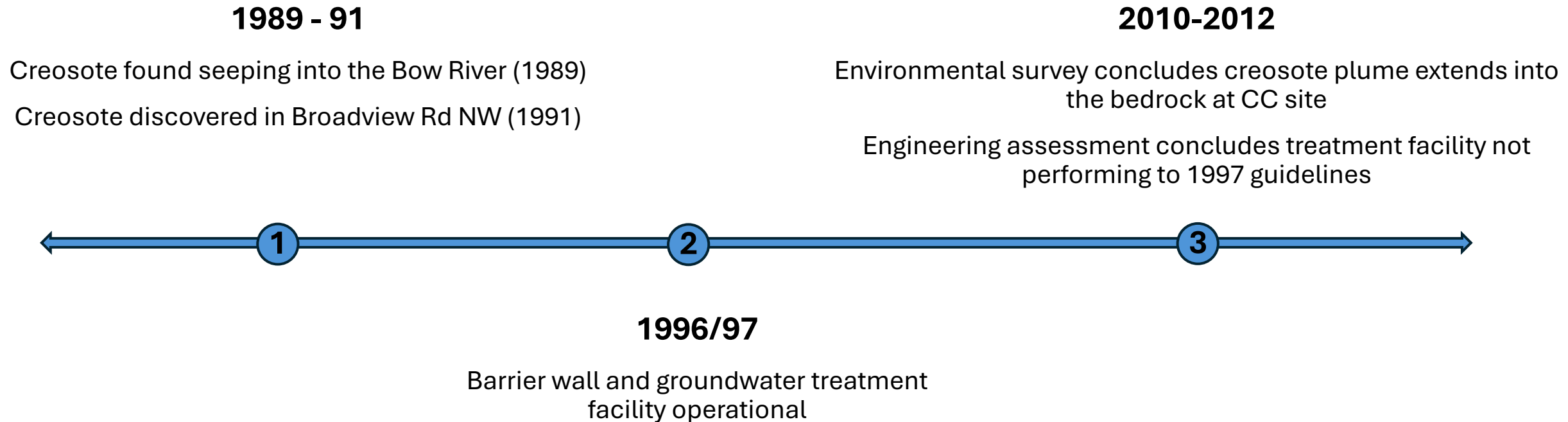
Land Use Amendment at 1706 Westmount Boulevard NW, LOC2023-0203

The proposed land use amendment facilitates intense development including a subsurface parkade on a site impacted by creosote contamination. Proposed venting to atmosphere in a residential area was not a pathway considered in the health risk assessment . A lack of transparency in communication of risks by government heightens concerns of those most impacted.

We recommend Council vote against the amendment of LOC2023-0203 and appoint an independent panel to assess the evidence we have provided.

- Canada Creosote History: Sub-optimal Performance & Opportunity Lost.
- Conceptual Model and Creosote Containment: Risks Ignored.
- Westmount Development: Gaps in Risk Management Plan (RMP).
- Environmental Site Assess. Repository (ESAR): Access & Research Challenges.
- North Bow Environmental Monitoring Program: stakeholder integration.
- Regulatory Gaps & Sociological Impacts.

Canada Creosote History: Sub-optimal Performance & Opportunity Lost.



- **Historically, lack of timely assessment suggests poor co-ordination between and within Municipal & Provincial Government.**
 - Twenty years for creosote contamination in W. Hillhurst to be linked to Canada Creosote Site
 - Fifteen years before Canada Creosote treatment facility was assessed as “not performing”
- **Continues into the present day**

Slide 2.

Canada Creosote History: Sub-Optimal Performance & Opportunity Lost.

2009 - 2010

City buys 3.6 hectares of land at CC site for \$36.9 million

City proposes West Village Plan for mixed use residential

2017 - 2025

CBC Studios at Westmount Blvd. closed

Anthem Properties development of townhouse complex approved.



2017-2022

North Bow Environmental Monitoring Program & Human Health Risk Assessment (HHRA)

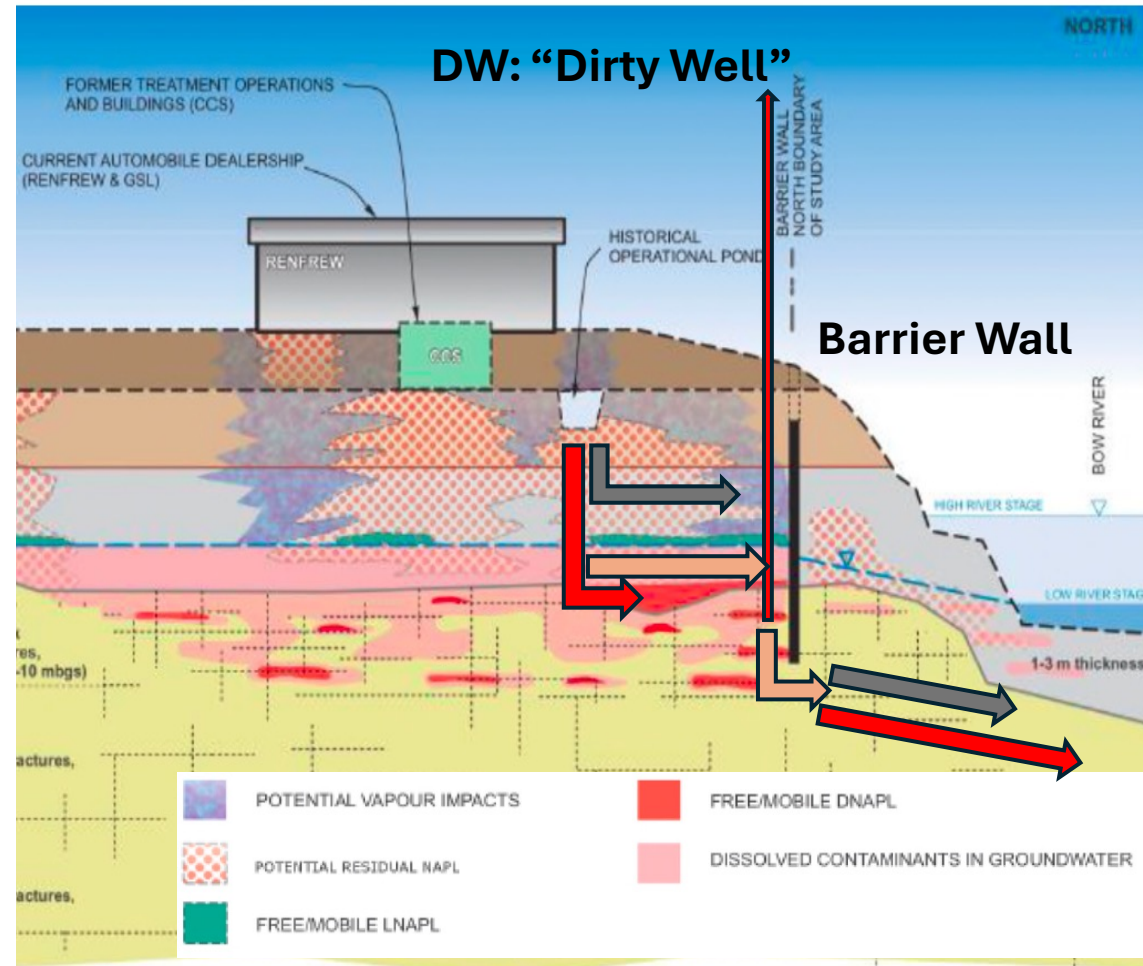
- **West Village Plan proposed mixed use community of 12,000 people - opportunity lost.**
 - **The common-sense approach: contain contamination, then site cleanup and remediation**
 - create the conditions for “value added” development at scale to the challenge – the housing crisis.
 - **City’s development management is the opposite of a common-sense approach**
- incremental non-material outcomes that guarantees continued environmental risk.

Slide 3.

Conceptual Model and Creosote Containment: Risks Ignored.

“With 3 of 4 Dirty Water (DW) wells not functioning within intended operating range, it is concluded the system is not performing as per 1997 design to maintain groundwater control”. (AECOM study 2012) – ongoing to present day?

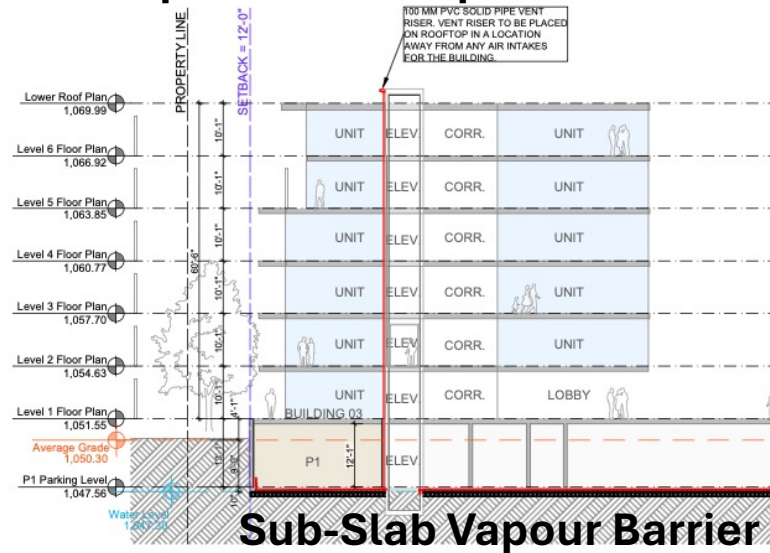
- If creosote is not fully captured yet is not present in the Bow River, then it is probably moving into the W. Hillhurst area.
- Movement of Non-Aqueous Phase Liquids (NAPL) is complex:
 - Gravity,
 - Mobility of fluids
 - Geological heterogeneity
- Creosote related contaminants recorded in W. Hillhurst include:
 - petroleum aromatic hydrocarbons (PAHs)
 - volatile organic compounds (VOCs)
 - non-chlorinated phenols



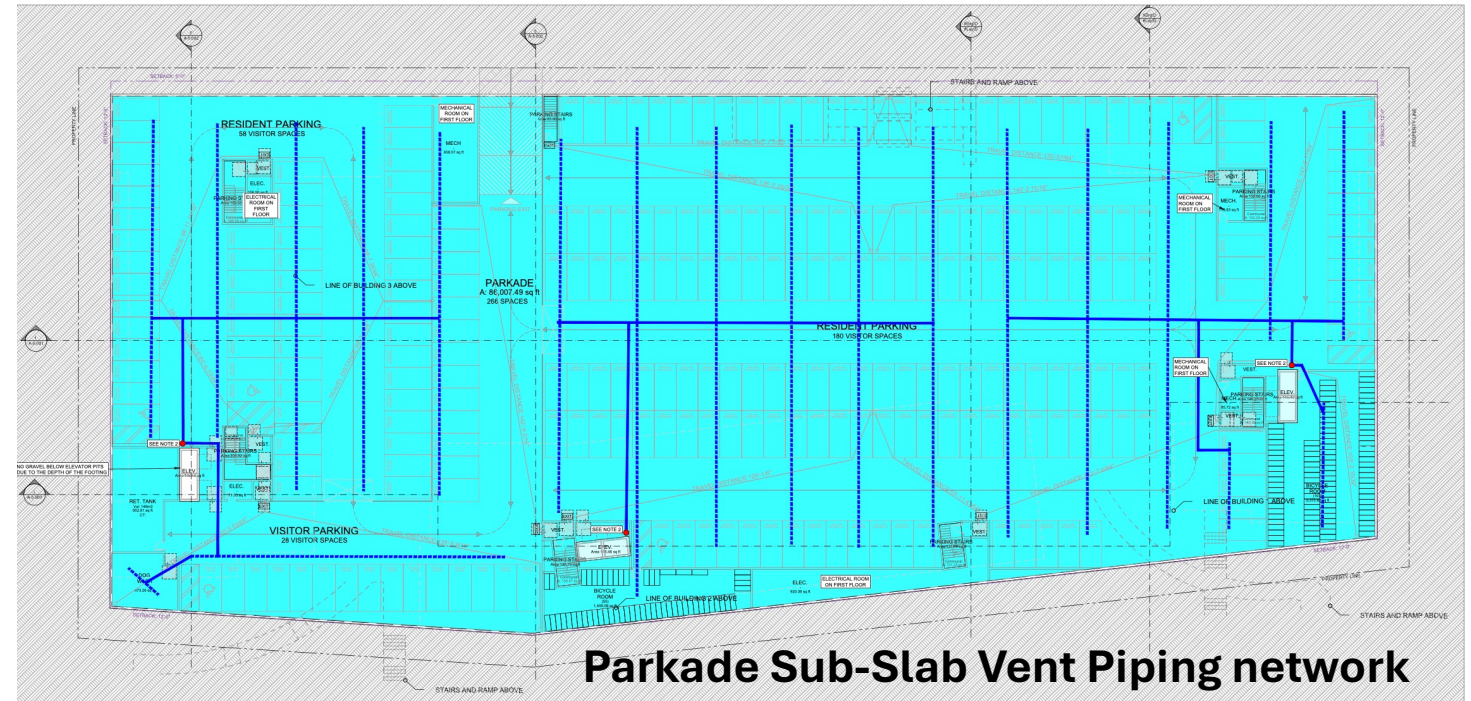
Westmount Blvd. Proposal: Gaps in Risk Management Plan (RMP)

CPC2025-0512
Attachment 7

Vent "Pipe" on Rooftop



1 Building Section - B1, B2 & B3 Section - East-West



- **RMP addresses building residents' health exposure to indoor air contamination. However:**
 - Venting to atmosphere creates exposure risk for neighbourhood residents and park users.
- **The 2022 HHRA did not study a pathway of venting to atmosphere in a residential area.**
 - Was in scope with single family homes not multi-residential development.
- **The parkade area of 86,000 ft² (25% larger than a soccer pitch)**

ISC: Unrestricted

It has not been assessed in context of Canada Creosote source site and hydrogeology of area.

- A repository of site data.
- Access effectively discouraged
 - 100's of files for Canada Creosote Site alone – requires PBL “key” to access.
- Difficult to research data
 - Files are poorly described.

The screenshot shows the Alberta Environment and Protected Areas website. The breadcrumb trail is: Alberta.ca > Environment and Protected Areas > Land - Industrial > Programs / Services > Environmental Site Assessment Repository (ESAR). The navigation menu includes Home, Air, Land (highlighted), Waste, Water, Newsroom, and About Us. The main heading is "Environmental Site Assessment Repository (ESAR)". Below this are three tabs: Search Form (active), Map Search, and Download Complete ESA list (Updated Weekly). The "Search Form" section contains two main search areas: "ATS Search" and "PBL Search". The "ATS Search" section has a "SHOW HELP" link and a search input field with a placeholder "W [] - [] - [] - [] - [] - []" and a "Search" button. Below the input field, it says "Format: MER-RGE-TWP-SEC-[QTR]-[LSD]" and "[] denotes that the quarter section and legal subdivision are optional." The "PBL Search" section also has a "SHOW HELP" link and a search input field with a placeholder "Plan: [] Block: [] Lot: []" and a "Search" button. Below the input field, it says "Format: Plan - [Block] - [Lot]" and "[] denotes that the Block and/or Lot are optional." The "Search Results" section has a "SHOW HELP" link. On the right side of the page, there is a "Note" section stating: "An ESA document does not necessarily mean the site is, or ever was, contaminated. Please refer to the studies and reports to determine the condition of the site." Below the note, it says "Place Name, Street Address, and Coordinate Searches are available on the map page". There are also two paragraphs explaining the markers: "-A marker identified as ESA is the location of a site where Environment and Protected Areas has received scientific and/or technical information" and "-A marker identified as REC is the location of a site where Environment and Protected Areas has received an application for a reclamation certificate." At the bottom right, there is a "Document Results" section with a "SHOW HELP" link. A footer note says "Comments and questions can be directed to: ESAR-Support@gov.ab.ca".

North Bow Environmental Monitoring Program: stakeholder integration.

CPC2025-0512
Attachment 7



**ASSESSMENT OF THE POTENTIAL RISKS TO
HUMAN HEALTH FROM CREOSOTE-RELATED
CONTAMINATION IN THE COMMUNITY OF WEST
HILLHURST, CALGARY**

FINAL REPORT

March 2022

- **March 2022 Human Health Risk Assessment Report:**
 - “Primary pathway of exposure for human health is indoor air inhalation”
 - “Source of environmental impacts is related to groundwater”
 - “Complex hydrogeology requires continued monitoring”
- **The City’s development management on contaminated sites risks poor environmental quality and public health outcomes.**
 - Evidenced in standards of remediation and lack of timely assessment.
- **Alberta Environment’s assessments lack integration with stakeholders.**
 - 2022 HHRA did not study a pathway of venting to atmosphere in a residential area – Westmount RMP assumption.
 - not reviewed by City environment staff with the Calgary Planning Commission.

Slide 7.
10 of 61

- **“The Regulation of Pollution and Contaminated Sites in Alberta” (ELC):**
 - the Environmental Protection and Enhancement Act has *“no regulatory rules or expectations for long term monitoring and maintenance of mitigation and risk management systems”, and “no financial assurances required when going this route despite the risk these systems may fail”.*
 - **Westmount Blvd. Site is part of a “system” that includes the partial containment barrier and poorly optimised groundwater treatment facility at CC, all of which is in a complex hydrogeological setting.**
 - **No financial assurances appropriate to the Westmount RMP.**
- **“The Social Impact of Urban Environmental Contamination: The Case of Lynnview Ridge in Calgary”: Practical Implications of the Study:** (c) Myles Wieselmann 2003 U of Calgary.
 - *“Ambiguity is the source of both anxieties and animosities.” ...“affected communities have difficulty assessing impact information distributed ... by government agencies.” ...“governmental bodies must realize that unilaterally dictated ... responses to the situation, are not satisfactory or suitable in these instances.”*



- Environmental impacts can take years to emerge.
- Government response sometimes lacks momentum until a public health issue emerges.
- We assess that the City is a “Responsible Person” (i.e. liable) for West Hillhurst contamination under the Provincial AEPE Act.
- The planning process has favoured the developer without extending that courtesy to the public.

Public mistrust in both municipal and provincial government is an issue in this case.

We recommend Council vote against the amendment of LOC2023-0203 and appoint an independent panel to assess the evidence provided.



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First name [required]	J Lyndsay
Last name [required]	Mann
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use Amendment to LOC2033-0203
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly oppose the proposed Direct Control (DC) District re-designation based on the M-H1 district. This application would enable subsurface disturbance on a known contaminated site adjacent to an established residential neighbourhood to accommodate an underground parkade.

I oppose the retail and commercial uses of the site.

I oppose the building height increases, density, and its reduction in spatial buffering (setbacks) to adjacent residences.

This application poses significant and unresolved risks across multiple dimensions—environmental health, planning integrity, community safety, and public transparency. From venting concentrated vapours into a residential area without monitoring, to claiming context sensitivity while increasing height and reducing setbacks, the proposal contradicts its stated intentions and misrepresents its impacts. The failure to engage the community meaningfully, disclose critical information, or demonstrate adequate planning to mitigate long-term risks is unacceptable. It undermines public trust in the planning process and places the burden of risk on existing residents.



Public Submission

CC 968 (R2024-05)

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First name [required] Ekaterina

Last name [required] Baranova

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters City Council meeting for Land Use Redesignation Application LOC2023-0203

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

Objection Letter to the City Council LOC2023-0203 from Ekaterina Baranova.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see my Objection Letter attached.

Subject: Objection to Land Use Redesignation Application LOC2023-0203
Property Address: 1706 Westmount Boulevard NW, Hillhurst
Applicant: Anthem Properties Group

1. Background
This property is currently zoned under a Direct Control District (DC), which limits building height to 13 metres and supports low-rise residential buildings that match the surrounding Hillhurst neighbourhood in size and density.

2. Why I'm Opposed
The application asks for permission to:

- Raise the height limit from 13 metres to 24 metres;
- Replace 14 townhomes with at least 147 condo units (and likely more as intended);
- Add commercial uses, which aren't allowed under the current zoning.

I believe these proposed changes go against the current zoning, city plans, and what our neighbourhood was designed to support.

3. My Specific Concerns

- a) Out of Scale with Our Community
- b) Shadows on Nearby Homes
- c) Loss of Privacy
- d) Water and Soil Risks
- e) City Services Not Ready
- f) Traffic and Safety Problems
- g) Pollution and Waste
- h) Commercial Uses Don't Fit
- i) No Real Community Input

I respectfully ask Council to:

- Reject this application in its current form;
- Keep the height limit at 13 metres, as currently allowed;
- Require proper studies on shadows, traffic, water table, and infrastructure before any further consideration;
- Do not allow commercial uses for the Subject Property;
- Ensure real public consultation with affected neighbours, especially on the 17 Street NW, before any changes are considered again.

Thank you.

Ekaterina Baranova

15 - 17 Street NW

Calgary, Alberta T2N 2E3

Email: [REDACTED]

Phone: [REDACTED]

Date: July 6, 2025

To:

His Worship the Mayor and Members of Calgary City Council

Office of the City Clerk

The City of Calgary

P.O. Box 2100, Station M

Calgary, AB T2P 2M5

CC: City of Calgary Planning & Development

Subject: Objection to Land Use Redesignation Application LOC2023-0203

Property Address: 1706 Westmount Boulevard NW, Hillhurst

Applicant: Anthem Properties Group

Dear Mayor Gondek and Members of Council,

My name is Ekaterina (Kate) Baranova. I own the property at 15 - 17 Street NW, next to land described as 1706 Westmount Boulevard NW (the "Subject Property"). I am writing to formally object to Land Use Redesignation Application LOC2023-0203 submitted by Anthem Properties Group.

1. Background

This property is currently zoned under a Direct Control District (DC), which limits building height to 13 metres and supports low-rise residential buildings that match the surrounding Hillhurst neighbourhood in size and density.

2. Why I'm Opposed

The application asks for permission to:

- Raise the height limit from 13 metres to 24 metres;
- Replace 14 townhomes with at least 147 condo units (and likely more as intended);
- Add commercial uses, which aren't allowed under the current zoning.

I believe these proposed changes go against the current zoning, city plans, and what our neighbourhood was designed to support.

3. My Specific Concerns

a) Out of Scale with Our Community

The proposed height is almost double the current limit, and the number of homes would increase tenfold. This is far too much for a quiet residential area like our Hillhurst community.

b) Shadows on Nearby Homes

A taller building would block sunlight from homes nearby, especially those on 17 Street NW. This would lower our quality of life and enjoyment of our homes and yards.

c) Loss of Privacy

The increased height and number of units would lead to more windows overlooking private yards, again especially for homes on 17 Street NW. This would take away the privacy we currently enjoy.

d) Water and Soil Risks

There's a shallow water table under this property. A deep foundation for a 6-storey building and underground parking could cause underground water breakup to surface, flooding, unstable soil, or damage to nearby homes. No proper studies on this have been submitted for public and city consideration yet.

e) City Services Not Ready

The water, sewer, electricity, and gas systems in this Subject Property and surrounding area are old and were never designed for this kind of population growth. Without major upgrades, they simply won't be able to handle the extra demand. Just last year, in June 2024, a critical watermain broke in our Ward 7 community of Montgomery, near 16 Avenue NW. That break caused water restrictions across the entire northwest part of the city for several weeks.

f) Traffic and Safety Problems

Westmount Boulevard NW is a narrow and mostly one-way street. More traffic from a large building would lead to congestion, safety issues, and could slow down or limit emergency vehicles access.

g) Pollution and Waste

A much larger building means more noise, air pollution, and garbage for the neighbourhood. The city's existing services and setup won't be able to manage the extra load.

h) Commercial Uses Don't Fit

This neighbourhood is mainly residential. Allowing commercial activity without a proper plan or community agreement would increase noise, traffic, and attract crime.

i) No Real Community Input

The developer has not done enough to talk to or involve nearby residents. This goes against the City's own public engagement policy.

4. What I'm Asking City Council to Do

I respectfully ask Council to:

- **Reject** this application in its current form;
- **Keep the height limit at 13 metres**, as currently allowed;
- **Require proper studies** on shadows, traffic, water table, and infrastructure before any further consideration;
- **Do not allow commercial uses for the Subject Property**;
- **Ensure real public consultation** with affected neighbours, especially on the 17 Street NW, before any changes are considered again.

Please include this letter in the public record for Application LOC2023-0203. I also request to be notified by email and phone about any Council meetings or decisions on this matter.

Thank you for your time and for considering the concerns of local residents like myself.

Sincerely,

Ekaterina (Kate) Baranova

Adjacent Property Owner
15 - 17 Street NW, Calgary, Alberta
Phone: [REDACTED]



Public Submission

CC 968 (R2024-05)

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First name [required]	Alexey
Last name [required]	Baranov
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Objection to Land Use Redesignation Application LOC2023-0203
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME	Objection Letter to the City Council LOC2023-0203 from Alexey Baranov.pdf
ATTACHMENT_02_FILENAME	

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a registered owner of the property 11 - 17 Street NW, adjacent to the lands municipally described as 1706 Westmount Boulevard NW (hereinafter the "Subject Property"), hereby submit this formal objection to the Land Use Re-designation Application LOC2023-0203 (the "Application") filed by Anthem Properties Group (the "Applicant").

1. Background and Existing Land Use Designation:
The Subject Property is currently designated under the Direct Control District ("DC") pursuant to the City of Calgary Land Use Bylaw 1P2007 ("LUB"). The DC limits maximum building height to thirteen (13) metres and intends to facilitate multi-residential development consistent in scale, density, and character with the Hillhurst community.

2. Grounds for Objection:
The Application proposes to amend the DC to allow:
- An increase in maximum building height from thirteen (13) metres to twenty-four (24) metres;
- An increase in residential density from fourteen (14) townhomes to a minimum of one hundred forty-seven (147) condominium units, with the Applicant's proposed maximum density exceeding this minimum; and
- The introduction of commercial uses not contemplated under the current DC.

These amendments are contrary to the regulatory framework and objectives of the DC, the LUB, and statutory planning instruments including the Municipal Development Plan ("MDP").

3. Specific Concerns:
- a) Incompatibility with DC
 - b) Shadowing and Loss of Solar Access
 - c) Loss of Privacy
 - d) Geotechnical and Hydrogeological Concerns
 - e) Insufficient Municipal Infrastructure
 - f) Traffic and Public Safety Issues
 - g) Environmental and Public Health Impacts
 - h) Commercial Use Introduction
 - i) Inadequate Community Consultation

4. Relief Requested:
Accordingly, I respectfully request that City Council:
- Reject Application LOC2023-0203 in its current form;
- Maintain the maximum building height at thirteen (13) metres per the existing DC;
- Require comprehensive technical studies (shadow, geotechnical, hydrogeological, traffic, and infrastructure servicing), reflecting the proposed minimum 147 units and maximum density prior to any reconsideration;
- Prohibit commercial uses on the Subject Property absent an approved Area Redevelopment Plan or equivalent; and
- Ensure full and meaningful community consultation and adjacent property owners before any future amendment consideration.

Alexey Baranov
11 - 17 Street NW
Calgary, Alberta, T2N 2E3
Email: [REDACTED]
Phone: [REDACTED]

Date: July 6, 2025

To:
His Worship the Mayor and Members of Calgary City Council
Office of the City Clerk
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Copy to the City of Calgary Planning & Development

Re: Objection to Land Use Re-designation Application LOC2023-0203
Property: 1706 Westmount Boulevard NW, Calgary, Hillhurst Community
Applicant: Anthem Properties Group

Dear Mayor Gondek and Members of Council,

I, Alexey Baranov, being a registered owner of the property 11 - 17 Street NW, adjacent to the lands municipally described as 1706 Westmount Boulevard NW (hereinafter the "Subject Property"), hereby submit this formal objection to the Land Use Re-designation Application LOC2023-0203 (the "Application") filed by Anthem Properties Group (the "Applicant").

1. Background and Existing Land Use Designation

The Subject Property is currently designated under the Direct Control District ("DC") pursuant to the City of Calgary Land Use Bylaw 1P2007 ("LUB"). The DC limits maximum building height to thirteen (13) metres and intends to facilitate multi-residential development consistent in scale, density, and character with the Hillhurst community.

2. Grounds for Objection

The Application proposes to amend the DC to allow:

- An increase in maximum building height from thirteen (13) metres to twenty-four (24) metres;
- An increase in residential density from fourteen (14) townhomes to a minimum of one hundred forty-seven (147) condominium units, with the Applicant's proposed maximum density exceeding this minimum; and
- The introduction of commercial uses not contemplated under the current DC.

These amendments are contrary to the regulatory framework and objectives of the DC, the LUB, and statutory planning instruments including the Municipal Development Plan (“MDP”).

3. Specific Concerns

a) Incompatibility with DC

The DC is intended to ensure compatibility in building height, massing, and density with the established residential context of Hillhurst community. The proposed height increase of approximately eighty-five percent (85%) and more than tenfold (10) increase in dwelling units constitute excessive intensification inconsistent with the DC and sections 20, 26, and 27 of the LUB.

b) Shadowing and Loss of Solar Access

The increased height will cause substantial shadowing of adjoining properties, notably those on 17 Street NW, materially diminishing natural light and residential amenity, in contravention of LUB Section 20 and MDP Policy 2.3.2(b).

c) Loss of Privacy

The height and density proposed will facilitate overlooking into neighbouring properties and yards, those especially located by the 17 Street NW, substantially reducing privacy and impairing reasonable enjoyment of these lands, contrary to residential compatibility principles in the LUB and MDP.

d) Geotechnical and Hydrogeological Concerns

The Subject Property overlies a shallow groundwater table approximately eleven (11) to thirteen (13) metres below grade. Construction of a six-storey building with deep foundations and underground parking risks disturbing the water table, causing soil destabilization, flooding, and damage to adjacent properties. The Application lacks the required geotechnical and hydrogeological reports mandated by LUB Section 26 and City environmental policies.

e) Insufficient Municipal Infrastructure

Existing municipal services (water, sewer, electrical, natural gas lines) lack capacity to accommodate the significant population increase without substantial upgrades. Approval absent demonstrated infrastructure adequacy would conflict with LUB Sections 26 and 27 and sound municipal planning.

f) Traffic and Public Safety Issues

Westmount Boulevard NW, being narrow and mainly one-way, cannot safely accommodate increased traffic from the proposed development, leading to congestion, elevated road accident risk, and impeded emergency access, contrary to Calgary Transportation Plan Policy 3.5.1 and City safety objectives.

g) Environmental and Public Health Impacts

The scale of development will increase noise, air pollution, and waste generation beyond current municipal service capacities, contravening MDP Section 2.6.2.

h) Commercial Use Introduction

Permitting commercial uses conflicts with the predominantly residential nature of the DC and lacks support from an approved Area Redevelopment Plan or equivalent, increasing noise, crime, and traffic disruption risks.

i) Inadequate Community Consultation

The Applicant has failed to conduct sufficient community engagement as required by City of Calgary Engagement Policy CP2016-086, depriving affected residents of meaningful input.

4. Relief Requested

Accordingly, I respectfully request that City Council:

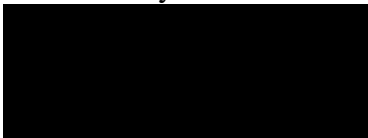
- Reject Application LOC2023-0203 in its current form;
- Maintain the maximum building height at thirteen (13) metres per the existing DC;
- Require comprehensive technical studies (shadow, geotechnical, hydrogeological, traffic, and infrastructure servicing), reflecting the proposed minimum 147 units and maximum density prior to any reconsideration;
- Prohibit commercial uses on the Subject Property absent an approved Area Redevelopment Plan or equivalent; and
- Ensure full and meaningful community consultation and adjacent property owners before any future amendment consideration.

Please include this letter in the public record for Application LOC2023-0203 and notify me via email and phone of all Council hearings and decisions concerning the Application.

Thank you for your attention to these serious matters.

Yours faithfully,

Alexey Baranov



Adjacent Property Owner and Concerned Calgarian

Phone: 
11 - 17 Street NW, Calgary, Alberta



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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]	Beth
Last name [required]	Atkinson
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	no
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2023-0203
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME HH-BH Submission to Council on redesignation LOC2023-0203.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attached letter.
We are opposing regional traffic changes proposed by the developer and not properly studied nor consulted upon.
This issue needs to be addressed BEFORE passing a land use redesignation that allows and approves a significant increase in traffic with regional implications. Thus, we are asking council to NOT pass this redesignation right now, and to direct the city to properly consult affected communitiies and study these regional traffic issues.



To City Council:

Hounsfield Heights – Briar Hill Community Association is writing to express our concerns about Land Use Amendment LOC2023-0203 at 1706 Westmount Blvd NW. This redesignation proposes to change to DIRECT CONTROL / M-H1, along with implications for increased traffic and traffic pattern changes. The Hounsfield Heights – Briar Hill Community Association (HH-BH CA) is very concerned about regional traffic flow changes proposed in connection with DP2024-07019 and LOC2023-0203. We understand from West Hillhurst community association representatives that the applicant is committed to changing 19th Street and Memorial Drive to a fully signaled intersection with all turns.

This is a significant change to the traffic pattern, and it would affect West Hillhurst and Hounsfield Heights – Briar Hill much more than it does Hillhurst. **WHCA and HH-BH CA should be consulted, and traffic modelling that acknowledges serious changes in driver behaviour and traffic volumes if left turns are allowed** from EB Memorial to NB 19th Street, and facilitated from SB 19th Street to EB Memorial, **is sorely needed**. Yet the applicant would not release their Traffic Impact Assessment study to the community associations, despite the potential impact on us. A member of the West Hillhurst community association read the TIA and reports several errors and concerns:

- The Anthem Building TIA presumptuously states that their traffic signal proposal is “an improvement to **benefit the overall community**”. **Both West Hillhurst and Hounsfield Heights – Briar Hill communities disagree**, as our concerns for changes in traffic volumes and driver behaviour have not been acknowledged or addressed, and increased traffic will negatively affect our communities!
- The traffic modelling in the **TIA does not realistically address CHANGES in driver behaviour as a reaction to signalization**. The West Hillhurst volunteer reports that the modelling simply sums the existing traffic counts. That is just not reasonable – I know I myself would use the new left turn (EB Memorial to NB 19th Street) if available, and I’m sure I’m not the only one (though I put the needs of the community to keep cut through traffic down over my own convenience). **Real modelling with ranges of driver behaviour changes MUST be considered** – please see detailed scenarios suggested in the West Hillhurst submission on this file.
 - o **West Hillhurst’s logical analysis** (based on traffic proportions in PM that use the easy right turn WB Memorial to NB 19th Street) estimates a **1500% increase in AM traffic** (500-600 vehicles/hour vs. current 40) on 19th Street NW, if the SB 19th to EB Memorial left turn is facilitated.
 - o In addition to the AM increase discussed by West Hillhurst, we in HH-BH are concerned about **increased PM cut through traffic due to the EB Memorial to NB 19th Street left turn facilitating 19th Street as an alternative to Crowchild**. Traffic volumes on 19th Street in the PM are already a big issue for us, and we don’t want more cut-through.
- The **TIA does not explain why the access should be closed at 16th Street NW** – this development in Hillhurst could well be best accommodated by signals at that location, rather than making regionally significant changes at 19th Street. City of Calgary open data does not suggest that 16th Street and Memorial is a problem intersection, and the traffic for this proposed development should be kept local to it as much as possible. As West Hillhurst has pointed out, any **safety gains at 16th Street should be compared against significant decreased safety all along 19th Street due to increased traffic**.



- The TIA explicitly states that estimating the behavioural and travel pattern changes due to the proposed signalization is “beyond the scope of this study but should be undertaken when signalization is to be installed by the City”. Frankly, without these estimates, the model is unrealistic and useless. **These impacts and regional changes need to be assessed ahead of significant decisions, such as closing 16th Street or signalization at 19th Street.**
 - o It is very odd that the TIA would discuss impacts on pedestrian and bicycle travel patterns, but avoid the key impacts on vehicle traffic patterns. How can active mode impacts be in scope for the report, but not regional impact to vehicle trips?

In summary, **HH-BH CA opposes these left turn changes**, as we feel it will **significantly add to rush hour cut through traffic on 19th Street**, in both AM (as West Hillhurst discussed) and PM. It will have **significant knock-on effects on turns into our communities off 19th Street**.

Please reach out to both WHCA and HH-BH CA for further discussion, and **do not approve this regional change without regional discussion and study**. This regional study, including proper estimates of driver behaviour and traffic pattern changes, **needs to be addressed BEFORE passing a land use redesignation that allows and approves a significant increase in traffic with regional implications**. Thus, we are **asking council to NOT pass this redesignation right now**. The concerns of the surrounding affected communities should not be ignored and dismissed!

(We do not have a specific opinion on the development itself, beyond supporting the local residents in having their concerns about site contamination properly and thoroughly addressed. Rather, we oppose these proposed traffic changes. We would also not oppose a signal for safe pedestrian / cycling crossing. The issue is changing the regional vehicular traffic pattern in a way that hurts the communities of Hounsfield Heights – Briar Hill and West Hillhurst, especially without proper study and consultation.)

Sincerely, Beth Atkinson, Director – Land Use
Hounsfield Heights- Briar Hill Community Association
land.use@hh-bh.ca

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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
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[required] - max 75 characters	LOC2023-0203 (agenda not published)
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Council Comments June 2025.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Members of City Council,

I am writing to formally oppose the proposed Direct Control (DC) District redesignation based on the M-H1 district. This application would enable subsurface disturbance on a known contaminated site adjacent to an established residential neighborhood to accommodate an underground parkade. While the applicant has obtained a provincially approved Risk Management Plan, it addresses only the indoor air quality of the proposed building. **The plan calls for the collection and concentration of potentially contaminated underground vapours, which are then vented into the surrounding community—without any provisions for ongoing monitoring or mitigation.** As The City is responsible for off-site impacts, this approach raises serious concerns about long-term public health risks and the adequacy of protections for existing residents.

Furthermore, while the DC Bylaw claims its primary purpose is to “respond to the low-density context,” its actual provisions do the opposite—**increasing building heights and reducing setbacks precisely where greater sensitivity is required**. This is not a minor oversight; it is a clear contradiction of the bylaw’s stated intent. Presenting a policy that purports to respect adjacent development while structurally undermining it is misleading and erodes public trust. This lack of transparency raises serious ethical concerns about how this proposal has been framed and communicated to both Council and the community.

1. Creosote Contamination: Ensuring Public Health and Safety

This site is classified as contaminated due to creosote that exists below the surface. While the applicant has secured a provincially approved Risk Management Plan to protect future residents within the proposed building, these mitigations are narrowly focused on indoor air quality. The plan collects and concentrates vapours, then vents them directly into the surrounding community—without any commitment to ongoing monitoring or mitigation. This raises serious and unresolved concerns, particularly during construction and from the long-term release of vapours from the underground parkade.

Unlike the previously approved townhouse slab development on this site—which involved minimal subsurface disturbance—this proposal includes excavation and an underground parkade. The scale of subsurface disturbance introduces new risks, for which adequate safeguards for neighbouring residents have not been demonstrated.

A February 2024 report from the **Environmental Law Centre of Alberta**, [The Regulation of Pollution and Contaminated Sites in Alberta](#), emphasizes that both the City and the Province share jurisdiction over developments on contaminated land. It calls for significant remediation, careful planning, and strong oversight. Critically, the report highlights major regulatory gaps in Alberta’s framework—especially regarding long-term risk management and public exposure—making the need for municipal leadership and caution even more urgent.

These concerns are amplified by the estimated 100-year-plus lifespan of this development and the inability to predict environmental conditions that far into the future. Without continuous

monitoring of vapour emissions and a clear mitigation strategy if conditions shift, the health risk to nearby residents will be at risk for the long-term.

In 2022, the Province commissioned a study titled [Assessment of the Potential Risks to Human Health from Creosote-Related Contamination in the Community of West Hillhurst, Calgary](#) with the purpose of understanding the risks to human health from creosote-related contamination in the community and to address concerns raised by local residents. This assessment must be updated to reflect the scope of subsurface disturbance of this current development proposal and re-assess the risks to human health.

Despite repeated requests, both City Administration and the Province have failed to provide meaningful information or engage with the community on these critical environmental and public health issues. **There has been no indication that impartial (not developer funded) contaminated site experts were consulted as part of the City's review, rather it seems there has been a reliance on the developer's consultants.** This lack of transparency raises serious concerns about due diligence, accountability, and public trust.

As the approving authority, City Council has an obligation to ensure that both future residents and the existing community are protected. I urge you not to approve this land use redesignation until the following conditions are met:

- A **comprehensive, publicly accessible plan** is in place for monitoring and mitigating vapour exposure throughout construction and the full lifespan of the development; and
- The **2022 West Hillhurst health risk assessment is updated** to account for the proposed development, with full analysis of the cumulative impact to the community.

The long-term health and safety of West Hillhurst residents must come before redevelopment ambitions. We ask that you act with precaution, transparency, and integrity by pausing this application until the risks are fully understood and addressed.

2. Building Height: Inconsistent with Transition Objectives

The M-H1 district is designed for high-density developments typically situated in community nodes—not within or adjacent to low-density residential neighborhoods. While the DC Bylaw claims to tailor these regulations to be more context-sensitive, the actual modifications do the opposite:

- Along Rear Lanes:
 - **Current M-H1 (LUB Section 644(4))**: Height reduced to 10 metres within 6 metres of the property line.
 - **Proposed DC (Section 9(2))**: Height reduced to 18 metres within 11 metres.
 - **Impact**: Instead of a decrease, this change results in an **8-metre increase** in allowable height at the lane interface, significantly intensifying massing adjacent to low-density homes.
- Along Streets:

- **Current M-H1 (LUB Section 644(3)):** Height reduced to 10 metres within 4 metres of the street.
- **Proposed DC (Section 9(1)):** No height reduction (24 metres allowed).
- **Impact:** This permits a **14-metre height increase** at the street-facing façade, eliminating any meaningful height transition to the neighboring low-density area.

The proposed DC Bylaw does not achieve the context sensitivity it claims. Instead, it introduces greater height and massing precisely where careful transition to adjacent low-density homes is most essential. Framing these changes as compatible is misleading and undermines the integrity of both the planning process and public trust. We urge Council to reject this bylaw in its current form and require substantive revisions that align with its stated intent and uphold the principles of responsible, transparent land use decision-making.

3. Setbacks: Reduction in Spatial Buffering

Adequate setbacks are essential for ensuring a respectful transition from higher- to lower-density forms. However, the proposed DC bylaw reduces or eliminates setbacks in key areas:

- **Street Frontages:**
 - **Current M-H1 (LUB Section 642(1)):** 6-metre minimum setback.
 - **Proposed DC (Section 7(1)):** 1.5 metres.
 - **Impact:** This represents a **4.5-metre reduction**, pushing massing closer to the public realm and adjacent residences.
- **Lane Setbacks:**
 - **Unchanged** from M-H1, and therefore fail to accommodate a lower-density context.

By contrast, both the M-C1 and M-C2 districts—which are explicitly intended for locations adjacent to low-density residential areas—include more appropriate setback requirements:

- **Street setbacks:** 3 metres (vs. 1.5 metres in the proposed DC).
- **Lane setbacks:** 1.2 metres (vs. 0 metres in the proposed DC).

As with the building heights above, the proposed setback reductions directly contradict the bylaw's stated intent of ensuring a sensitive interface with adjacent development. Presenting this DC as context-sensitive, while in fact applying standards that intensify massing and reduce separation, is deeply misleading. We urge Council to recognize this for what it is—a misrepresentation of planning intent—and reject the bylaw in its current form. Approving a policy that claims to mitigate impacts while doing the opposite undermines public trust and the integrity of the planning process.

4. Commercial and Retail Uses: Unresolved Conflicts with Residential Context

In the Applicant Outreach Summary, the applicant acknowledged that market analysis and community feedback did not support commercial or mixed-use development on this site. Despite this, the proposed DC Bylaw continues to include commercial and retail uses.

These uses are inconsistent with both the applicant's own findings and the stated objective of ensuring compatibility with the surrounding low-density residential area. If the intent is to adapt the M-H1 district to a residential context, these non-residential uses should be explicitly **excluded** from the proposed DC.

5. Site Access: Protecting Valuable Community Amenity Space

It is important to note that the proposed site access, as outlined by the applicant and City Administration, is intended to come from the back lane—a highly valued and frequently used community amenity. The back lane serves as one of the few accessible open spaces in the neighborhood, providing important access to the pocket park adjacent to the proposed development.

The neighborhood has limited amenity space for children and pedestrians. This lone pocket park is a key local feature, and other spaces, such as the Lawn Bowling Club and a soccer field on the west side of 19th Street, are either private or restrict public access. There are no other nearby recreational facilities, such as basketball courts or bike-friendly spaces, making the back lane critical for local children and families.

Additionally, this back lane provides direct access to the 14th Street bridge, a popular route for pedestrians and cyclists seeking access to the River Pathway system on the south side of Memorial Drive. Given the significance of this space to the community's mobility and quality of life, the decision to utilize the lane for site access is troubling. By directing vehicular access to the back lane, the proposed development risks compromising this important community resource, increasing traffic and safety concerns for pedestrians and cyclists alike.

We strongly urge the Council to amend the proposed DC Bylaw to **exclude the back lane** as a means of site access and instead prioritize access from **Westmount Boulevard**. Westmount Boulevard currently serves as the primary vehicular access point to the site and has little to no pedestrian or cycling activity. Requiring site access from Westmount Boulevard would preserve the integrity of the back lane as a vital community amenity.

6. Traffic Impacts: Premature Without a Transportation Plan

With 250 to 300 units, the proposed development will introduce a significant increase in vehicular traffic to an area already experiencing pressure from increasing density and ongoing shortcutting through residential streets. Residents are contending with growing congestion, reduced pedestrian safety, and increased traffic volumes on roads not designed to support this level of use—especially during peak hours.

While a Transportation Impact Assessment (TIA) was submitted as part of the application, the applicant has not made this document available to the community. This lack of transparency has only added to growing frustration about how this proposal has been handled. Residents have repeatedly asked for meaningful engagement and access to the information needed to

understand how the development will affect their daily lives—yet key documents remain out of reach.

Moreover, despite acknowledging existing and anticipated traffic issues, the TIA has not been accompanied by a clear or funded plan to mitigate impacts. No traffic calming measures, intersection upgrades, or active transportation improvements have been confirmed or committed.

Approving this land use redesignation without a transportation strategy and supporting infrastructure investment is premature and risks compounding an already challenging situation. We urge Council to defer approval until a comprehensive, publicly accessible transportation plan is in place to support the increased demand this development will generate.

Conclusion

This application poses significant and unresolved risks across multiple dimensions—environmental health, planning integrity, community safety, and public transparency. From venting concentrated creosote vapours into a residential area without monitoring, to claiming context sensitivity while increasing height and reducing setbacks, the proposal contradicts its stated intentions and misrepresents its impacts.

The failure to engage the community meaningfully, disclose critical information, or demonstrate adequate planning to mitigate long-term risks is unacceptable. It undermines public trust in the planning process and places the burden of risk on existing residents.

City Council has both the authority and the responsibility to uphold the principles of responsible urban development. This includes protecting public health, ensuring transparency, and demanding alignment between policy intent and implementation.

We respectfully urge Council to reject this land use redesignation in its current form. It is premature, inconsistent with sound planning principles, and lacking the safeguards needed to ensure the long-term safety, livability, and trust of the West Hillhurst and Hillhurst communities. Until a complete and accountable framework is in place—backed by updated risk assessments, meaningful engagement, and enforceable protections—this application should not proceed.

The community is not opposed to development. We are opposed to development that puts residents at risk, undermines due process, and compromises the values of integrity, transparency, and accountability that City Council is elected to uphold.

Sincerely

Darwin Bateyko RPP, MCIP
1727 Broadview Road NW Calgary



Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	Land Use Redesignation LOC2023-0203 BYLAW 128D2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

July 7, 2025

Attention: Mayor Gondek and Council

I object to Anthem's application to amend the Land Use Designation for 1706 Westmount Blvd NW from Direct Control District to Direct Control to accommodate multi residential development.

Anthem's revised plan calls for three buildings, up to six storeys tall, with up to 269 units plus commercial. A massive and unreasonable proposal in this location.

Increased densities in established communities can benefit the city and the communities themselves, provided redevelopment occurs in a thoughtful, well planned manner.

1. The Municipal Government Act(MGA)Section 640.6(a)(ii) states: "A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority,

(a) the proposed development *would not* materially interfere with or affect the use, enjoyment or value of neighboring parcels of land.

It is an undisputed fact the proposed development at 1706 Westmount Blvd does materially interfere with or affect land use, the enjoyment or value of neighboring parcels of land.

The proposed plans depict the maximum allowable height of 24m completely shadowing the adjacent homes. You can be certain a wall of 100+ plus windows, doors and over 50 balconies will eclipse the homes on 16th and 17th Street and quality as material interference with my enjoyment and economic interests.

The land use redesignation and development proposal contravenes the MGA.

2. Riley Communities Local Area Plan: The proposed development fails to comply with the Riley Communities Local Area Plan. Anthem's proposal exceeds height/density expectations in the Riley Communities LAP, violating its vision for context-sensitive redevelopment and transitions.

Under the Riley Communities LAP Map 4 the 1706 parcel is predominately low modified (up to 4 stories). With the Scale modifiers in Section 2.3 stating the need for compatible built forms with similar design expectations to manage the experience of height and massing on the ground floor. Specifically, all buildings, regardless of scale are expected to meet the standards of design excellence as articulated by the Urban Design Elements in the MDP. The MDP Policies Section 2.3.2: "Respecting the character of low density areas and ensuring an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity". The proposal diverges significantly from this statutory plan because of the complete absence of appropriate transition of development intensity.

3. The Municipal Development Plan (MDP) Section 2.4.2 Taller buildings recognizes “two issues of particular importance to community design are taller building and the redevelopment of large sites within existing communities. A taller building is defined as a building whose height is greater than the width of the right of way of the street it fronts”. The proposed structure is 24 meters high four times the width of Westmount Blvd which is 6 meters wide. The Section further states taller buildings are appropriate in Greater Downtown, Major Activity Centres, Community Activity Centres and Urban Main Streets or where deemed appropriate through a local area plan. The 1706 site does not fit into any of the aforementioned domains and thus the proposal contravenes the MDP direction.

4. Civic infrastructure (like water, storm sewers, schools, transit) wasn’t originally sized for this many units. While densification goals do allow larger builds, they must still comply with Municipal Development Plan (MDP) and Local Area Plan (LAP) requirements.

Adequate capacity for roads, storm water, utilities, transit, schools has not been demonstrated and the infrastructure isn’t proven to support this scale. Detailed studies from the City/Anthem confirming capacity (traffic analysis, utility servicing plans, parking studies) must be conducted, shared with the community and guide the development on the 1706 site. Under the Calgary Transportation Plan this must justify non-approval of the proposal. The City hasn’t demonstrated that servicing exists.

5. The Traffic & Transportation impacts have not been addressed or aligned with West Hillhurst Community Association concerns. WHCA has barely resolved the traffic calming along 19th Street. The 1706 re-designation will allow a project that contravenes planned mobility objectives.

6. Community concerns (over parking, schools, traffic) haven’t been satisfactorily addressed or mitigated, which constitutes a procedural deficiency under MGA.

7. Parking stress: Even with onsite underground parking (242), and visitor(8) parking will not be adequate (previous similar developments prompted large community petitions over parking crunches)

I urge Mayor and Council to reconsider the proposal and to engage in a more thoughtful review process that aligns with the city’s long-term goals for sustainable, context-sensitive development.

Thank you,

Humaira Palibroda



PROTECTION OF PRIVACY ACT

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First name [required] Elizabeth

Last name [required] White

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use Amendment to LOC2033-0203

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME July 15 Meeting.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Until public and environmental health is appropriately addressed, it is irresponsible of the City to approve this development plan.

Dear Members of City Council,

I am writing to formally oppose the proposed Direct Control (DC) District redesignation based on the M-H1 district. The application would allow excavation of what we know to be a site contaminated with creosote. This imparts an unknown risk to public health and environmental health. What we do know is that ground disturbance can move a creosote plume, and release carcinogenic vapours. **We also know that creosote exposure (including inhalation of fumes) is directly correlated to cancer in humans and animals.** What we don't know is what the risks to human, animal, and environmental health will be if construction takes place. Until these risks can be properly mitigated, it is irresponsible and extremely risky of the City to approve this development.

This site is contaminated due to creosote that exists below the surface. While the provincially approved Risk Management Plan is designed to protect future residents within the proposed building, **the narrow focus on indoor air quality only, is concerning.**

Collection and concentration of vapours, which are then vented directly into the surrounding outdoor air—with no monitoring or mitigation. Adequate safeguards for the ground disturbance which would occur if this development proceeds have not been included in any plans.

A February 2024 report from the **Environmental Law Centre of Alberta**, [The Regulation of Pollution and Contaminated Sites in Alberta](#), emphasizes that both the City and the Province share jurisdiction over developments on contaminated land. It calls for **significant remediation, careful planning, and strong oversight**, none of which have been demonstrated thus far. There is a critical need for caution on the part of the City, as the Province has not been transparent and Alberta's framework has major regulatory gaps especially where long-term risk management and public exposure are at play.

These concerns are amplified by the estimated 100-year-plus lifespan of this development and the inability to predict environmental conditions that far into the future. Without continuous monitoring of vapour emissions and a clear mitigation strategy if conditions shift, the health risk to nearby residents will be at risk for the long-term.

In 2022, the Province commissioned a study titled [Assessment of the Potential Risks to Human Health from Creosote-Related Contamination in the Community of West Hillhurst, Calgary](#) with the purpose of understanding the risks to human health from creosote-related contamination in the community and to address concerns raised by local residents. This assessment must be updated to reflect the scope of subsurface disturbance of this current development proposal and re-assess the risks to human health.

Despite repeated requests, both City Administration and the Province have failed to provide meaningful information or engage with the community on these critical environmental and public health issues. **There has been no indication that contaminated site experts representing the City were consulted as part of the City's review, rather it seems there has been a reliance on the developer's consultants.** This lack of transparency raises serious concerns about due diligence, accountability, and public trust.

As the approving authority, City Council has an obligation to ensure that both future residents and the existing community are protected. **Public and environmental health is at risk, and it would be irresponsible to approve the development as it currently stands.**

Until a complete and accountable framework is in place—backed by updated risk assessments, meaningful engagement, and enforceable protections to our health and environment —this application should not proceed.

We respectfully urge Council to reject this land use redesignation.

Sincerely

Elizabeth White



PROTECTION OF PRIVACY ACT

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First name [required] Gina

Last name [required] Bussoli

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Agenda item: Land use Amendment to LOC2033-0203

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I do not believe this clean up should be done without due diligence of removing the toxic creosote. People's health is important, do not short cut this process, it will result in detrimental health consequences



Public Submission

CC 968 (R2024-05)

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First name [required]	Trevor
Last name [required]	White
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Landuse Amendment to LOC 2033-0203 (Direct Control District Redesignation)
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Bottom line up front: This site is considered contaminated with creosote, and the City is looking to approve the disturbance of this environmental hazard, putting neighbours and community members at risk. Little investigation has been done with respect to outdoor pollutant and the potential resulting health risk to neighbouring residents, nor is any meaningful mitigation or monitoring required by the developer. Creosote has been linked extensively to Cancer, including a recent cancer cluster in Texas (<https://www.fox26houston.com/news/fifth-ward-cancer-cluster-epa-finds-41-creosote-linked-chemicals-in-neighborhood>). It's fairly appalling that the city would approve this without its own extensive diligence and engagement with the community, considering the health risk and ensuing liability to the City- it won't be the developer on the hook, they won't be around in 20 years when this becomes a significant issue. I understand that some issues don't outweigh development or economic gain (traffic, parking, etc.) but to lump resident health into that category is risky. There is a better land use for the area including green space and natural remediation over time.

This site is classified as contaminated due to creosote that exists below the surface. While the applicant has secured a provincially approved Risk Management Plan to protect future residents within the proposed building, these mitigations are narrowly focused on indoor air quality. The plan collects and concentrates vapours, then vents them directly into the surrounding community—without any commitment to ongoing monitoring or mitigation. This raises serious and unresolved concerns, particularly during construction and from the long-term release of vapours from the underground parkade.

Despite repeated requests, both City Administration and the Province have failed to provide meaningful information or engage with the community on these critical environmental and public health issues. There has been no indication that contaminated site experts representing the City were consulted as part of the City's review, rather it seems there has been a reliance on the developer's consultants. This lack of transparency raises serious concerns about due diligence, accountability, and public trust. As the approving authority, City Council has an obligation to ensure that both future residents and the existing community are protected.

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First name [required]	Melanie
Last name [required]	Archipley
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Amendment to Land Use Designation at Hillhurst LOC2023-0203, BYLAW 128D2025
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a resident at an adjacent property to 1706 Westmount Boulevard NW (Plan 5151O, Block 34, Lots 1 to 20). I am strongly IN FAVOR of redesignating the land to accommodate multi-residential development. I request that significant attention be paid towards the air and soil quality that may be disrupted as a result of disturbing the toxic creosote in the land this side of the Bow river. Further, I strongly suggest that a traffic signal be installed at Memorial and Westmount BV on either the west or east sides of the development to accommodate the increased density. Thank you for your consideration and looking forward to seeing this project move forward.



Public Submission

CC 968 (R2024-05)

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First name [required]	Yves
Last name [required]	Choiniere
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use Amendment to LOC2033-0203
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in opposition to the proposed land use amendment at the old CBC site for 2 reasons:

- 1- The developer has not shown plans to protect the neighborhood from the risk of creosote vapours. In actuality, the developer show a system to protect the building occupants while venting and dispersing the gases in the neighborhood. Science has proven that creosote fumes are harmful to humans.
- 2- The traffic study completed by the developer only looks at the immediate area surrounding the proposed structure. It does not include the impact on 19th street and the impact of the east-west neighbourhodd road between the site and 19th street. A proper full study should be completed and presented to the community before this proposal is accepted



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First name [required]	Jennifer
Last name [required]	Haverhals
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2023-0203
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME	Final Council Comments June 2025 jrh.pdf
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ATTACHMENT_02_FILENAME	
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)	This submission for inclusion in the package to be provided to Council as part of the pre-reads for the meeting.
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Dear Members of City Council,

I am writing to formally oppose the redesignation of the land located at 1706 Westmount Boulevard NW as outlined in file LOC2023-0203. This application is unique from other land redesignations that come before council due to the very different challenges posed by the existing contamination from the Canada Creosote site, a site that the City shares responsibilities with with the Province in managing. While it is understandable that Council would normally feel that environmental assessment isn't a municipal responsibility, and just rely on Alberta Environment and Protected Areas (AEPA) approval of the Risk Management Plan (RMP) submitted by Anthem, **I urge council to carefully review and consider the specific aspects of the development that is proposed and Anthem's reliance on the City managed remediation system associated with the Canada Creosote site in their RMP.** The RMP plan focused on the construction phase and addressed the risk to future residents of the proposed development in regards to indoor air quality but failed to fully consider impacts on the community, like my child who spends hours daily playing outside with his friends at the local park adjacent to this proposed development in this established residential neighbourhood.

The City has a responsibility to assess and be comfortable with the risk poised by this development before any bylaw can be passed. I propose that this is not ready for a decision today, as not enough information to understand the full extent of the impacts from this development is currently available as I will outline below.

I fully understand that this site is prime inner city land and cannot remain undeveloped forever. I also understand the need for a mix of housing options in communities like ours and embrace the diversity that such a mix can bring to a vibrant inner city neighbourhood.

The previous application was for a townhouse development, without basements or an underground garage structure, and hence was a very different application that didn't introduce the same risks poised by this new application. The addition of an underground parkade, and the associated activities of developing into a contaminated site, makes this very different from the previous application.

The plan calls for the collection and concentration of potentially contaminated underground vapours, which are then vented into the surrounding community—without any provisions for ongoing monitoring or mitigation of the emissions from the new point source.

Furthermore, the proposed Direct Control (DC) District redesignation based on the M-H1 district. While the DC Bylaw claims its primary purpose is to "respond to the low-density context," its actual provisions do the opposite—increasing building heights and reducing setbacks precisely where greater sensitivity is required. This is not a minor oversight; it is a clear contradiction of the bylaw's stated intent. Presenting a policy that purports to respect adjacent development while structurally undermining erodes public trust and this lack of transparency raises serious concerns about how this proposal has been framed and communicated to both Council and the community.

Creosote Contamination: Anthem's reliance on City managed containment system and failure to address impacts to the community

The former CBC site is classified as a contaminated site due to creosote that exists below the surface. It is fully recognized that contamination in question is historical, migrated to the site from across the river, and is not the responsibility of the applicant to remediate and clean up. However it is the responsibility of the applicant to ensure that its proposed development takes the contamination into account and responsibility of City Council to consider the impacts of the development to the community, including new impacts from the existing contamination. While the applicant has secured a provincially approved Risk Management Plan to protect future residents within the proposed building, these **mitigations are narrowly focused on indoor air quality. The plan collects and concentrates vapours, then vents them directly into the surrounding community—without any quantification of the resulting emissions or commitment to ongoing monitoring or mitigation from the new point source that it creates.** This raises serious and unresolved concerns, particularly from the long-term release of vapours from the underground parkade whose impacts have not been considered or addressed.

As the approving authority, City Council has an obligation to ensure that both future residents of the development and the existing community residents are protected. **I urge you to take the time to understand what is in Anthem's RMP, how it relies on the City managed containment system for the Canada Creosote Site and how it introduces a new pathway for residents to be exposed to the contamination** that was not contemplated in the 2022 West Hillhurst health risk assessment, as I outline in the paragraphs below, **before you vote on this land designation that would fully enable the proposed development plan to be approved.**

Unlike the previously approved townhouse slab development on this site—which involved minimal subsurface disturbance—this proposal includes excavation and an underground parkade. The scale of subsurface disturbance introduces new risks, for which adequate safeguards for neighbouring residents have not been demonstrated.

The website for the Canada Creosote site (<https://www.alberta.ca/contaminant-management-canada-creosote>) states that “a containment wall and groundwater collection system was constructed on the south bank of the Bow River to prevent ongoing migration and the **City of Calgary has been managing and operating the containment system since 1997.**” A study completed by AECOM for the City of Calgary, 2011 Evaluation of Groundwater Containment System, **concluded that the system is not performing** as per 1997 design guidelines to maintain groundwater control in the vicinity of the containment wall.

In the Risk Management Plan (RMP), submitted by Anthem, under "Air Exposures" it states that:
The former Canada Creosote source site is presently “managed and a containment wall and groundwater collection system was constructed in 1995 to protect the Bow River” (AEP 2018a) therefore, the Site is unlikely to be further impacted by the Canada

Creosote Source property in the future. RMP, Page 74

but **fails to consider the City of Calgary commissioned report from 2011 that indicates that it is not working as per the original design.** Therefore Anthem, in its assessment of the potential air exposures in their **Risk Mitigation plan, relies on the City of Calgary's managed groundwater collection system**, in regards to containing the creosote on the south side of the River and not further impacting the Site in the future, which the City of Calgary's commissioned report concludes isn't working as designed. **If the City managed system isn't working and the assumptions made in the RMP are no longer valid, what risk and liability does this expose the City to in the future?**

The vapour mitigation system in Anthem's RMP actively draws subsurface air from under the parkade. In the RMP, it is compared to soil vapour guidelines but at the emission discharge point, it is no longer in the soil, passively releasing, but rather an active point source, a 100mm pipe vent on the roof, as the entire area under the parkade appears to be venting to three locations, one on the top of each building, with the help of a mechanical fans. It appears that **Anthem has not completed any modelling related to the vapour mitigation system and compared it to Alberta ambient air quality objectives or Alberta ambient air quality guidelines.** When community members inquired about the venting from the vapour mitigation system at a recent Anthem information session on June 26, there was no indication from Anthem or their consultant that modelling of the emissions from the vapour mitigation system was completed, but rather just applying the monitoring results from soil vapours prior underground measurements to the new proposed concentrated point sources. In addition, from the responses at that session, it appears that any ongoing monitoring is focused solely on the function of the system itself and the indoor air in the parkade and not monitoring of the point source emissions discharged from the system. In addition to the responses at the information session, in the RMP, it states "Modeling of vapour concentrations from groundwater or soil results using partitioning equations was not conducted as vapour was directly measured in the sub-surface environment." (RMP, pg 12) Then in Appendix A0 of the RMP, "Review Checklist for Risk Management Plans" page 9, it states "No" in the table in response to the questions "Is modelling being used to address the layers encountered and flow movement among layers? If modelling has been used, has sufficient information explaining the modelling been provided?". Therefore it appears that no air dispersion modelling of the vapour from the vapour mitigation system was actually completed. **Once the parkade is built and the vapour mitigation system (to protect indoor air) in operation, what happens if the emissions from the system are not insignificant?**

In 2022, the Province commissioned a study titled [Assessment of the Potential Risks to Human Health from Creosote-Related Contamination in the Community of West Hillhurst, Calgary](#) (2022 Intrinsik report) with the purpose of understanding the risks to human health from creosote-related contamination in the community and to address concerns raised by local residents. **The emissions from the proposed stacks in the vapour mitigation system were not considered as a potential pathway that was assessed in this 2022 Intrinsik report, completed prior to the existing development plan.** In this human health risk assessment, "for the residential parkland

receptor, the exposure pathways of interest identified in the Problem Formulation (Section 3.2) are direct contact with soil (i.e., soil ingestion, dermal contact) and indoor air inhalation". A point source from the proposed Anthem development was not considered or assessed. Anthem claims to have completed a "Human Health and Environment Risk Assessment examining all potential exposure pathways for future residents, parkade users, and workers." in the slide deck presented at the recent meeting on the RMP, but in the RMP, under air exposures they don't consider the impacts from the vapour mitigation system pathway. The RMP just states that "Site air exposures are unlikely to pose unacceptable risks to future residents, parkade users, off-site residents, and construction/ trench workers for the following reasons: Maximum (non-attenuated "full strength") soil vapour concentrations are less than calculated soil vapour guidelines for residential use". Again the point source pathway that the vapour mitigation system creates was not considered therefore not all potential exposure pathways have been considered despite Anthem's statement that they have.

The 2022 human health risk assessment for West Hillhurst must be updated to reflect the scope of subsurface disturbance of this current development proposal, including vapour management system and re-assess the risks to human health for community members given the new point source pathway that the system introduces with the addition of the vapour mitigation system for the Anthem development.

Lastly, the Alberta Ambient Air Quality Objectives and Guidelines state that "In general, AAAQOs and AAAQGs apply to anyone who releases a substance into the atmosphere, including those specified in Chapter 1 of Alberta's Air Monitoring Directive." Given that the vapour mitigation system has exhaust stacks, the buildings will now be releasing a "substance" into the atmosphere and AAAQOs and AAAQGs should apply but there has been no discussion at all about them that I have been able to find, just reference to the soil vapour guidelines.

Despite repeated requests, both City Administration and the Province have failed to provide meaningful information or engage with the community on these critical environmental and public health issues. There has been no indication that contaminated site experts representing the City were consulted as part of the City's review, rather it seems there has been a reliance on the developer's consultants. This lack of transparency raises serious concerns about due diligence, accountability, and public trust.

As the approving authority, City Council has an obligation to ensure that both future residents and the existing community are protected. **I urge you not to approve this land use redesignation until a comprehensive, publicly accessible plan is in place for monitoring and mitigating vapour exposure for the full lifespan of the development**, including from the vapour mitigation system and the **2022 West Hillhurst health risk assessment is updated** to account for the proposed development, including the emissions from the vapour mitigation system, with full analysis of the cumulative impact to the community.

The long-term health and safety of community residents must come before redevelopment ambitions. We ask that you act with precaution, transparency, and integrity by pausing this application until the risks are fully understood and addressed.

Building Height: Inconsistent with Transition Objectives

The M-H1 district is designed for high-density developments typically situated in community nodes—not within or adjacent to low-density residential neighbourhoods. While the DC Bylaw claims to tailor these regulations to be more context-sensitive, the actual modifications do the opposite:

- Along Rear Lanes:
 - **Current M-H1 (LUB Section 644(4)):** Height reduced to 10 metres within 6 metres of the property line.
 - **Proposed DC (Section 9(2)):** Height reduced to 18 metres within 11 metres.
 - **Impact:** Instead of a decrease, this change results in an **8-metre increase** in allowable height at the lane interface, significantly intensifying massing adjacent to low-density homes.
- Along Streets:
 - **Current M-H1 (LUB Section 644(3)):** Height reduced to 10 metres within 4 metres of the street.
 - **Proposed DC (Section 9(1)):** No height reduction (24 metres allowed).
 - **Impact:** This permits a **14-metre height increase** at the street-facing façade, eliminating any meaningful height transition to the neighbouring low-density area.

The proposed DC Bylaw does not achieve the context sensitivity it claims. Instead, it introduces greater height and massing precisely where careful transition to adjacent low-density homes is most essential. Framing these changes as compatible is misleading and undermines the integrity of both the planning process and public trust. We urge Council to reject this bylaw in its current form and require substantive revisions that align with its stated intent and uphold the principles of responsible, transparent land use decision-making.

Setbacks: Reduction in Spatial Buffering

Adequate setbacks are essential for preserving neighbourhood character and ensuring a respectful transition from higher- to lower-density forms. However, the proposed DC bylaw reduces or eliminates setbacks in key areas:

- Street Frontages:
 - **Current M-H1 (LUB Section 642(1)):** 6-metre minimum setback.
 - **Proposed DC (Section 7(1)):** 1.5 metres.

- **Impact:** This represents a **4.5-metre reduction**, pushing massing closer to the public realm and adjacent residences.
- Lane Setbacks:
 - **Unchanged** from M-H1, and therefore fail to accommodate a lower-density context.

By contrast, both the M-C1 and M-C2 districts—which are explicitly intended for locations adjacent to low-density residential areas—include more appropriate setback requirements:

- **Street setbacks:** 3 metres (vs. 1.5 metres in the proposed DC).
- **Lane setbacks:** 1.2 metres (vs. 0 metres in the proposed DC).

As with the building heights above, the proposed setback reductions directly contradict the bylaw’s stated intent of ensuring a sensitive interface with adjacent development. Presenting this DC as context-sensitive, while in fact applying standards that intensify massing and reduce separation, is deeply misleading. We urge Council to recognize this for what it is—a misrepresentation of planning intent—and reject the bylaw in its current form. Approving a policy that claims to mitigate impacts while doing the opposite undermines public trust and the integrity of the planning process.

Commercial and Retail Uses: Unresolved Conflicts with Residential Context

In the Applicant Outreach Summary, the applicant acknowledged that market analysis and community feedback did not support commercial or mixed-use development on this site. Despite this, the proposed DC Bylaw continues to include commercial and retail uses.

These uses are inconsistent with both the applicant’s own findings and the stated objective of ensuring compatibility with the surrounding low-density residential area. If the intent is to adapt the M-H1 district to a residential context, these non-residential uses should be explicitly **excluded** from the proposed DC.

Site Access: Protecting Valuable Community Amenity Space

It is important to note that the proposed site access, as outlined by the applicant and City Administration, is intended to come from the back lane—a highly valued and frequently used community amenity. The back lane serves as one of the few accessible open spaces in the neighbourhood, providing important access to the pocket park adjacent to the proposed development.

The neighbourhood has limited amenity space for children and pedestrians. This lone pocket park is a key local feature, and other spaces, such as the Lawn Bowling Club and a soccer field on the west side of 19th Street, are either private or restrict public access. There are no other nearby recreational facilities, such as basketball courts or bike-friendly spaces, making the back lane critical for local children and families.

Additionally, this back lane provides direct access to the 14th Street bridge, a popular route for pedestrians and cyclists seeking access to the River Pathway system on the south side of Memorial Drive. Given the significance of this space to the community's mobility and quality of life, the decision to utilize the lane for site access is troubling. By directing vehicular access to the back lane, the proposed development risks compromising this important community resource, increasing traffic and safety concerns for pedestrians and cyclists alike.

We strongly urge the Council to amend the proposed DC Bylaw to **exclude the back lane** as a means of site access and instead prioritize access from **Westmount Boulevard**. Westmount Boulevard currently serves as the primary vehicular access point to the site and has little to no pedestrian or cycling activity. Requiring site access from Westmount Boulevard would preserve the integrity of the back lane as a vital community amenity.

Traffic Impacts: Premature Without a Transportation Plan

With 250 to 300 units, the proposed development will introduce a significant increase in vehicular traffic to an area already experiencing pressure from increasing density and ongoing shortcutting through residential streets. Residents are contending with growing congestion, reduced pedestrian safety, and increased traffic volumes on roads not designed to support this level of use—especially during peak hours.

While a Transportation Impact Assessment (TIA) was submitted as part of the application, the applicant has not made this document available to the community. This lack of transparency has only added to growing frustration about how this proposal has been handled. Residents have repeatedly asked for meaningful engagement and access to the information needed to understand how the development will affect their daily lives—yet key documents remain out of reach.

Moreover, despite acknowledging existing and anticipated traffic issues, the TIA has not been accompanied by a clear or funded plan to mitigate impacts. No traffic calming measures, intersection upgrades, or active transportation improvements have been confirmed or committed.

Approving this land use redesignation without a transportation strategy and supporting infrastructure investment is premature and risks compounding an already challenging situation. We urge Council to defer approval until a comprehensive, publicly accessible transportation plan is in place to support the increased demand this development will generate.

Anthem Engagement

Anthem held a Risk Management Plan Information Session on June 26, 2025. This session was held virtually as a webinar, which didn't allow for any discussion between Anthem, Keystone and the community. The only means that community members had available to them to ask questions was to type any questions into a Q&A box that only Anthem could see, not other

participants on the call. Anthem then ‘read’ the questions, however they did not read all the questions verbatim, as my question was edited, shortened and paraphrased and then I know of another person on the call who told me their question was completely ignored. Anthem then provided a transcript of the Q&A session back to attendees, putting the questions asked and answered in quotation marks, making it appear as if they were the questions that were asked by the participants verbatim (as typed into the webinar platform). However this was not the case, as the questions as they appear in the document are actually quotes of Anthem staff at that session posing the question (which I confirmed by email) and not what was typed by the community members into the webinar platform. Anthem not allowing for open dialogue and engagement at the session and paraphrasing questions both at the session and in the record of the session seems disingenuous.

Conclusion

This application poses significant and unresolved risks across multiple dimensions—environmental health, planning integrity, community safety, and public transparency. From claiming context sensitivity while increasing height and reducing setbacks, to venting concentrated vapours into a residential area without monitoring, the proposal contradicts its stated intentions and misrepresents its impacts.

The failure to engage the community meaningfully, disclose critical information, or demonstrate adequate planning to mitigate long-term risks is unacceptable. It undermines public trust in the planning process and places the burden of risk on existing residents. City Council has both the authority and the responsibility to uphold the principles of responsible urban development. This includes protecting public health, ensuring transparency, and demanding alignment between policy intent and implementation.

I respectfully urge Council to reject this land use redesignation in its current form. It is premature, inconsistent with sound planning principles, and lacking the safeguards needed to ensure the long-term safety, livability, and trust of the West Hillhurst and Hillhurst communities. Until a complete and accountable framework is in place—backed by updated risk assessments, meaningful engagement, and enforceable protections—this application should not proceed. The community is not opposed to development. We are opposed to development that puts residents at risk, undermines due process, and compromises the values of integrity, transparency, and accountability that City Council is elected to uphold.

Sincerely,

Jennifer Haverhals