

**From:** Chu, Sean <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>  
**Sent:** Monday, November 15, 2021 2:54 PM  
**To:** Martin, Katarzyna A. <[Katarzyna.Martin@calgary.ca](mailto:Katarzyna.Martin@calgary.ca)>  
**Subject:** Fwd: [EXT] Re: 720 40 Av (NE corner of 40 Av and Hudson Road). Rezoning -

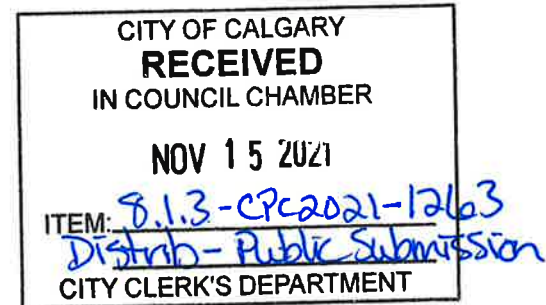
I will ask Council to accept this late submission

Sent from my iPhone

Sean Chu  
Councillor, Ward 4

Begin forwarded message:

**From:** RAVI SUBRAMANIAM <[rapogee@hotmail.com](mailto:rapogee@hotmail.com)>  
**Date:** November 15, 2021 at 2:38:42 PM MST  
**To:** "Chu, Sean" <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>  
**Subject:** [EXT] Re: 720 40 Av (NE corner of 40 Av and Hudson Road). Rezoning -



Hi Sean

Will you be addressing this concern on my behalf?

Ravi

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**From:** RAVI SUBRAMANIAM <[rapogee@hotmail.com](mailto:rapogee@hotmail.com)>  
**Sent:** November 15, 2021 1:23 PM  
**To:** Chu, Sean <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>  
**Subject:** 720 40 Av (NE corner of 40 Av and Hudson Road). Rezoning -

I am on the phone but here you go!  
Here is a quick summary.

**Rezoning Concerns for 720 40 Av (NE corner of 40 Av and Hudson Road)**

## Item # 8.1.3

I found this rezoning during a garage sale event with our neighbors .I was told it was communicated but I failed to receive any communication on the matter. After finding this out, we went door knocking to providing this info to our neighbors.

## My key concerns

## Safety:

We have a pedestrian crossing and school bus departures including a bus stop right across my dwelling, This is a key access point to the park/cemetery of Hudson where this new development is taking place. There are children and seniors constantly crossing this path into the park and will only cause major safety concerns condensing the limited space for **navigational reasons to access the park and neighboring homes and not forgetting Hendon drive diversion from 40 Ave.**

This structure will not only create parking congestion around this street which is already extremely narrow and around the Hendon and main road where I have seen multiple accidents and possible incidents since I am just across the path and can be easily viewed.

Personally, One of our vehicles were hit (hit and run case) were our vehicle was complete written off.

## Our Trees and climate change

- I work with the Oil Industry from a Regulatory and Compliance side, constantly addressing current climate concerns to the public. I moved into this neighbourhood because of its green, beautiful natural trees and shrubs and when I sit at my back yard, I feel like I am actually in the woods.

I built a brand-new garage at the back knowing I would not harm any existing trees and shrubs in the front of my home. Just beautiful old trees which builds the key fabric of this neighborhood and this neighborhood is eager to sustain the trees in this region if you were to just take a walk around these homes.

- This development, the existing trees and the shrubs will be being cleared to make room for the structures, **Speaking of ecological and environmental sustainability / climate change aspect. We are actually going against what we are preaching out there by many of us instead of doing something about it.**

We don't want these structures changing our neighborhood. We need strategic policy in place to make our city **more resilient in supporting density and ecological changes. Established communities are at greater risk for increasing the impact of climate change with the loss of mature trees on city and private lands, substantial loss of permeable surfaces and efficient drainage and old infrastructure not able to handle the new reality.**

- stormwater, flooding at Hudson and 40 Ave as well as 40 Ave and 4 street. We have document some of the flooding at 4th and 40th with photos pointing out the flooding issues in the Highland Valley, and the current upgrades taking place in

Tuxedo Park where substantial redevelopment has taken place. This results in **loss of permeable surfaces in established communities with old stormwater infrastructure**. Highwood is substantially hillier, so frequent street flooding is more common.

- **No water shed studies were ever made, I did check this up with the city side of things**

**Ravi**

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**From:** Chu, Sean <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>  
**Sent:** November 15, 2021 1:19 PM  
**To:** [rapogee@hotmail.com](mailto:rapogee@hotmail.com) <[rapogee@hotmail.com](mailto:rapogee@hotmail.com)>  
**Subject:**

Sorry for the late reply Ravi.  
We are in council right now. Please communicate by email. Thanks.

Sent from my iPhone

Sean Chu  
Councillor, Ward 4

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