

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]	Alison
Last name [required]	Timmins
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]	May 6, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing May 6th, Planning Matters CPC2025-0319
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME 41 Ave NW - Presentation.pdf

ATTACHMENT_02_FILENAME

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



QuantumPlace®

CONSULTING

Highland Park Land Use Redesignation
119, 123, 127 and 131-41 Ave NW
LOC2024-0177

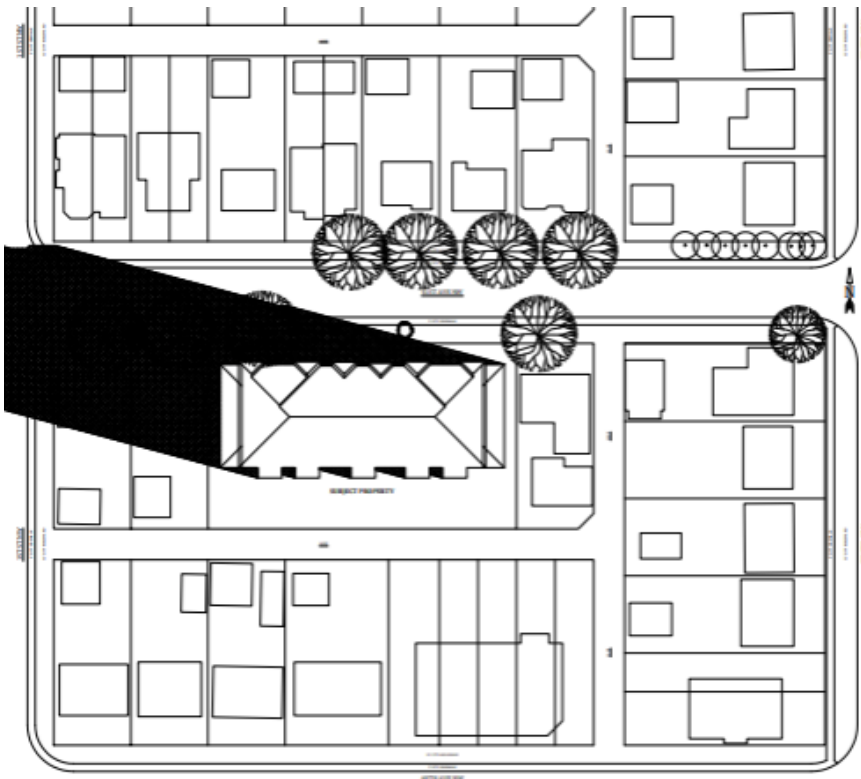




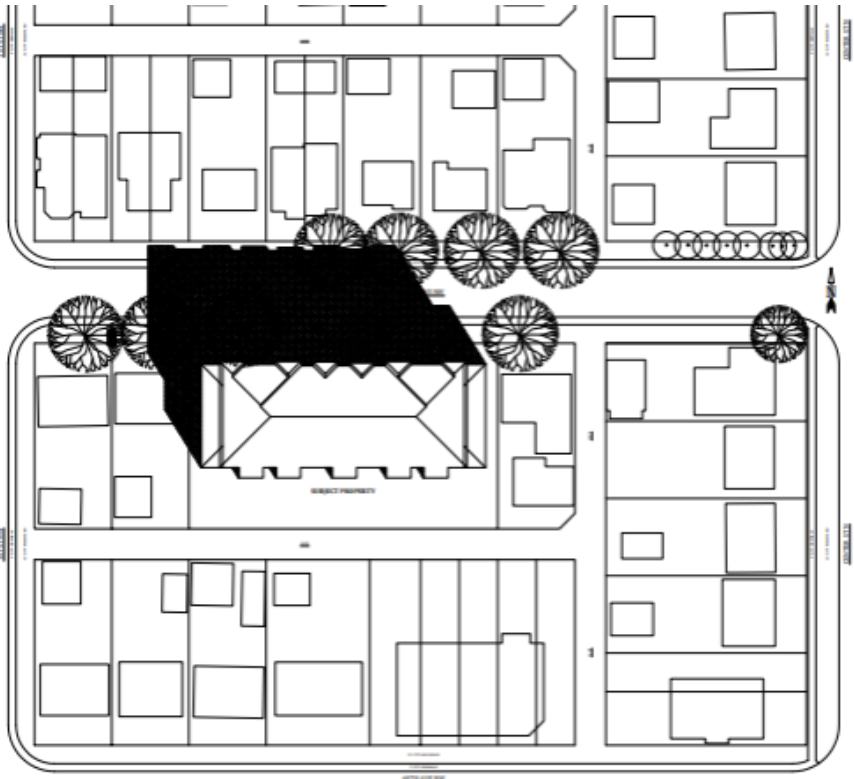
Precedent Image: Render 627 Heritage Drive SW



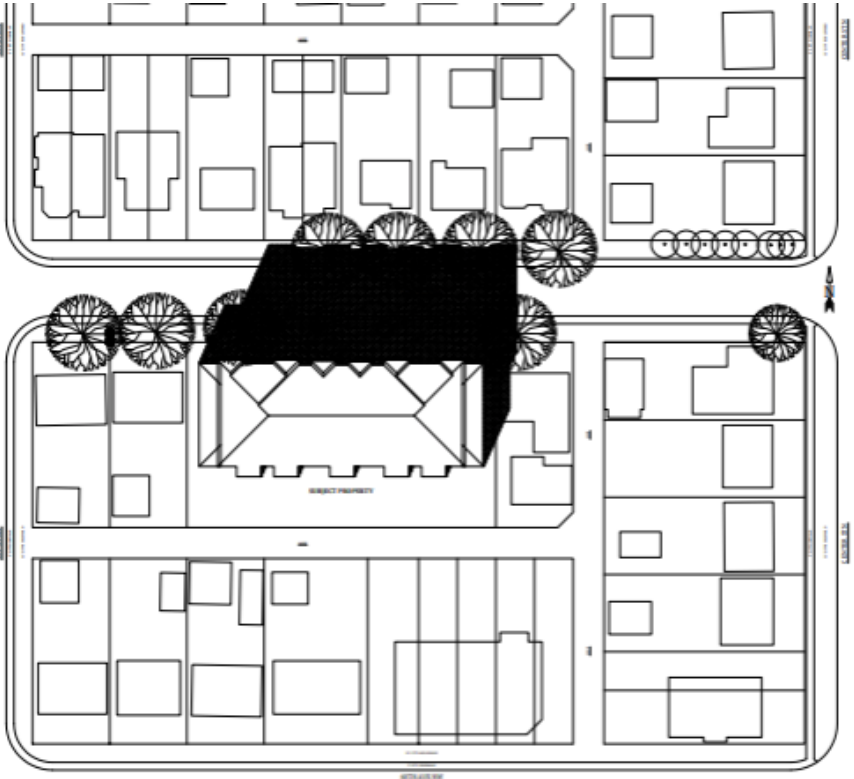
Precedent Image: Render 320 19 Ave SW



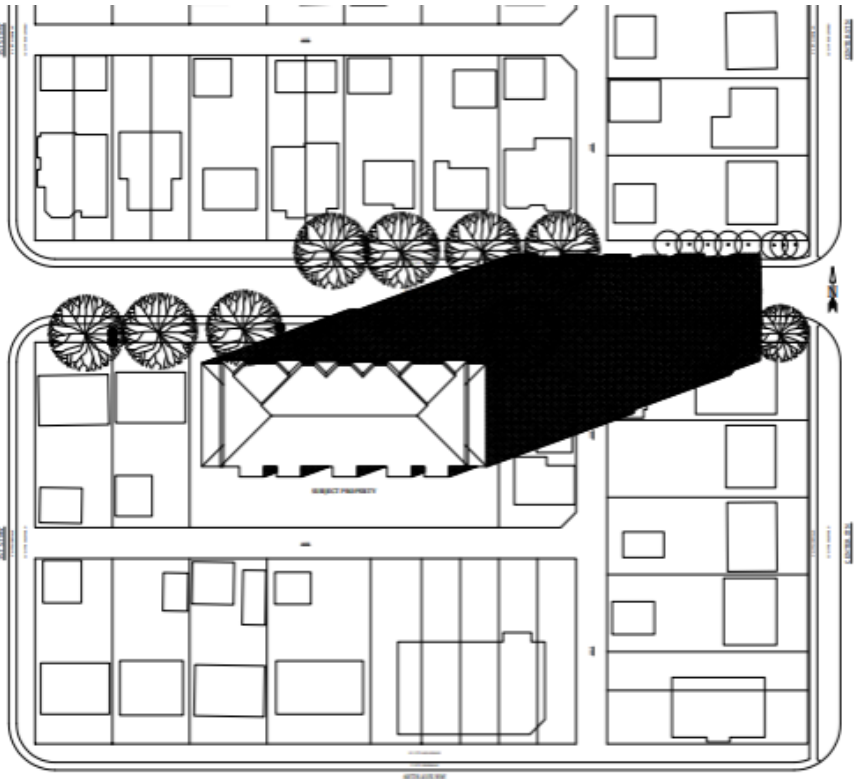
March 9:00 AM



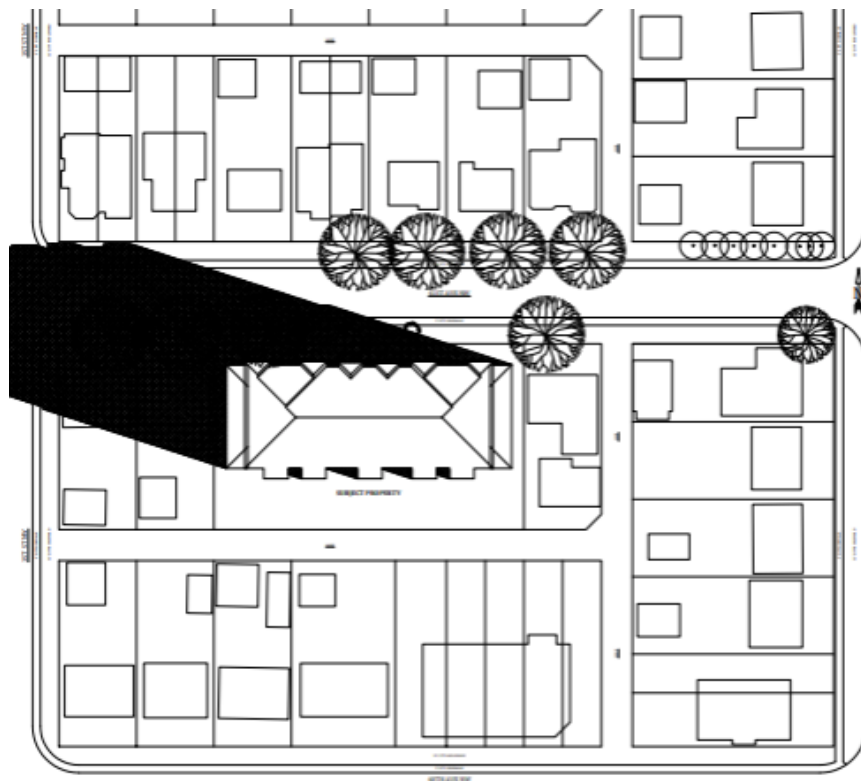
March 12:00 PM



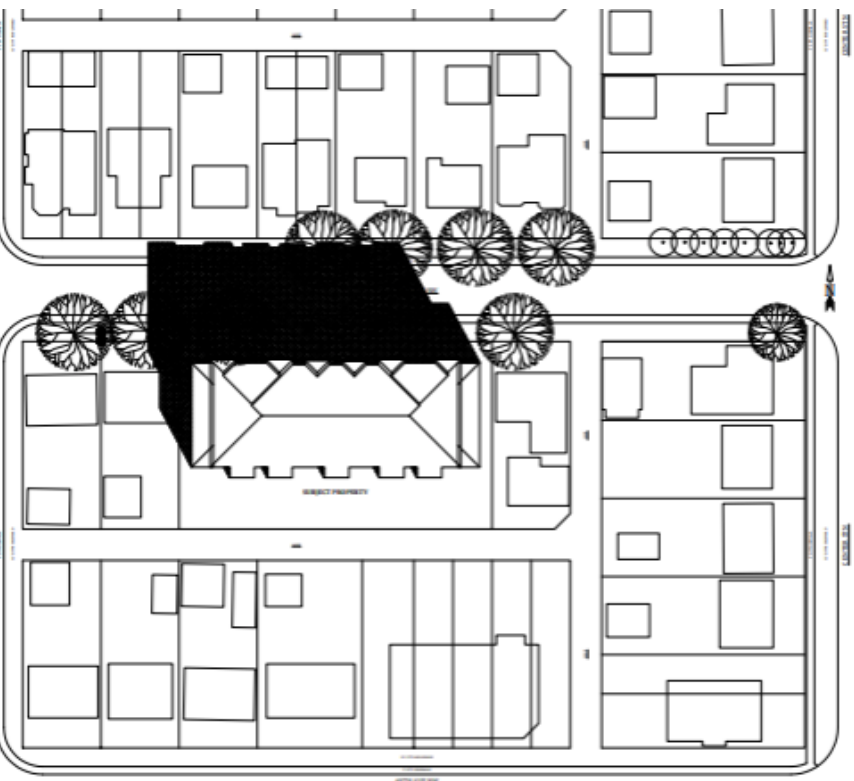
March 3:00 PM



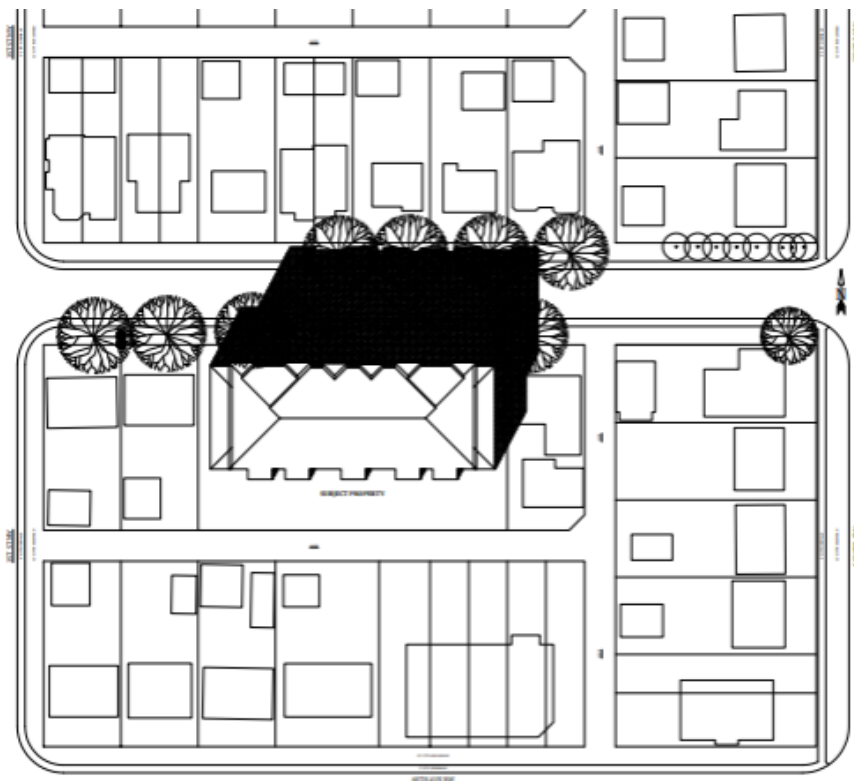
March 6:00 PM



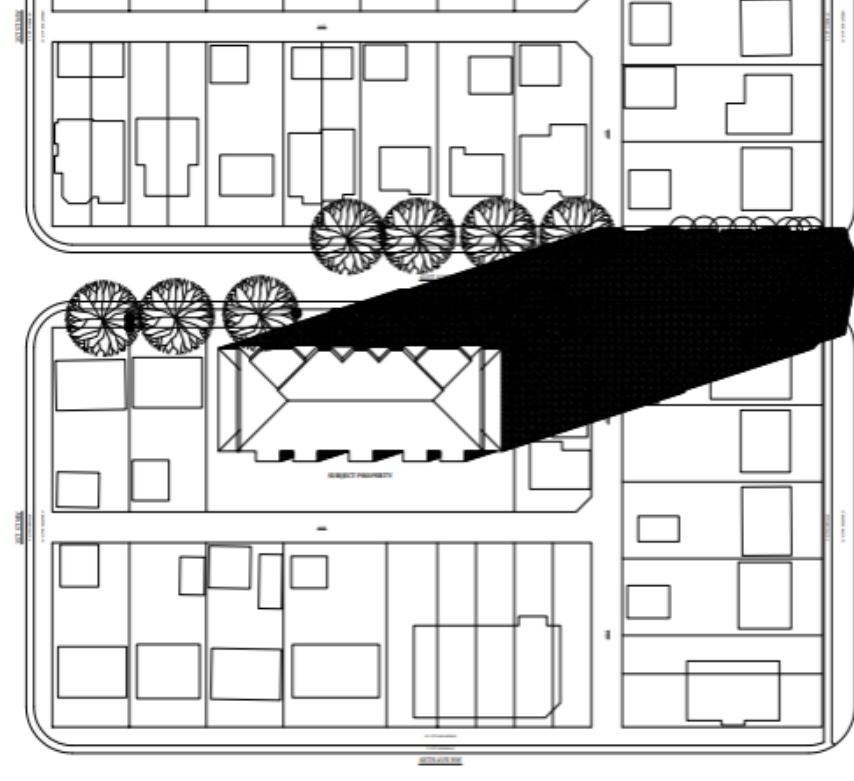
September 9:00 AM



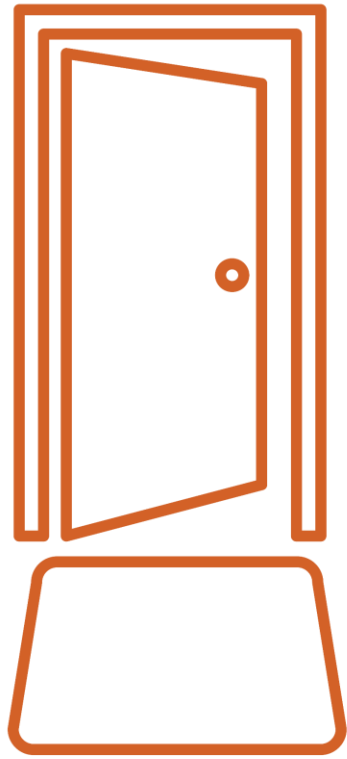
September 12:00 PM



September 3:00 PM



September 6:00 PM



Door Knocking

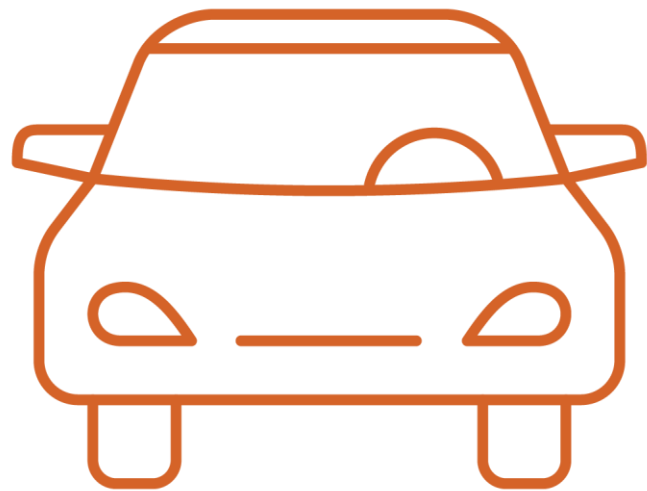


Postcard Delivery



Community Association

What We Heard



Traffic



Shadowing



Parking

Thank You.

alison.timmins@quantumplace.ca
587.315.5277

1026 16th Ave NW, Suite 203
Calgary, AB | T2M 0K8

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]

Chunqi

Last name [required]

Tian

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]

May 6, 2025

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

[required] - max 75 characters

Regular Meeting of the Emergency Management Committee

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

In opposition

ATTACHMENT_01_FILENAME Letter of Concern.docx

ATTACHMENT_02_FILENAME

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

Dear Sir/Madam,

I am writing to express my concern regarding the proposed development located at 119, 123, 127, 131 – 41 Ave NW, Calgary, which seeks approval for the construction of a six-story multi-residential building. (My address is 126 41 Ave NW, just cross the street.)

As a resident living at 126 41 Ave NW directly across from the proposed site, I have several serious concerns about the potential impacts this development may have on the character of our neighborhood and on my own property, including:

1. Loss of Natural Light
The proposed building height will significantly block the natural sunlight that my property currently receives, affecting the enjoyment of my home and potentially impacting property value.

2. Privacy Concerns
A building of this scale would overlook my residence and backyard, resulting in a substantial loss of privacy for my family.

4. Increased Traffic and Noise
Due to the proposed building being planned for high-density residential with a maximum of 60 dwelling units, the road is probably getting more crowded and noisier.

3. Decreased House Market Price
The house price would decrease due to the above factors.

4. Increased Noise and Construction Disruptions
Construction of a large-scale project will inevitably result in elevated noise levels and traffic congestion, disrupting the quiet residential nature of our street during the construction period and possibly afterward.

5. Neighborhood Character and Compatibility
The proposed building's height and density appear inconsistent with the established low-rise residential character of the surrounding neighborhood. This could set a precedent for further incompatible developments in the area.

Considering the above concerns, I respectfully request that the Planning Department:

- Consider reducing the allowable building height.
- Require increased setbacks and landscaping to minimize impacts on adjacent properties.
- Implement stricter controls around construction hours and site management to limit disruption to nearby residents.

I appreciate the City's efforts to balance growth with community integrity and trust that resident concerns will be seriously considered as part of the decision-making process. Thank you for your attention to this matter. I would be pleased to discuss my concerns further and would appreciate being kept informed of any future hearings or meetings related to this application.

Sincerely,
Chunqi Tian

Chunqi Tian
126 41 Ave NW
Calgary, AB, T2K 0G6
[REDACTED]

April 28, 2025

City of Calgary
Planning & Development Department
Attention: File Manager/Development Authority
File Number: LOC2024 - 0177

Subject: Letter of Concern Regarding Proposed Development at 119, 123, 127, 131 – 41 Ave NW, Calgary

Dear Sir/Madam,

I am writing to express my concern regarding the proposed development located at 119, 123, 127, 131 – 41 Ave NW, Calgary, which seeks approval for the construction of a six-story multi-residential building.

As a resident living at 126 41 Ave NW directly across from the proposed site, I have several serious concerns about the potential impacts this development may have on the character of our neighborhood and on my own property, including:

1. Loss of Natural Light

The proposed building height will significantly block the natural sunlight that my property currently receives, affecting the enjoyment of my home and potentially impacting property value.

2. Privacy Concerns

A building of this scale would overlook my residence and backyard, resulting in a substantial loss of privacy for my family.

4. Increased Traffic and Noise

Due to the proposed building being planned for high-density residential with a maximum of 60 dwelling units, the road is probably getting more crowded and noisier.

3. Decreased House Market Price

The house price would decrease due to the above factors.

4. Increased Noise and Construction Disruptions

Construction of a large-scale project will inevitably result in elevated noise levels and traffic congestion, disrupting the quiet residential nature of our street during the construction period and possibly afterward.

5. Neighborhood Character and Compatibility

The proposed building's height and density appear inconsistent with the established low-rise residential character of the surrounding neighborhood. This could set a precedent for further incompatible developments in the area.

Considering the above concerns, I respectfully request that the Planning Department:

- Consider reducing the allowable building height.
- Require increased setbacks and landscaping to minimize impacts on adjacent properties.
- Implement stricter controls around construction hours and site management to limit disruption to nearby residents.

I appreciate the City's efforts to balance growth with community integrity and trust that resident concerns will be seriously considered as part of the decision-making process.

Thank you for your attention to this matter. I would be pleased to discuss my concerns further and would appreciate being kept informed of any future hearings or meetings related to this application.

Sincerely,

Chunqi Tian