



Public Submission

CC 968 (R2024-05)

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] Howard

Last name [required] Wong

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] Jun 10, 2025

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

[required] - max 75 characters HIGHLAND PARK LOC2024-0181 LAND USE REDESIGNATION BYLAW 87D2025

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)

This proposed redesignation development is incompatible with the existing single-family residential zoning and will have a negative impact on our community.

The proposed development, which includes a maximum building height of 24 meters - an increase from the current maximum of 10 meters is way too high with consideration of the surrounding area. The height of the potential building will intrude on neighboring residential homes privacy and not in the spirit of the community it is designed for current home owners that have invested hard earn money in the homes directly next to this proposed redesignation.

This proposal redesignation will lead to:

Increased Traffic Congestion: More residents will increase traffic on already busy streets, impacting safety and quality of life of nearby residents.

Loss of Green Space: The development may require the removal of trees and green areas, reducing the overall environmental quality of the neighborhood.

Loss of beautiful views: The height of the proposed development will have a visual impact of the views of the western skyline that is enjoyed by the residents on Centre A street NE

Increased Noise and Light Pollution: Apartment building can lead to increased noise and light pollution, disturbing the peace and quiet of the community.

Increased criminal activity: due to the social inequality caused by induced demand for new housing and low income citizens displacement as the affordability will decrease as demand for higher renting and or ownership of housing.

Overburdened Infrastructure: Existing infrastructure like roads, sewers, and fire and police may not be able to handle the increased population. This has been proven lately that this after thought or lack of planning has demonstrated that it will cost the city billions of dollars in upgrades needed that the city has unfunded.

I urge you to reconsider this development proposal and prioritize the character and well-being of our established residential neighborhood. I believe that a more appropriate development plan would align with the existing zoning and preserve the quality of life for all residents.

Thank you for your time and attention to this matter. I look forward to your response and the opportunity to discuss this further with you or other relevant officials.



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First name [required]	Winston
Last name [required]	Wong
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]	Jun 10, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Item 16
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)

Hello, the proposed building is too high for this neighborhood and will block sunlight for my garden that I grow food to feed my family. With increasing food costs, my garden is vital for feeding my family. The current height maximum for this neighbourhood should be maintained at 10 metres.

The proposed building also lacks enough parking and as a result residents and commercial workers will be forced to park on the already clogged streets of Centre A Street NE and 36th Avenue NE.

The neighbourhood of Highland Park was built on single family residential housing and should remain as such as many families have invested their life savings into their houses and this neighbourhood. To change the rules is unfair and inhumane for senior citizens.

The proposed building will also increase traffic for the nearby Buchanan Elementary School and will result in more accidents with children and families that attend. The proposed building will also result in increased noise for the residents that live in the neighbourhood; which many are senior citizens that need peace and quiet to live out their golden years.

Thank you.



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First name [required]	Robert
Last name [required]	Wong
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]	Jun 10, 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 - LOC2024-0181
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in opposition of the Land Redesignation for LOC2024-0181. Address: 115 36th Ave N.E.

Existing land use district: Commercial - Neighbourhood 2 (C-N2)

Proposed land use district: Mixed Use - General District (MU-1f4h24)

This proposal for a land redesignation to a Mixed Use is intrusive to my property. I live directly across the alleyway eastward. The increased height of an additional 10 meters would basically block out all sunlight to my property during the evening on a good summers day. Not to mention blocking out the view of the westward sky giving me the feeling of being confined and smothered. There is also the aspect of being watched by the new residents looking through their windows onto my property. There will be ZERO PRIVACY.

In addition this will cause a dramatic increase in vehicular traffic which the current street cannot handle due to parked cars already on 36th Avenue N.E. and also Centre A Street N.E. I can say this because when you drive on 36th avenue which eventually turns onto Centre A street, the street is just barely wide enough for 2 cars to get through. Typically one car pulls to the far right side of the road beside a parked car and comes to a stop so that the opposing car travelling in the opposite direction can drive through. Now can you imagine with 28 additional units from this development how congested the vehicular traffic will be? How long must a vehicle wait to turn onto the main Centre Street to get out of the neighborhood? There definitely will be a back up. Also take note that the sidewalk does not extend all the way through on 36th avenue turning onto Centre A Street and moms with their children walking to school end up walking on the road to get to and from home and school. In addition likewise with people "senior citizens" walking to get their mail from the mailbox or going to the City Transit bus stop each day. Someone is going to eventually get ran over and be killed if this new development is approved. We have witnessed people driving their cars speeding rapidly through on a daily basis.

Increased Foot Traffic and Crime Rate will definitely be a factor. Currently right now someone is always walking into neighboring yards looking for something to steal. The Alberta economy is not good. In April of 2024, I had a homeless person sleeping beside my garage door on my driveway and refused to leave. I called the police to have him escorted away.

You will consider my concerns prior to approval in the right way I trust.