

Natalie and Michael Kwadrans
62 31 Avenue SW
Calgary, AB
T2S 2Y8

August 20, 2013

Kelly Schmalz
File Manager
City of Calgary

Re: DP 2013-2892 – 69 31st Avenue SW

Upon reviewing the documentation associated with the above Development Permit application, we cannot support this development in its current form. First and foremost and similar to the recently rejected proposal at 55 28 Avenue (DP2012-2727/SDAB2013-0049), the proposed development is completely out of scale with the existing development and streetscape.

The most glaring deficiencies include:

- **Three stories above grade** – no other building on 31 Avenue exceeds two storeys and this development would overwhelm the properties on the street. Most impacted will be the property immediately due east of the proposed development, which will be overcome by shadowing during most of the day, particularly with the proximity to the adjacent property. A shadow study and a rendering of the development in context with the existing 31 Avenue streetscape were not provided for review, though we believe this would confirm these findings.
- **Privacy concerns** – with many windows and amenity spaces, the units overlooking the backyard of the home to the east will significantly encroach on the privacy of the neighbour to the east. A cross-section rendering was not provided, though we feel this would most likely confirm these findings.
- **Direction of the development** – the current home located on the property faces north and the development proposes reorienting the lot away from 31st Avenue on to Erlton Street. A laneway already exists and for consistency this re-orientation should not be permitted. This reorientation again impacts the privacy of the neighbour due east, since the units are oriented in this direction.

Because of these concerns, we feel we cannot support this development in its current form. We have been eagerly awaiting a new development on this property for a while, unfortunately this proposal has too many significant deficiencies for us to support it.

If you require any further information or clarification, don't hesitate to let us know.

Sincerely,

Natalie and Michael Kwadrans