

20 August 2013

Kelly Schmalz, File Manager  
City of Calgary

**Re: DP 2013-2892 for 69 31<sup>st</sup> Avenue SW**

The development envisioned by this permit application should not be permitted to proceed as proposed. The proposed development is completely out of scale with the surrounding neighbourhood and streetscape. Simply put, it is far too much building for the lot.

With three stories above grade and nearly all of the property covered by the proposed structure, it will tower over the surrounding neighbourhood of detached and semi-detached two-storey and bungalow houses. Completely out of scale with these homes, its massing will overwhelm the streetscape, and its shadowing will blot out the afternoon sun, particularly for the neighbour immediately to the east. These critical issues would be confirmed by a shadow study and a rendering of the development in context with the existing 31<sup>st</sup> Avenue streetscape, neither of which were made available for review.

With numerous windows and amenity spaces, on multiple levels, for multiple units directly overlooking the backyard of the home to the east, the proposed building would also destroy the privacy of the neighboring yard along the full depth of that neighbour's west property line, seriously impacting the ability of that homeowner to enjoy their property. This major issue would be confirmed by a cross-section rendering showing the proposed development's relationship with the east neighbour, which was not made available for review.

Further, the development proposes reorienting the lot away from 31<sup>st</sup> Avenue on to Erlton Street. This should not be permitted, given the presence of a perfectly useable laneway and the disruptive effect such a reorientation would have on a street where all other homes front north/south. Again, the effect of reorienting this lot east/west will also unreasonably impact the privacy of the neighbour directly to the east, with many windows and amenity spaces opening out directly on to that neighbouring home.

In summary, this development as proposed is unacceptable in terms of massing, shadowing and privacy, and we ask that it not be approved. While we are eager to see a quality redevelopment take place on the lot in question, it must be respectful of and compatible with the context of the surrounding neighbourhood.

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

Sincerely,

**Kirt and Martina van der Woude**

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