

July 11, 2013

Members of the Regina Planning Commission
RE: Proposed Development at 722 17th Ave.

As residents of Arheim Place, we are writing this letter to express our concerns over the proposed re-zoning and development of 722 17th Ave.. We moved to this neighbourhood 6 years ago and have since married and started a family. We were attracted by the style of the homes in the neighbourhood, the close proximity to parks and downtown and affordability of the area. We feel that the proposed development does not enrich the area and could lead to similar housing projects in the future.

While we understand that Regina is facing a housing shortage, we feel that the proposed development would:

- create a loss of privacy for our family - our backyard will be clearly visible from the proposed development
- increase traffic flow
- negatively impact neighbourhood character and cohesion
- pave the way for future "spot" re-zoning projects that are incompatible with our area

We are not opposed to new or infill developments aimed at densifying existing neighbourhoods such as ours. However, we feel strongly that the proposed structure is simply too large in scale. We would support smaller scale structures such as townhouses, condos or houses with multiple suites.

We strongly urge the Regina Planning Commission and City Council to reject the planned 4-story proposal for 722 17th Ave.. We have invested time and money into our home feel that large scale developments like this will negatively impact our family, our home and the residents of our neighbourhood.

Thank you.

Sincerely,

Jeremy Geisel

KERRI GEISEL

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