

July 12, 2013

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Attention: Mark Andrews
Planning Department
City of Regina
P.O. Box 1790
Regina, SK S4P 3C8

Re: 722 17th Avenue, File No: 13-Z-05/13-DU-09

Dear Planning Committee Members:

I am writing to express my concerns for my neighbourhood if the above proposal is approved.

The proposed four storey building is completely out of scale with the surrounding one, one and a half, and old and new, two storey homes in the area. A building of this height would rise above the tree height to dominate and overwhelm the neighbourhood, literally overshadowing the adjacent homes and destroying the privacy of the others nearby.

Recently, my area has been experiencing revitalization; residents have restored and rejuvenated older homes, owners have replaced old houses with new, and developers have added pockets of one storey, two storey, duplex, and townhouse homes. These developments are welcome because they are in keeping with the scale and character of the neighbourhood.

Allowing a structure of this height sets a design and zoning precedent which will foreseeably produce a cascade of negative effects: adjacent property values will decline, nearby owners will not invest in upgrading because they will not see a return on their investment, previously owner-occupied houses will become rental housing which will be allowed to decline until developers see an opportunity to buy a group of them and replace them with a similar height or taller building. "Spot" re-zoning of the type requested here will produce these same effects in places throughout the area thus destroying the fabric of a vital neighbourhood. At the present time, my neighbourhood is a zone of entry-level housing which is badly needed by the city. Encouraging the deterioration of this stock by allowing inappropriate re-zoning should be rejected.

Two-storey apartment buildings, duplexes, triplexes, townhouses, and basement suites in new houses are all ways to increase population density while preserving the character and integrity of the neighbourhood and allowing it to flourish.

Sincerely

