Shane Rea
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October 27, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Postal Station M
Calgary, AB, T2P 2M5

Re: Tuxedo Park Bylaw 185D2015.
Application to redesignate the land located at 111 - 22 Avenue NE (Lan 21290, Block 26, Lot 16) from DC Direct Control District to DC Direct Control District to accommodate office.

Dear City Clerk

I am writing you regarding the application for rezoning of the structure at 111 22 Ave N.E. to accommodate the addition of a second floor for office use.

I have owned and lived at #3, 113 22 Ave N.E. since 2005 and my Condo is west facing. I am very concerned about a 2nd floor addition to 111 22 Ave NE because the two buildings are only a few meters apart. Adding a second floor to 111 22 Ave NE will result in greatly reduced sunlight for my home with virtually no sunlight reaching the first and second floors for several months of the year. This will result in reduced enjoyment of my home and reduced property value when I eventually sell.

The situation here is different than most of the other in-fills being constructed around the neighborhood. In those cases, all the structures involved, (new and existing), point either north or south and face the street. This is not the case here as all the units in 113 22 Ave N.E., (which was built in 1982), face either east or west. I have included a couple of pictures to illustrate my point. One of them is a picture of 111 22 Ave N.E. taken from my front door and the other is a picture taken facing south from just outside my main floor window.

I know the city wishes to increase density and grow upwards but in this case it not fair because a second story on 111 22 Ave N.E. will negatively affect several of the homes in a building that was constructed with city approval.

Thank you for your consideration.

Sincerely,
Shane Rea