

DP # 2015-5338
21 Highwood Place NW

Attn: City of Calgary Development Department,
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As concerned community members of Highwood, we would like express our concerns over the proposed development at 21 Highwood Place NW.

- First and foremost, the proposed massive modern 3 story does not fit in with the current houses in the area.
- The proposed front setback is encroaching by 2.6 meters.
- The proposed balcony on the front of the house is 31.9 sq. meters. Code is 10 sq. meters.
- The proposed rear deck is encroaching on setback rules by 0.3 meters.
- There is no fence height on the current plans.
- The elevations from all 4 corners on the lot are not disclosed. This doesn't give an accurate depiction of what the final height of the building will be.
- There is almost 200 sq. ft of glass coverage on the back of the proposed property that will directly look into at least 2 of the neighbors behind it.

We are certainly not discouraging redevelopment in the community, but feel that a massive modern structure of over 5000 square feet on the first half of the lot being developed which is twice the size of the biggest newly built house and 5 times the size of the existing renovated bungalows in the area. It is an eyesore that is incongruent with the needs or wants of the community.

The neighbors that are immediately behind the proposed structure will certainly lose all or most of their views, which will adversely affect their property values. Many of us have lived here for more than 15 years and purchased our properties because of the fantastic views of both downtown and the city.

Please stop this development, or drastically change it, so it better fits into the community. Highwood Place is not the street for infills dividing the large lots.

Sincerely,