
From: Maximattis-White, Jennifer
Sent: Tuesday, February 18, 2020 12:09 PM
To: Public Submissions
Subject: FW: [EXT] **Tuscany Summit Heath - proposal to build 93 townhouses**

Good morning,

Please see below for a public submission for LOC2019-0133.

Thank you,
Jennifer

-----Original Message-----

From: Laura Brown [mailto:laurabrown@shaw.ca]
Sent: Monday, February 17, 2020 10:37 PM
To: Maximattis-White, Jennifer <Jennifer.Maximattis-White@calgary.ca>
Subject: [EXT] **Tuscany Summit Heath - proposal to build 93 townhouses**

Hello,

I would like to voice my concern regarding the proposed development of 93 townhomes, whose home owners and visitors would access Tuscany Summit Heath.

The addition of 300 plus cars coming and going via a residential cul de sac is cause for concern. As a homeowner with small children, I am concerned about safety with the additional traffic.

If the entrance and exit was via Twelve Mile Coulee, these concerns would be largely alleviated.

The other townhome developments in Tuscany, with the exception of the new build at the end of Tuscany Summit Health, are appropriately appointed with the entrance/exit from a main road vs a quiet residential street.

I urge the Planning Commission to take this into account.

Thank you.

Laura Brown
Tuscany Resident

From: Shannon Twidale <shannon.twidale@hotmail.com>
Sent: Tuesday, February 18, 2020 9:53 AM
To: Public Submissions
Subject: [EXT] 157 Tuscany Summit Heath Land Re-Designation Proposal
Attachments: Letter to City Council.docx

Good Morning,

Please see attached letter.

Thank you,

Shannon Leslie

Feb 17, 2020

To The Calgary City Council:

Residents surrounding 157 as well as 167 Tuscany Summit Heath- the site of a current high-density development- have been living in a state of constant frustration and anger with the City of Calgary since 2012. You quietly pushed through a land use re-designation at 167 Tuscany Summit Heath for a development that was fiercely opposed by 127 residents on Tuscany Summit Heath and Terrace- which you can clearly see on the petition (link to petition is at the end of my letter). Now it is happening to us all over again with this proposal at 157. I can say with 100% certainty that if I re-circulated a petition opposing the proposal at 157 Tuscany Summit Heath, the numbers would be the same, if not increase, in opposition.

This development will cause even more of a negative impact of the quality of life for everyone on Tuscany Summit Heath and Terrace. The fact that this is even being proposed is ignorant and disrespectful to everyone living in the area. If the development is approved, current residents will be forced to pay the price of a greedy developer trying to recover the cost of land they grossly over-paid for. This is unacceptable, and as our elected city officials getting paid by OUR tax dollars, YOU need to be saying no to developers like this, and protecting us and our investments...our homes and neighborhoods. Many of us bought our homes in this neighborhood to raise a family because it is a safe, low-traffic and quiet street...and FULL of kids. For many of us this is the largest investment we have ever made, and our retirement depends on it. Further development to this area will devalue our homes even more and make it extremely hard or impossible to sell our homes without suffering major losses, as it will be a much less desirable place to live. The land was previously owned by the Lutheran Church and planned to have a school or church built on it with ample greenspace left for sports or a park (as the current S-CI designation of the land would allow for). Many of us bought our homes based on this designation and the West Scenic Acres Act- which does NOT allow for this proposed development or the one currently underway at 167 Tuscany Summit Heath. The current developers along with the city quietly changed the designation of the land at 167 so they would no longer have to follow the West Scenic Acres Act, and could build multi-family units. We literally JUST went through a long and frustrating fight with the city to try to stop the development currently underway at 167 Tuscany Summit Heath, and now you are asking us all to live through the process ALL OVER AGAIN?!?! More construction, ground disturbance, careless truck drivers who speed down our street hauling dirt and rocks (which fly out of their loads at random!), heavy equipment constantly stirring up dust and constantly emitting their loud and annoying back-up alarms, unmitigated dust from unseeded mountains of dirt that are moved from one corner to the next, cutting concrete, utilities access, water disruptions...the list doesn't end...and neither have our complaints to 311.

The safety of our children during and after construction is a major concern. I personally had an extremely close call when I was 9 months pregnant, driving my 2 year old daughter to daycare one morning, with one of the careless truck drivers. If I had left my driveway 5 seconds earlier then I did that morning I would've been in a head on collision with a dump truck that was speeding around the corner

onto my street, while driving down the wrong side of the road. This happened AFTER many residents contacted 311 as well as the police regarding the reckless driving of the truck drivers.

This will turn into a 40 page essay if I get into detail about everything we brought to the attention of Ward Sutherland, and other various people we thought could help us have our concerns heard by the City. Everything we said, every concern raised seemed to fall on deaf ears. What do we as taxpaying residents of the area have to do to get City Council to listen? We exhausted all efforts with the 167 development, we even resorted to having our story broadcasted on City TV! Still, nothing changed.

Tuscany is already the most densely populated community in Calgary. Have surrounding schools been contacted and their current capacities taken into consideration? We all have huge concerns about parking as it is with the current development. Is there adequate space for parking for everyone in this high-density development proposal? Emergency vehicle right-of-way blockages are already happening around both cul-de-sacs, and in fact a fire hydrant has been "out of service" for 2 years now thanks to the 167 development. The "secondary emergency vehicle access route" identified on the applicant's concept plan is a bike path with concrete pillars blocking vehicle access.

If none of this land is to be left for any sort of greenspace or in its natural state, it would be in the best interest of our community for the land to be zoned as Single Detached Dwellings (R-C1N), as that's is what the rest of the neighborhood is zoned. This will maintain our property value, keep traffic increases to a slight increase as opposed to a heavy increase, and be less of a strain on the existing infrastructure.

Link to petition with 127 supports who reside on Tuscany Summit Heath and Terrace:
<http://chnng.it/MMtwFzm2dX>

Thank you, and I hope our concerns are taken seriously.

Shannon Leslie

146 Tuscany Summit Heath NW

Calgary, AB T3L0B9

shannon.twidale@hotmail.com

From: [Iride Gonzalez](#)
To: [Public Submissions](#)
Subject: [EXT] 157 Tuscany Summit Heath NW- Feb 24th hearing.
Date: Tuesday, February 18, 2020 8:01:02 AM

Dear,

I would like to point out the factors why this new Development if is approved will affect negativity the neighborhood around Tuscany Summit Heath NW street.

Originally, this area is for Cultural, worship, education purpose, the use of the land would include green areas. Now it is propose to have 93 new residences additionally with the existing development of around 85 townhouses under development at the end of Tuscany Summit Heath street. Majors concerns are:

- 1- Fire fight trucks access very difficult to cover all the area around this development.
- 2- Heavy traffic incremented in 106 Tuscany Summit Heath and adjacent access streets, making these streets very dangerous for kids. Originally planned as Church, Preschool with more green areas and recreational areas for kids.
- 3.- As a neighbor is a big concern, that the surrounded houses will drop their current price as with all this new and crowd development in at the en of Tuscany Summit Heath street.
- 4.- All services as Water, Wasted water, electricity capacities would be compromised.

In general this new development does not improve the quality of live of the neighborhood, actually affect negatively all the houses around this new proposal.

This process looks very unfair for the neighbors around this new development as when we bought the houses the original development was completely different as this new proposal.

Regards,

Iride Gonzalez (iridec@shaw.ca)
Edgardo Cuello (edgardocuello@shaw.ca)

Owners of the property located at:
106 Tuscany Summit Heath NW

Pendola, Amy J.

From: kerrton@shaw.ca
Sent: Monday, February 17, 2020 12:15 PM
To: Public Submissions
Subject: [EXT] Bylaw 30D2020 - Submission for Public Hearing - 157 Tuscany Summit Heath

Please accept our input into the Public Hearing scheduled for February 28th at 9:30 am, regarding above noted application to re-designate land at 157 Tuscany Summit Heath. Our input is submitted as a neighbor to this property who will be directly and significantly impacted by the decision of this hearing, and it is our concern that key aspects of this proposal have been overlooked and are unreasonable. We are supportive of developing this vacant parcel, however we feel a commitment by the developer to "integrate into the existing neighborhood in a thoughtful way" will not be achieved with the current proposal.

Our most significant concern with this plan is the lack of an access road to accommodate all of the addition vehicle traffic that will result from the proposed new high-density townhouses. This is a quiet, established cul-de-sac community with detached family homes and many children. We feel it is very unreasonable to construct a large high density development at the end of this cul-de-sac with no plan for how to accommodate the dramatic increase in traffic. In conversation with the developers consultant, it was apparent that the Traffic Impact Assessment (TIA) had serious flaws and was based on previous outdated information, not reflective of the current proposal. Without the inclusion of an access plan, this development would significantly impact the lives of the neighbors in a very negative way, including safety risks to our children who play in this neighborhood every day. The cul-de-sac road is already often limited to single lane alternating traffic because we already have many people who park wide vehicles on both sides of the street, including recreational vehicles. This is a narrow road, not a wider boulevard or major artery. The new development would surely funnel hundreds of additional vehicles past our homes every day, creating traffic jams and a terrible situation for us to live with in our currently quiet neighborhood where our children enjoy a good quality of life.

Further to this, we have serious concerns with emergency access to the proposed additional 175 townhouses. With only one point of access, if there were an emergency that required evacuation this would simply not be possible. I would suggest that to integrate into this neighborhood in a thoughtful way would require constructing similar sized low-density detached homes with green spaces and ensuring adequate road access such that current residents are not significantly impacted.

In summary we feel this proposed development is blatantly disrespectful to the existing residents, it will have serious negative impacts to our quality of life and is unreasonable. We are asking that the current proposal be rejected and replaced with one that addresses these concerns and is respectful of the current residents. We are supportive of developing this parcel provided these critical concerns are addressed "in a thoughtful way, integrating with the existing neighborhood".

We thank you for the opportunity to provide input into this Public Hearing and for the sincere consideration of our concerns.

Sincerely,

Clayton and Kerri Weiss

25 Tuscany Summit Terrace NW

Calgary, AB T3L0B9

Home: 403-474-3209

Cell: 587-227-9641

Pendola, Amy J.

From: kerrton@shaw.ca
Sent: Monday, February 17, 2020 12:15 PM
To: Public Submissions
Subject: [EXT] Bylaw 30D2020 - Submission for Public Hearing - 157 Tuscany Summit Heath

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We thank you for the opportunity to provide input into this Public Hearing and for the sincere consideration of our concerns.

Sincerely,

Clayton and Kerri Weiss

25 Tuscany Summit Terrace NW

Calgary, AB T3L0B9

Home: 403-474-3209

Cell: 587-227-9641

Pendola, Amy J.

From: Corinne Golding <corinne@goldingspecifications.ca>
Sent: Monday, February 17, 2020 11:52 AM
To: Public Submissions
Cc: Maximattis-White, Jennifer; golding@shaw.ca
Subject: [EXT] Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW

Thank you for the opportunity to share concerns over the land use amendment proposed at 157 Tuscany Summit Heath NW.

I have reviewed the planning and development report to the Calgary Planning Commission dated January 23, 2020. While some residents' concerns have been addressed, I believe there are still impacts of the proposed redevelopment that have been overlooked.

Under the scope of "Planning Considerations" the Traffic Impact Assessment did not address:

- the additional traffic on Tusslewood Drive between Tuscany Springs Boulevard and Twelve Mile Coulee Road
- the additional traffic on Tuscany Springs Boulevard
- safety of pedestrians accessing the nearest bus stops
- safety of pedestrians using the access path from the new development south to Tusslewood Drive, and across Tusslewood Drive, which is already a highly used path

Has consideration been given to adding traffic calming measures, lighted crosswalks or stop signs? Traffic calming devices and pedestrian crosswalks are necessary already without the addition of 89 more units in the neighbourhood.

Lastly, I was disappointed to see that the proponent distributed only 35 postcards to the residents of Tuscany Summit Heath and Tuscany Summit Terrace to invite them to the "adjacent neighbours" meeting. The area impacted by this proposed development is much larger than the 35 residences. Property owners on Tusslewood Drive, which will be directly affected, should have received direct communication.

Corinne Golding
8 Tusslewood Drive, NW
Calgary, AB T3L 0A9
Email: golding@shaw.ca
1.403.483.1260 (mobile)
1.403.452.0951 (landline)

Pendola, Amy J.

From: Omar Osorio <oosorio@shaw.ca>
Sent: Tuesday, February 18, 2020 11:50 AM
To: Public Submissions; Maximattis-White, Jennifer
Subject: [EXT] Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133, CPC2020-0089 Bylaw 30D2020

Dear Calgary City Council,

My name is Natalia Osorio and I live at 117 Tuscany Summit Heath NW with my parents, sister and dog.

I'm 13 years old and I take the Calgary Transit route 174 - Tuscany bus to go to school every morning for what I have to cross the streets. Ever since the construction started, it gets very busy and I cannot imagine what is going to be once the townhouses and the end of our the cul-de-sac are occupied. To give you an example, the other day I missed the my bus as I had to wait to three cars to pass because they wouldn't stop and I saw my bus passing in front of me while I waited for those drivers to pass by. This is when it was -40 and I had to wait for 15 minutes for the next bus to come.

Our street is only one way and I cannot imagine what is going to be with all those townhouses that they want to build. We have a dog and like to walk him, but it will become increasingly difficult for me and my sister to cross the streets when huge load trucks come ramming at every corner we look at.

I'm really worried of all the traffic that is going to be on our street if you approve this construction.

The main reason my parents bought our house was because they wanted me to grow up happy and in a good community with a green space on our backyard. I remember my parents telling me that we were going to build a Church, soccer field and playground. This field has always been a big part of my life. It's where me and my sister go sledding during winter, it's also where I take my dog out on walks.

Not only will this affect the traffic on our street but it will also disturb our backyard and the peace on our home with the loud trucks and construction noise that shouldn't have been there in the first place.

All I'm asking you is to please consider our lives and our community for our beloved field.

Please don't let me lose my childhood home, all my memories will be replaced with the thought of 93 townhouses in the space that once belonged to the bunnies, coyotes, and wonderful bugs.

I hope my letter will be acknowledged and heard. Please Calgary City Council help my family and community out.

Thank you!

Natalia Osorio

Pendola, Amy J.

From: Omar Osorio <oosorio@shaw.ca>
Sent: Tuesday, February 18, 2020 11:22 AM
To: Public Submissions; Maximattis-White, Jennifer
Subject: [EXT] Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133, CPC2020-0089 Bylaw 30D2020

Dear City Council,

My name is Catalina Osorio and I live at 117 Tuscany Summit Heath NW. This is the only house I have lived in and I love it!

I'm 10 years old and I take the bus to go to school every morning. My bus stop is at Tusslewood Drive and I have to cross the streets including Tuscany Springs Boulevard. Every morning I'm worried that a car will hit me. I wait for cars to pass and they don't stop, it gets worst during winter time when is dark in the morning and that really worries me.

Ever since the other construction started at the end of our street there are more cars coming to our street that go very fast and I have to wait for cars to pass before I cross the street. The other day I was coming back from school and this car was so fast turning on my street that almost got hit and I got very scared. Drivers don't stop and go very fast.

I am asking you please DO NOT approve this construction and please build a basketball court, soccer field and playground for our community.

Please City Council consider my request. I really like living in Tuscany where my friends live too.

Thank you, Catalina Osorio

PLEASE DON'T BUILD THE TOWNHOUSES!!!!!!!!!!!!!!!

Cario, MayAnn

From: Maximattis-White, Jennifer
Sent: Tuesday, February 18, 2020 8:15 AM
To: Public Submissions
Subject: FW: Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133, CPC2020-0089

Good morning,

Please find below a public submission for LOC2019-0133.

Thank you,
Jennifer

From: Jason Freeman [mailto:jpfreeman004@hotmail.com]
Sent: Monday, February 17, 2020 11:30 PM
To: Maximattis-White, Jennifer
Subject: [EXT] Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133, CPC2020-0089

Dear Jennifer,

Could you please pass on these points of protest to council in the upcoming public hearing as I am unable to attend.

Dear Council,

Below I've listed points that support the rejection of any land use designation amendment from SC-1 to an M-CG d57 site. Many of these points have been previously captured in the planning file LOC2019-0133, CPC2020-0089 already, but I will try to add to these concerns that need to be seriously considered by council before making any decision in this land use designation amendment.

1. Parking congestion is going to be a massive problem for residents in these new developments and in the immediate community, particularly on the streets of the single-detached homes. This issue was raised during the approval for the Tuscany Rise development (167 Tuscany Summit Heath to the North) during the approval process. Council's solution to this issue was that the parking lot for the Lutheran Church building, that was planned to be constructed as a result of the development approval, would accommodate any overflow parking for these 83 planned townhomes. **No church** was ever built, or ever will be built, if this second development is approved.
An existing parking issue now presents itself for the upcoming and current Tuscany Rise development. The planning department noted that this development meets the basic requirement standard for overflow/guest parking for a development of this size, which, I believe is ridiculously low considering the approved high density of the residents and building design on this plot of land. What's more interesting to note is that the units being built on the Tuscany Rise development have either single garage parking or no garage at all and no driveway assigned to each unit.

The layout design of this 83 unit development simply does not accommodate for the required parking space that will be needed for all occupants of such a high density development. Approval of another high density 89 unit development re-zoning will also cause overwhelming parking and traffic issues for the existing community of Tuscany.

2. The TCA noted that Tuscany, one of Calgary's largest communities, has not one single religious institution in its community. At the planning approval for the previous multi-building development (Tuscany Rise), the intent of the Lutheran church to build was cited many times as a supporting point for approval of the development project. This land use could be better applied to such SC-1 uses to serve the community better. Schools in Tuscany are also at capacity. Why not develop another school on this land?
3. There have been many issues had with the construction of the present development to the north. The development company has been quick to disregard/ignore many of these resident concerns (construction vehicle density and speeding) and Calgary 311 or Police services have been unable to provide much assistance most of the time.
4. It appears that many other M-C1 d57 sites in Tuscany's present developments have access points constructed **alongside through traffic routes**. I have heard members of the TCA and at councillor Sutherland's office make claim that these M-C1 d57 sites are along through traffic routes. I still fail to understand how situating approximately 170 units at a dead end, a previous cul-de-sac, is a through traffic route. Approving not only one multi-development project but potentially two, with one single access route, and no intent to open access to 12 Mile Coulee Road, presents a much overlooked safety issue in the event of an emergency based on this high population density congestion. This subdivision layout design is not supported anywhere else in Tuscany.
5. This is the last greenfield space available in Tuscany. While I understand the premise of Calgary's Municipal Development Plan (MDP) and the desire to provide city growth in an efficient manner, it should be conducted in an appropriate manner. This concept plan does not align with the rest of the single-detached home community, nor did the previously approved land use amendment to the north. If the city is to amend the land designation to support an MDP, it should be amended to RC-1 for single-detached homes. In my belief, the developer severely overpaid for the land purchase and uses this as its key argument for requesting an M-C1 d57 designation. This can not be used as adequate justification to support such a land use amendment. This is simply bad business. A previous greenfield subdivision in Tuscany, developed by Homes by Avi, presents a much more appropriate development for this site, one which would be fully supported by the immediate community. This alternative option would still align with the vision of the MDP. If Council was to designate this land as M-C1 d57, I believe it would only demonstrate that Council's main priority is to maximize tax revenue, no matter what any of the other implications are to affected city residents.
6. Referencing the last greenfield single-detached subdivision development by Homes by Avi, there was much success in the development of this land and minimal disruption to the residents in the neighboring communities. From personal observation, the previously approved multi-unit development of Tuscany Rise is producing low quality housing which does not align with the rest of the single-detached homes in the community. These units are also seeing slow progress in sales and there does not appear to be much interest from home seekers in this style of development. House values of home owners in the immediate area will suffer as a result of these new low quality multi-unit developments.
7. In the development group's application for re-designation, they highlight "key points" regarding how their development would support city growth goals. With regards to **"housing diversity"**, there is already a large presence of housing diversity at the city's edge. There is no lack of multi-unit developments in Tuscany or even Rocky Ridge. **"Transit support"** comes with any form of residential developments, not simply multi-unit developments. The proximity to public transit is still quite far

which will ultimately result in personal vehicle use and high traffic volume. The "**Transition**" the development group speaks of doesn't exist. There are more/same proposed units in O2's M-CG application than are presently being constructed at Tuscan Rise. Where is this transition from the north to south that they speak of? 12m height units instead of 14m?

Councillors, I live in a home in this community that is arguably the most impacted by the previous development approval that you made and will once again be affected by this newly tabled application I can only assume you will approve despite all these community concerns. **I urge you not to approve this application** from O2 Planning and Design Inc. In the vision of the MDP, at the very least, restrict re-zoning of this land to RC-1 single-detached home development. I have encountered nothing but frustration and life disruption from the previously approved project to the North. The only research that has gone into the planning aspect of this proposal is whether the roadways can accommodate the increased traffic flow, but they fail to consider any other effects or facets this development would have on this community or the people that reside in it. The Tuscan Rise development approval was simply a mistake, blatantly demonstrating to the community city council's outright priority to maximize city tax revenue. There is no demand for these developments, as was pointed out in the TCA letter to the city. Please do further research into the matter. Please don't repeat your mistake. There are better locations for this proposed development. At what point do the considerations of the community matter? Why can't the city cooperate with the community with legitimate alternative options?

Thank you,

Jason Freeman
151 Tuscan Summit Heath NW