

June 12, 2014

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THE CITY OF CALGARY  
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2015 JAN -2 AM 7:44

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**Subject: Application for Land Use Amendment: LOC2014-0073**

Dear Robyn Holme,

The following letter is in response to the proposed Application for Land Use Amendment: LOC2014-0073.

We are the residents of 176 Tuscany CT NW and this change in land use directly affects us. As our townhome (like the ones of our neighbors) faces the park, the Fire Station would be directly in front of our homes. Other than a sidewalk, there would potentially be no other separation between our front patio and the future Fire Station. Needless to say that this is a situation that greatly concerns us. This will not only have a huge negative impact on our quality of life, but most certainly also on our property value.

We do understand the need for a Fire Station in the community. We also understand that a central location is preferable in order to be able to reach the maximum of homes in a minimal amount of time. Therefore, we would like to propose 2 options which could solve the problem:

**Option 1**

Other sites than the proposed park should be reconsidered.

Why the proposed site is not ideal

- Very close to the townhouses at Tuscany Court. Townhouses facing the park are highly affected as there is very little distance between their front patio and the proposed land use change. It is our understanding that the zoning change starts at the outer limit of the field, directly in front of our homes and not even a reasonable band of land has been kept as park/recreation zoning in order to make sure that the Fire Station does not end up right in front of our houses.
- Loss of highly used soccer fields.
- School is yet to be built on the north side of the park. Already losing space in a highly used park.

The following are other sites which are as central as the proposed location, but would limit the impact on residents (the Fire Station would be either a distance away from houses or behind or beside a house, not right in front of multiple townhouses).

1. On Tuscany Way, between Tuscany Valley Green and Tuscany Springs Hill
  - Centrally located and easy access to main roads.
  - Currently unused empty field, therefore no loss of soccer, baseball or other playing fields
  - Very little to no impact on residents. Would not be in directly in front or beside any house.
2. In the park at the intersection of Tuscany Boulevard and Tuscany Way
  - Centrally located and easy access to main roads
  - Next to a school, therefore absolutely no impact on residents
  - Potential loss of a baseball field

3. At the intersection of Tuscany Hill NW and Tuscany Drive NW
  - Centrally located and easy access to main roads
  - Minimal impact on residents. Potentially beside one house.
  - Potential loss of a baseball field

## Option 2

If after considering other locations, building the Fire Station in the current proposed park remains, then some adjustment could be easily made to the proposal to limit the impact on residents. The adjustments should be as follows:

- There should be a space of at least 15 meters between the limit of our condo complex and where any building or parking lot is built. Preferably, zoning should not be changed in this 15 meters band.
- We understand that the Fire Station property will be fenced. The fence should be as far as possible from our property limit. Trees and other vegetation should be planted in order to hide the Station/fence/parking lot and other structures as much as possible.
- The parking lot should be as close as possible to Tuscany Way on the north side of the Station.
- The Station should have a minimal footprint and contain a minimum number of trucks. With very few fires, Tuscany doesn't need more than 2 fire trucks.

## **Notes on the Process**

It's been a highly frustrating and stressful process. Receiving a letter with a 2 weeks' notice letting you know that an Emergency Station that we have no idea what will look like will be built right on your front door makes it very hard to make an informed decision or prepare a relevant comment letter. Only following the information session on June 10 did we had enough information to react properly, leaving us with only 3 days to come up with a response letter.

This is unacceptable and shows clearly that the decision was final and that City Officials don't want the people living in Tuscany to try to change the land zone. By giving us only 3 days to do something about it (once we really understood what was going on), the City practically guarantees success in order to change the land zone where they want it to be.

It would have been really nice to be informed during the early stages in order to allow us, the most impacted residents, to be part of the process instead of having a decision forced upon us with little opportunity to express our views and concerns. **We really hope the City will act differently in the following stages of the process and will honestly ask for input from us (and listen) instead of just informing us of their final decision.** We understand that our community association was involved, but they never shared the information with us. Plus, most importantly, they are not the ones who will live right next to the Fire Station. WE ARE.

Dominic Plamondon  
Anne Marie Landry  
176 Tuscany CT NW

2015 JAN -2 AM 7:44  
THE CITY OF CALGARY  
CITY CLERKS  
January 1, 2015

RECEIVED

REFERENCE FILE NUMBER: LOC2014-0073/SB2014-0328 (TUSCANY)

Mr. Mayor, Councillors,

My name is Dominic Plamondon. I live with my girlfriend in one of the townhouses directly adjacent on the south side of the park affected by the proposed zoning change. If this was to go through, **we could have a Fire Station built just a few metres from our front door.** Not on the other side of a road, not in our backyard, but right in front of ours and our neighbour's houses.

This news came to us as a complete surprise when we received a letter from the City in late May 2014. At the open house held afterward, we quickly understood that the decision to build a Fire Station was already made and this meeting was not to collect input from the citizens, but to explain how it was going to be done. The Fire Department, our Councillor and Community leaders clearly told us that this was the **ONLY POSSIBLE LOCATION.** They told us that the main support for the proposed location was based on the data from a sophisticated software with few other details to help us understand. **We had to take their word for it and that was it.** It does not appear that this data was provided to the Calgary Planning Commission (CPC). It is unclear to us why data supporting response times or data on existing emergency response zones would not be provided to the CPC in understanding the need for a Fire Station at the proposed location. But one thing was clear for us at the open house, it is that their decision was final and **opposing views were not welcomed.**

Nevertheless, we and at least 2 others from adjacent properties wrote comment letters to the City to express our concerns and disagreement with the proposed change in zoning. When I read the Administration Report to CPC dated November 20, 2014, I was in shock to read that it claimed only one objection was received and noise was the key concern. When I asked City Administration about it, (as of January 1, 2015) nobody could explain why the report said that only one objection was received when at least 3 letters with multiples reasons for objection were sent. **These comment letters sent by me and my neighbours were our only way to be able to explain our numerous concerns and opposing views and we were denied this right.** Whether this was an honest mistake or not doesn't change the end result. I have attached a copy of the comment letter I sent back in June for reference.

Despite not being able to have our objections heard at the open house and, despite the Administration Report not presenting all of the citizen comments from the objection letters sent to the City; in an overwhelming 7 to 1 decision, the CPC panel of experts recommended that Council refuse the zoning change and abandon the Bylaw. Their reasons are well detailed in the November 20, 2014 CPC minutes and are among others:

- Multi-purpose facilities would be a more efficient use of public dollars;
- Not ideal location due to small size of the site, limited access and proximity to townhouses;
- Proposed location will not serve newly developing communities and emergency services should be planned at the time of the community approval planning process; and
- Lack of current response time data to justify the location chosen.

In my opinion, the proposed Fire Station was an afterthought and the cost for those living next to it was never taken into account in the decision.

Given the CPC analysis, I trust Council will vote to **Refuse the zoning change and Abandon the Bylaw.**

*Dominic Plamondon*

Dominic Plamondon

Encl.