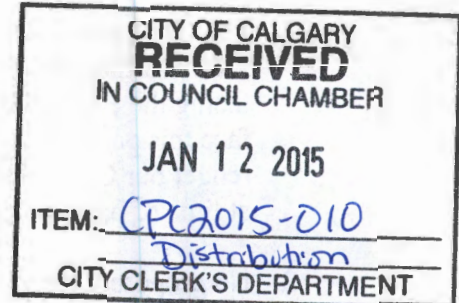


June 11, 2014

VIA Email

Robyn Holme, File Manager
Land Use Planning and Policy, IMC #8117
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Robin,

RE: Notice of Objection to Application for Land Use Amendment LOC2014-0073

With respect to your letter of June 3, 2014 regarding to the filing of an amendment to redesignate the land use for the property listed at "Portion of 345 Tuscany Drive NW" from School, Park and Community Reserve to Community Institution, please accept this notice as my official objection.

I am a current landowner of an adjacent property at 177 Tuscany Court NW. The proposed location for the Emergency Response Station (the "ERS") is in the North West corner of the park, which is literally meters in front of my door.

An informational open house was held on June 10, 2014 in the community in which representatives from the City of Calgary Fire Department (the "Applicant") and several community residents were present. The Applicant presented the need for fire services to be located in Tuscany and in my opinion the majority of persons present at the town hall were in general agreement that the community of Tuscany requires its own Fire Hall.

My objection is with respect to the process and the location. At the town hall many of these residents had a lot of questions with respect to the planning process, zoning guidelines, history of the Scenic Acres Area Structure Plan, details on what the existing S-SPR guideline includes and what CI means. Although the Applicant tried to answer several of these questions, he was not informed or perhaps was unwilling to speak to these concerns of the residents, albeit he was a fireman not a city planner. There was no representative from the City of Calgary to assist in answering these questions from the residents. The Tuscany Community Association President (and I believe dually acting as Community Planning Manager) was present but no formal presentation was offered and the residents didn't know or understand her role in the planning process. It is also my understanding the area MLA walked in during the last 5 minutes of the open house but did not introduce himself nor speak. There were no representatives of the CBE present who I believe is the landowner.

The basis of my objection is as follows:

Reduced Property Value

1. The Condominiums of Tuscany Court, adjacent to the proposed ERS, are built such that the street entry from Tuscany Court is in the rear and the front entry is facing the Park. Many landowners such as myself paid a premium on the land to face this park. Such ERS will not only diminish the value of the property but will render our Condominiums as unsellable. Original site plans presented by builder at time of purchase were zoned for a park, not Community Institutional.
2. No proposed Tax relief has been presented to these adjacent landowners.
3. The proposed development will overshadow the existing Condominium. Taking away the adjacent residents right to the park and quiet enjoyment. Due to the setback requirement to allow for 2 to 4 fire trucks in the driveway this will place the building directly in the front yard of the current condo owners which will take away their privacy and overshadow their building (north-northwest facing) from the sun. The Applicant stated at the town hall that their building will be placed at least 10-15 meters in front of our units. This is not a significant amount of space and will create a creepy corridor as the entry into our homes.
4. I have a young child and that park is my front yard where I let her play and run free and she will remain in site from my patio. With a fire hall located there we will be limited to a small 2x2 square concrete space and no green space.
5. Noise pollution from large vehicles entering and exiting during all hours.

Project is not aligned with the West Scenic Acres Structure Plan/Carma Approved Land Use Outline Plan

1. The proposed ERS does not seem to fit with the West Scenic Acres Structure Plan as the Plan emphasized maximizing the park space. The proposed development of the CBE School and the Fire Hall now eliminates more than 80% of a park that is used to its current maximum capacity.
2. Transportation study of Tuscany Way. The park users and residents of Tuscany Court require on street parking for additional vehicles or visitors. The ERS and a new school will all but eliminate their available space for parking.
3. The Municipal Development Plan discusses Optimizing Infrastructure. The CBE did not adequately plan for educational requirements and Fire Protection and Emergency Medical Services. Specifically, Clause 8.4 of the 2004 revised plan states that "Both the fire protection and emergency medical services for the area

will be provided from the Fire Station #21, located at 209 Silver Grove Drive N.W. However, the Applicant, at the Tuscany open house said the need changed as the response time is too slow due to the planning of Stony Trail and Nose Hill Drive. I find this an inaccurate statement as those roads are clearly mapped in the 2004 MDP so why is he citing this as his reasoning for poor planning.

4. The existing park space is highly used for community soccer. No alternate relocation plan for the community soccer league and other organized community sports once the school and the ERS are built? All Tuscany parks are utilized to their maximum. Post development, what will be the ratio of park/community reserve be?
5. Having an Elementary School, Fire Hall and possibly an EMS all on the same small parcel of land seems a long way from "School, Park and Community Reserve" and the design guidelines of each can be very different. How would achieving some cohesiveness between these very different institutions fit into the community aesthetics? Currently I see none of the parties talking about aesthetics.

Safety Concerns

1. Current school bus stops would be directly in front of the exit of the proposed site. It is assumed you would also alter the school bus route as having children crossing the road while a large fire truck rushes out of the station is very unsafe.
2. Has anyone done a study on allowing an elementary school and a Fire Hall on the same property done for safety? I would worry the children might be curious and have a tendency to walk away from their secured environment.

Lack of Due Diligence of Alternate Sites

1. What were the alternative sites proposed for the ERS? Tuscany has a lot of bare land in which an ERS could be built without disturbance to the current DP or adjacent landowners. Locations, such as on Nose Hill Drive, near the Home Depot or the North Entry near 12 Mile Coulee Road/Tuscany Way or the lands at the 12 Mile Coulee School at Tuscany Blvd/Tuscany Way intersection all provide less disturbances to landowners and equal access to the Community. The Applicant referenced five (5) alternate sites (including mentioned above) but did not provide sufficient evidence of their study on each one and why the others were eliminated.
2. Why was the requirement for an ERS not determined sooner? The Development Plan for Tuscany and estimated residents has not changed so why did the need arise 10 years later? Should the adjacent land owners pay the price for poor planning?

Lack of Public Engagement

- 1 It was my impression from the meeting that the decision has been taken without the input of the community residents. References were made by the Applicant that the CBE was approached three years ago regarding their space on Tuscany Blvd and Tuscany Way but was "shot down". No evidence of this meeting or proposal was provided. No representatives from CBE were present at Town Hall.
- 2 The Applicant presented that they attempted to approach the landowners of the Tuscany Way/12 mile Coulee Road as an alternate site (one that has less disturbances to adjacent landowners) but the Administration Report to the Calgary Planning Commission dated 2014 January 30, Appendix II Applicants response to public engagement by Homes by Avi on July 2013. States otherwise "We feel that there is a need for more emergency services. We would like to see a Fire Hall on this site. Response: the possibility of accommodating a Fire House has been discussed with the Fire Department. It appears that the Fire Department is already considering a full Fire Station in the area at a different location." This statement leads me to believe that Due Diligence and proper public engagement was not conducted and the location of the site has been known for more than a year without any public consultation. And I do not consider a Town Hall on June 10th and requirement to respond in 2 days sufficient time for residents and the Community Association to properly become engaged.
- 3 The community board has yet to appoint a committee and appears to be low on volunteers which will present an insufficient force to properly represent the community.
- 4 I find it difficult that TRA are the persons representing the community residents have to put together a letter in support/rejection of the project within 3 days of this meeting yet have not held their own town hall to listen to the concerns of the residents.


Representation of Adjacent Landowners on the Design Guidelines

If in fact we residents have no say and the School and the Emergency Response Station does go ahead on the planned site I believe that I as an adjacent landowner am a strong stakeholder in this development. I demand that full disclosure into the history of the projects, development plans and that all three parties (CBE, ERS ad adjacent homeowners) work together in the development process to ensure cohesiveness of the development and that architectural guidelines suit the area. The city should appoint an independent body to work with all parties (and the community association) to ensure that issues such as safety, cohesiveness of DP, setbacks, traffic disturbances, land values are all fully reviewed. The adjacent landowners must be consulted in the development

process, specifically the architectural guidelines of the School and ERS, such as building height, setback, and ascetics of the property division, preservation of park (including relocation of soccer fields).

I would appreciate answers to the above questions as well as a full copy of the Application for Land Use Amendment. In addition a study should be done on the effects of land value of adjacent properties as well as increased involvement of the immediate community on the architectural guidelines and development process so it will minimize the impact on the reduction of my personal disturbances and value of my home. Once received, I would share this information with any and all other adjacent landowners or persons of significant interest.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deanne Williams', with a long horizontal flourish extending to the right.

Deanne Williams
177 Tuscany Court NW

Cc: Tuscany Community Association
Adjacent Land Owners of the proposed site.