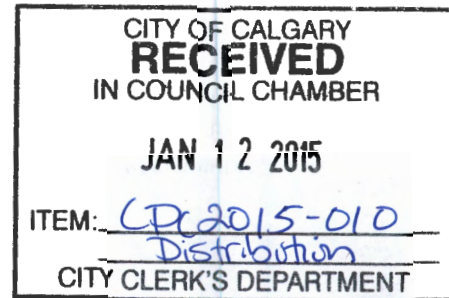


June 12, 2014

Robyn Holme, MPlan
Planner | Established Community Planning
The City of Calgary | Mail Code #8117
4th Floor, Municipal Building - 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



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