

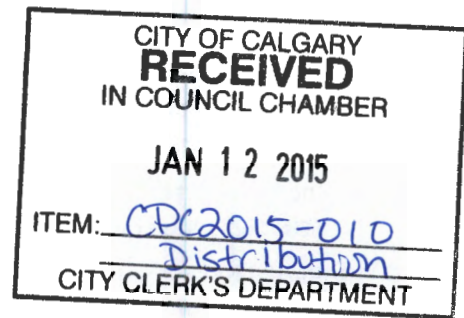
June 13<sup>th</sup>, 2014

Robyn Holme, File Manager

Land Use Planning and Policy, IMC #8117

P.O. Box 2100 Station M

Calgary AB T2P 2M5



Greetings Robyn,

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

As owners of a home adjacent to the proposed re-designation of 345 Tuscany Drive NW (re-amendment of LOC2014-0073), we write to express our concerns and raise our strong objection to the proposed land re-designation. The proposed Emergency Response Center (ERC) building falls literally within a few meters in front of our town house unit /master bedroom. We strongly object to this plan due to the below mentioned reasons and request the City of Calgary to reject this proposal accordingly. The proposed development is in front of our home and a residential/town house complex. Please see picture on page 2 which shows the proposed development in relation to our home. The proposed ERC is within a few meters of our house with minimum to no separation (i.e. a road or a large space). We are not opposed to the idea of an emergency response center for the community but are very concerned on the proposed location.

Here are our main reasons for our opposition.

1. Likely substantial depreciation of property value which will make my home practically unsellable. I encourage the decision maker/s to ask themselves: "Would I buy a home whose front door opens to a solid brick wall and a commercial warehouse looking building"? Please note that we paid a premium price to buy our property which faces this green space.
2. Proposed ERC will deteriorate quality of life and the tranquility we enjoy today and increase stress levels living right next to increased activity.
3. Invasion of privacy and inconvenience with personnel working in front of our house and bedroom **24 x 7, 365 days of the year.**
4. Uncontrollable disturbance caused by the fire station operations i.e. emergency sirens and the likely nuisance created by whatever activities the response center undertakes as a part of their daily operations.
5. Noise from vehicular and building operations (ex. VAC equipment etc;) caused by this industrial type building right in front our bedroom window.
6. Our home/façade faces North-North West and the proposed development which is directly in the path of the north westerly winds (that Calgary experiences for the most part of the year) and will direct the building released exhaust into our home (ex. Heating; boiler, vehicular exhaust)
7. We would not want to see a building or a large wall in FRONT of our main entrance while sitting in our front facing patio for the rest of our lives in our home.

8. Total loss of aesthetic appeal to our home and building complex which is the most attractive feature for this housing complex. See pictures of the front elevation of the building in relation to the proposed development below.
9. Increased traffic, reduced safety and parking congestion on already busy Tuscany way with new school planned on the other side of the green space.
10. Partial to complete loss of space meant for residential life, healthy living, sporting activities and wellbeing of pets. We have two kids in our household and this development in front of our house restricts movement and active life style.
11. Partial or complete loss of the picturesque view from our home/window. See below picture



It appears the proposed re-development demonstrates a total disregard to responsible development and poor long term planning by whoever was involved and we as homeowners in the building complex are being asked to pay the price for some ones ill thinking. I ask that the City of Calgary respond to all of our above concerns and also ask the steps the City will take to address the above concerns should this plan proceed. I also request the City to demonstrate what other alternatives were pursued before considering this re-development plan.

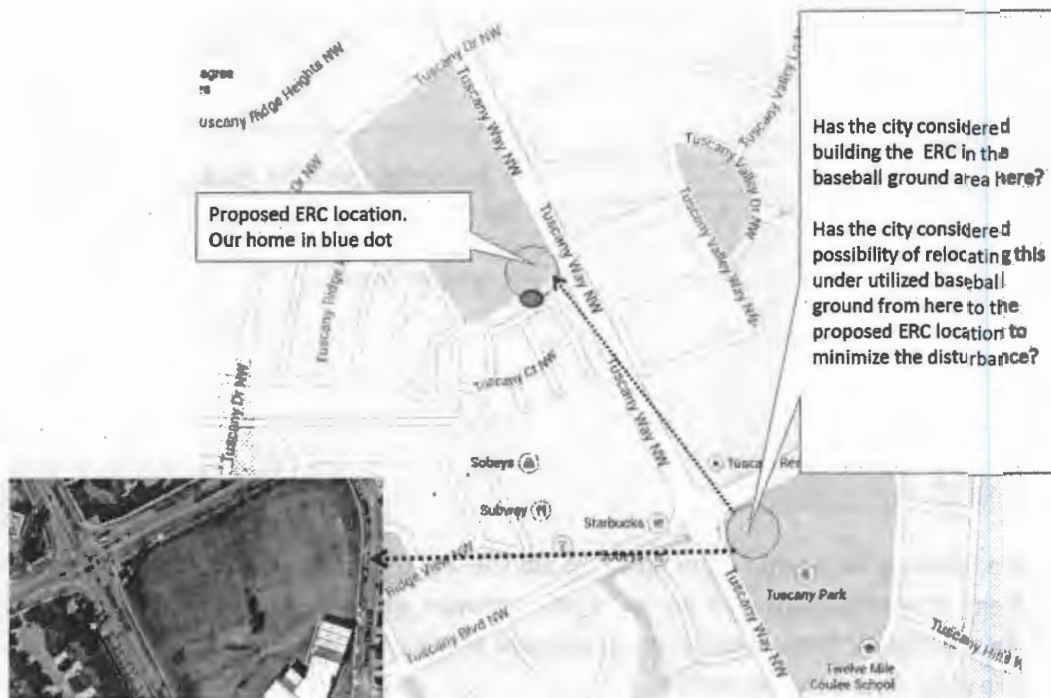
After attending the open house for this development we understand that the Emergency Response Time and other factors requiring this proposed location to be ideal for the applicant, however it is clearly evident that the applicant has not sought for a proper location previously and is now eying this proposed location just because it is potentially available for purchase.

Per your request for comments in the information letter mailed by the city, please review our comments in the following pages on other alternatives that we can think of to avoid this disturbance.

1. **Relocate baseball ground on the corner of Tuscany way and Tuscany Blvd:** Please see picture. The proposed area for re-designation adjacent to our home is extremely occupied in sporting events and very well utilized by the community with area for pets etc; compared to the baseball ground on the corner of Tuscany way and Tuscany Blvd.

Has the City conducted a survey to see how much time this baseball ground below is utilized throughout the year? Per our personal observation, the baseball ground is used for a few hours per week in summer time only. Can the city provide evidence to support why this baseball ground area

cannot be used for an emergency response center which has far less interference with residential properties? Why would the City consider disturbing a pristine playground area right in front of occupied homes, and ignore the underutilized baseball ground? Why is the City unable to pursue this situation with the Calgary Board of Education?



2. Has the city considered selecting the land by the entrance of the Tuscany community just off of Stoney trail exit on Tuscany Boulevard (where the Stoney trail pedestrian overpass begins- see below)? There appears to be a huge area of unused land by the storm water retention pond with minimum residential interference and easily accessible to the community.

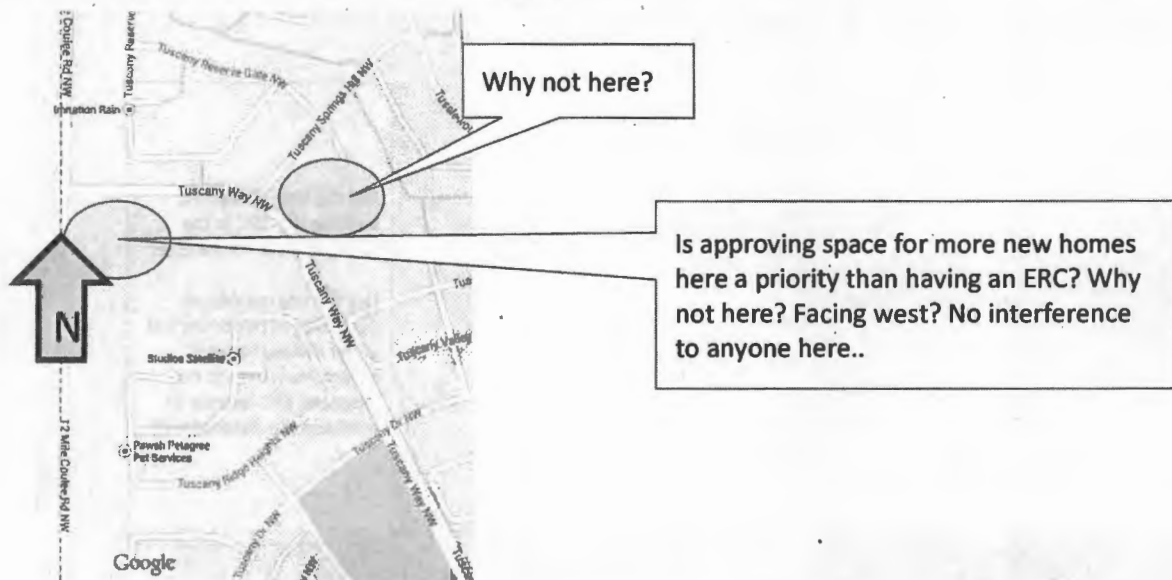


Why not here?  
Will this not help scenic acres community as well?

Stoney trail pedestrian overpass begins here



3. Has the city looked into the possibility of the area marked in below picture? Has the city considered this ERC prior to approving the residential development that is currently with the City? Was developing new homes a priority than an ERC?



Please provide feedback as to what other locations did the City review before considering this land use amendment. In closing Robyn, we are extremely unhappy with the proposed plan which is a change for life and request that we as owners of adjacent property be involved in future discussions that might take place regarding this matter.

**Thank you for your time**

Sincerely,

**Aziz Ahmed & Shaheda Mohammad**

**178 Tuscany Court NW**

**Calgary AB.**

June 12<sup>th</sup>, 2014

Robyn Holme, File Manager

Land Use Planning and Policy, IMC #8117

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Here are our main reasons for our opposition.

1. Likely substantial depreciation of property value which will make my home practically unsellable. Although it is difficult to prove this likely loss, I encourage the decision maker/s to ask themselves: "Would I buy a home whose front door opens to a solid brick wall and a commercial building"? Please note that we paid a premium price to buy our property which faces this green space.
2. Proposed ERC will deteriorate quality of life and the tranquility we enjoy today and increase stress levels living right next to increased activity
3. Invasion of privacy and inconvenience with personnel working in front of our house and bedroom 24x7, 365 days of the year.
4. Uncontrollable disturbance caused by the fire station operations i.e. emergency sirens and the likely nuisance created by whatever activities the response center undertakes as a part of their daily operations.
5. Noise, vehicular and building pollution (building heating vents etc; caused by this industrial type building right in front our bedroom window.
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7. We would not want to see a building or a large wall in FRONT of our main entrance while sitting in our front facing patio for the rest of our lives in our home.

8. Total loss of aesthetic appeal to our home and building complex which is the most attractive feature for this housing complex
9. Parking congestion on already busy Tuscany way.
10. Partial or complete loss of the picturesque view from our home/window. See below picture
11. Complete loss of space meant for residential life, healthy living, sporting activities and wellbeing of pets.



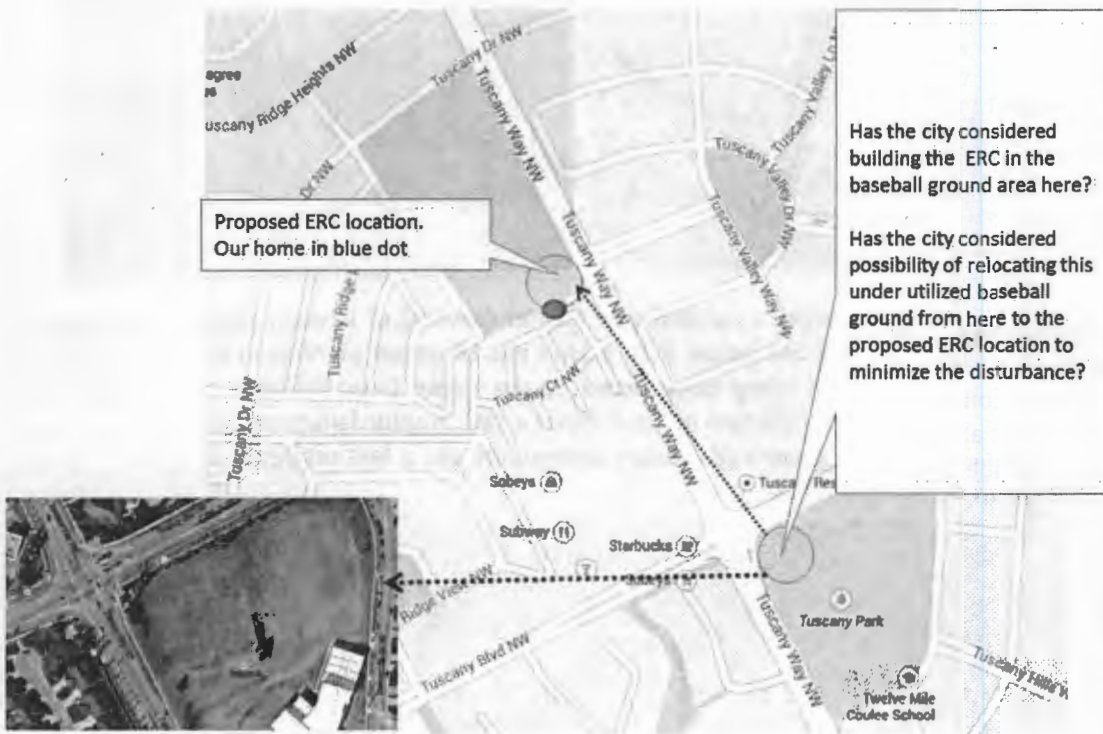
Proposed ERC building  
here! Within a meters of  
our front patio/Main  
entrance

It appears the proposed re-development demonstrates a total disregard to responsible development and poor planning by whoever was involved and we as homeowners in the building complex are being asked to pay the price for some ones ill thinking. I ask that the City of Calgary respond to all of our above concerns and also ask the steps the City will take to address the above concerns should this plan proceed. I also request the City to demonstrate what other alternatives were pursued before considering this re-development plan.

Per your request for comments in the information letter mailed by the city, please review our comments in the following pages on other alternatives that we can think of to avoid this disturbance.

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2. Has the city considered selecting the land by the entrance of the Tuscany community just off of Stoney trail exit on Tuscany Boulevard (where the Stoney trail pedestrian overpass begins- see below)? There appears to be a huge area of unused land by the storm water retention pond with minimum residential interference and easily accessible to the community.

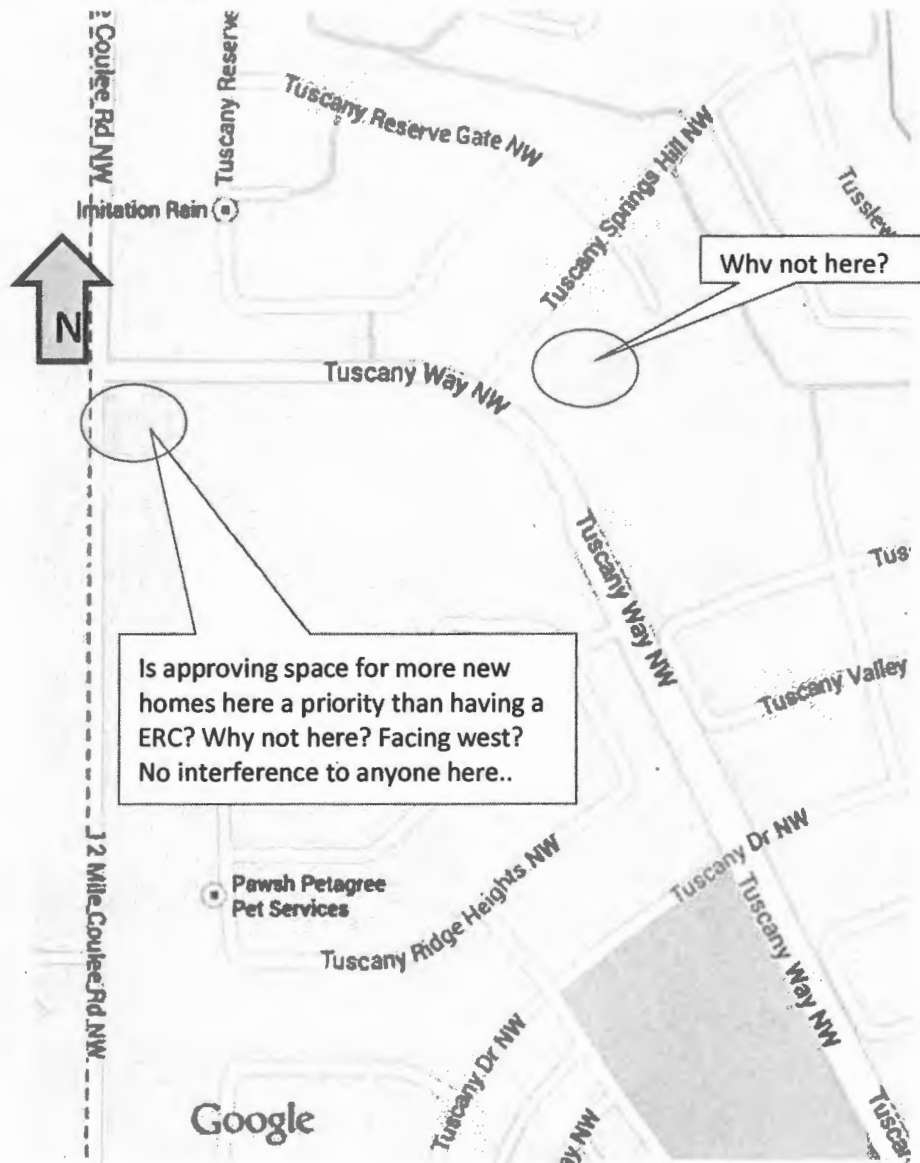


3. Has the city considered selecting a suitable area further downhill of Tuscany community where the Home depot currently exists? See below. Why wasn't this ER center planned in that area where the new Tim Horton's building is being constructed by the Home Depot? Was a coffee place more important than an emergency response center? This is a catastrophic failure on the part of long term planning considering future growth of Tuscany community and a few residents are held to pay the price as a result of poor planning.





4. Has the city looked into the possibility of the area marked in below picture? Has the city considered this ERC prior to approving the residential development that is currently with the City? Was developing new homes a priority than an ERC?



Please provide feedback as to what other locations did the City review before considering this land use amendment. I also request to see a copy of the full development plan for this proposed ERC center (specifically information regarding the ERC, is this going to be a fire hall or a fire house?)

In closing Robyn, we are extremely unhappy with the proposed plan which is a change for life and request that we as owners of adjacent property be involved in any future development that might take place regarding this matter.

Thank you for your time