

Smith, Theresa L.

From: NATALIE LAZO [natalie.lazo@shaw.ca]  
Sent: 2014 March 19 6:41 PM  
To: Albrecht, Linda  
Cc: natalie.lazo@richardsongmp.com; natalie.lazo@shaw.ca  
Subject: Fwd: Homes by Avi Tuscany Stage 1 Land Use Application LOC2013-0008  
Attachments: homesbyavituscanystage1landuseapplicationLOC2013-0008.pdf

Good Afternoon -

I am writing regarding the recent notice Land Use ByLaw Amendment sign in my neighborhood of Tuscany, NW Calgary.

In particular, the application to redesignate the site municipally known as 8660 and 8770 Twelve Mile Coulee Road NW From S-Fud and Dc To: R-C1N and S-SPR.

I forward to you my original communication expressing the affected neighbors strong opposition towards this proposed land use. The children currently living in Tuscany can not even be accommodated into the Tuscany schools, there is no need to build additional homes to create additional strain on already extended resources.

There is also a serious concern regarding proper sewage infrastructure.

I attach a signed petition representing the neighboring homes and I will be at the Public Hearing to address Council to plead our case at 9:30 April 14, 2014. If there is even the slightest chance that our voice might be heard it will be well worth our while.

Regards,  
Natalie Lazo

----- Forwarded Message -----

From: "Natalie Lazo" <Natalie.Lazo@macquarie.com>  
To: "Dale Hodges" <Dale.Hodges@calgary.ca>, "Sarah Hbeichi" <Sarah.Hbeichi@calgary.ca>  
Cc: "natalie lazo" <natalie.lazo@shaw.ca>  
Sent: Tuesday, July 30, 2013 8:20:26 AM  
Subject: FW: Homes by Avi Tuscany Stage 1 Land Use Application LOC2013-0008

RECEIVED  
2014 MAR 20 A 8:31  
THE CITY OF CALGARY  
CITY CLERK'S

Good Morning -

I am following up on the attached Land Use Application by homes by Avi.

There is an article appearing in today's Calgary Herald regarding the freeze in NW developments due to sewage strains.

I would like to stay informed as to any progress/regression of this development.

Have there been any updates as to the builder's (Homes by Avi) application for this proposed land use?

Kind Regards,

Natalie Lazo

From: Natalie Lazo  
Sent: Wednesday, July 03, 2013 10:28 AM  
To: 'dale.hodges@calgary.ca'; 'Hbeichi, Sarah'  
Cc: 'natalie.lazo@shaw.ca'  
Subject: Re: Homes by Avi Tuscany Stage 1 Land Use Application LOC2013-0008

Good Morning -

Please find attached an Opinion Poll in opposition of the proposed Land Use Application Tuscany Stage 1.

Would you please let me know if I should email this to anyone else?

Thank you very much,

Natalie Lazo

From: Natalie Lazo  
Sent: Tuesday, July 02, 2013 7:13 AM  
To: 'dale.hodges@calgary.ca'; 'Hbeichi, Sarah'  
Subject: FW: Tuscany - Formal Response to Application Questions/Comments (to Date)

Good Morning - I have put together an Opinion Poll in response to Land Use Amendment LOC2013-0008 located at 300 Tuscany Way,

would you kindly confirm to whom I should email this to?

Thanks very much,

Natalie Lazo

From: Kathy Oberg [mailto:koberg@bapg.ca]  
Sent: Thursday, May 02, 2013 1:48 PM  
To: Hbeichi, Sarah (Sarah.Hbeichi@calgary.ca)  
Cc: dale.hodges@calgary.ca  
Subject: Tuscany - Formal Response to Application Questions/Comments (to Date)

Hi Sarah,

Please find attached a formal response to the Questions/Comments received to date for the Homes by Avi Tuscany Application. In order to assure confidentiality for those who have sent in comments to the City, and by way of Blank Copy (BCC), I have included ALL the residents on this email who have sent in a comments/questions.

The Open House is scheduled for Thursday May 9 th , 2013 at the Tuscany Club . We have notified 5700 residents (by way of a community wide flyer) of the application and the upcoming Open House. Residents are welcome to stop in anytime between 6:30pm and 8:00pm to speak with the Applicant Team.

Other additional question could arise at and after the open house and we will respond to those questions in the same manner.

Should you have any additional questions (post review of this package) I would be more than happy to answer them.

Kindly,

Kathy Oberg  
Principal | RPP, MCIP, BEDes, MEDes

Brown & Associates Planning Group  
Place 9-6 | Suite 600 | 940 - 6 Avenue SW Calgary, AB T2P 3T1  
d: 403.692.4532 c: 403.616.7024  
t: 403.269.4733 f: 403.262.4480

Dale Hodges  
Alderman, Ward 1  
Historic City Hall  
P.O. Box 2100, Stn. , #8001A  
Calgary, AB T2P 2M5

RECEIVED

2014 MAR 20 A 8:31

THE CITY OF CALGARY  
CITY CLERK'S

May 9<sup>th</sup>, 2013

Re: **Opposition Petition/Opinion Poll of Residents:**  
**- Homes by Avi Tuscany Stage 1 Land Use Application LOC2013-0008**

We, the undersigned, are the affected residents of the above application and are affirming our opposition to this application for the following reasons: detrimental effect on the character of our Tuscany neighborhood, density issues and overdevelopment of the site, adverse effect on the landscape, noise and disturbance and loss of open aspect of the neighborhood (privacy)

The community of Tuscany does not need more homes developed; all our schools are at capacity and cannot currently accommodate the children already living within Tuscany. We respectfully ask the city to reject the above application.

Name	Address + EMAIL Address	Signature
Sherru Biglin	249 Tuscany Ridge Hts.	[Signature]
Tom Biglin	249 Tuscany Ridge Hts	[Signature]
SHANNON WEAVER	253 TUSCANY RIDGE HTS NW	[Signature]
JOINTHAN LEONG	257 TUSCANY RIDGE HTS NW	[Signature]
Marlin Glaspey	245 Tuscany Ridge Hts NW	[Signature]
ADAM GERNAT	65 TUSCANY RIDGE MEWS	[Signature]
	agernat@gmail.com	
Natalya Zhilinskaya	95 Tuscany Ridge Mews alexandrzh@gmail.com	[Signature]
Ashley Carter	41 TUSCANY RIDGE MEWS NW	[Signature]
ALISON CARTER	41 TUSCANY RIDGE MEWS NW	[Signature]
MARTINA JANICEKOVA	53 TUSCANY RIDGE MEWS NW	[Signature]
HANNAH BLADES	237 TUSCANY RIDGE HTS NW	[Signature]
Louisa Zarkov	229 Tuscany Ridge HTS NW	[Signature]
Martina Nedeljkova	225 Tuscany Ridge HTS NW	[Signature]
FRANCIS	221 Tuscany Ridge HTS NW	[Signature]
Brandon Rigel	201 Tuscany Ridge HTS NW	[Signature]
STEVEN KOSTER	205 Tuscany Ridge HTS	[Signature]
JAYME HEPFNER	233 Tuscany Ridge HTS	[Signature]
Sylvia Low	110 Tuscany Springs Hill NW	[Signature]
Kyle Low	110 Tuscany Springs Hill NW	[Signature]
Kathleen MacDonald	106 Tuscany Springs Hill NW	[Signature]
Ed V. Haggart	273 Tuscany Reserve NW	[Signature]
Danielle Harel	277 Tuscany Reserve Rise	[Signature]
Hamid Pasha	265 Tuscany Reserve Rise	[Signature]

May 9<sup>th</sup>, 2013

We, the undersigned, are the affected residents of the above application and are affirming our opposition to this application for the following reasons: detrimental effect on the character of our Tuscany neighborhood, density issues and overdevelopment of the site, adverse effect on the landscape, noise and disturbance and loss of open aspect of the neighborhood (privacy)

[illegible]

**Albrecht, Linda**

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**From:** Alexander Zhilinskiy [alexanderzh@gmail.com]  
**Sent:** 2014 March 26 1:23 PM  
**To:** Albrecht, Linda  
**Subject:** Tuscany development plan 7884JK

Good afternoon,

I'm sending this email as a response to the Notice of public hearing we received last week. It is regarding development of the land located at 8660-8770 Twelve Mile Coulee Road NW (Plan 7884JK, BYLAW 21D2014).

We would like to propose to build a sport complex there - double ice rink or one ice rink and one mixed sports arena. We don't have any sport facilities in our community and need to go to other overloaded places. It is enough space to build something equal to Crowchild Twin arena in Scenic acres community. Please include our proposal to the public hearing agenda.

Thank you!

Regards,  
Alexander Zhilinskiy

RECEIVED  
2014 MAR 26 P 2:05  
THE CITY OF CALGARY  
CITY CLERKS

**Albrecht, Linda**

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**From:** Daniel Bubola [danielbubola@hotmail.com]  
**Sent:** 2014 April 01 11:06 PM  
**To:** Albrecht, Linda  
**Subject:** Public Hearing on Planning Matters on Monday, 2014 April 14  
**Attachments:** Develepment Concerns Council.doc

To the office of the City Clerk,

The attached document expresses my concern for the application of the zoning change in Tuscany.

Sincerely,

Daniel Bubola

RECEIVED  
2014 APR -2 A 7:46  
THE CITY OF CALGARY  
CITY CLERK'S



Tuesday, 1 April, 2014

To: Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
Box 2100 Station M  
Calgary AB T2P 2M5

RECEIVED

2014 APR -2 A 7:46

THE CITY OF CALGARY  
CITY CLERK'S

Re: Public Hearing on Planning Matters on Monday, 2014 April 14 for the land located at 8660 and 8770 Twelve Mile Coulee in the community of Tuscany

I have the following areas of concern about the proposed re-designation of the property in the Community of Tuscany:

- 1) How the proposed development will effect vehicle and pedestrian traffic on Tuscany Valley Green
- 2) The loss of a natural transportation corridor for wildlife and the possible effects it might have on rain storage, filtration and drainage
- 3) How the proposed road configuration would effect traffic flow and pedestrian safety along Tuscany Way
- 4) Approving any new housing construction in Tuscany while there are not enough kindergarden to grade 3 schools in Tuscany to meet the existing needs of the community
- 5) Whether new housing is the best use for the subject property.

The following are the some of the details pertaining to the aforementioned concerns.

- 1) If the development is allowed Tuscany Valley Green NW, it will cause traffic hazards and have a negative impact on pedestrians. The street is on a steep hill. While the street is as wide as neighbouring ones, because of its location, it is not plowed nearly as soon or as often during and after snow falls. This results in significant snow and ice build-up on the street. By adding houses to the now vacant part of the street it will result in both sides being filled with parked cars leaving essentially a one-lane road between them. This one-lane road would be prone to developing ruts in the packed snow. This already occurs on neighbouring streets and I am concerned that the situation would be exacerbated on this road. If there is ever to be houses added to the street, a sidewalk is desperately needed on its north side. Presently there is a sidewalk on the south side. During the early spring months, the sidewalk is often in shade and has patches of ice on it. Not because the residents are not clearing the sidewalks but because of the inevitable melting a refreezing of snow. Again, this is a steep hill and many pedestrians chose to walk on the road during this time. A sidewalk on the north side of the street that would receive more direct sunlight might have better traction.
- 2) The proposed plan calls for the significant loss of green space caused by the construction of Tuscany Valley Grove. Wildlife, including deer, frequent this space and use it as a transportation corridor. Birds nest in the trees that are there. The



ground in that area becomes saturated during the spring thaw and following a heavy rain fall. I am concerned about how a development in that area would effect drainage. While that space has been designated as Future Urban Development, it would be nice if the development were configured to preserve as much natural function of this space as possible.

- 3) If new roads are added to Tuscany, I plead with council to consider reducing the number of overall interections by requiring that roads to line up to form 4-way insections rather than multiple 3-way intersection. I am well aware that our roads meet and exceed the minimum requirements, but minimum requirments are not always the most effeicent for traffic flow or pedestrian safety. Tuscany would benefit by adopting more stop signs at fewer intersections, instead of yeilds many intersections, and more marked pedestrian crosswalks.
- 4) The K-3 school in Tuscany cannot accommodate the all children in Tuscany. It falls well short. Adding more houses will mean more waiting for those trying to enroll their children in the communities school. I understand that a new K-4 school is scheduled for construction in Tuscany with an anticipated completion date of 2016, but it seems fundamentally flawed to even consider additional housing before the school is completed
- 5) I question whether additional housing, or housing alone, is the best use for the subject property. I have not seen any suggestions for anything else like, a fire hall or additional community services as there is already a lack of community space.

These are my initial concerns with the proposed plan. I hope these matters are taken into consideration before any land re-designation occurs. Please feel free to contact me if you have any questions for me.

Sincerely,

Daniel Bubola  
197 Tuscany Valley Green NW  
403-671-4184  
danielbubola@hotmail.com

**Albrecht, Linda**

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**From:** Brent K [brently20@hotmail.com]  
**Sent:** 2014 April 01 8:32 AM  
**To:** Albrecht, Linda  
**Subject:** Public hearing on planning matters Apr. 14  
**Attachments:** Addressing Bylaw 21D2014 - Mar 26 2014.pdf

Hello,

I have written a letter (see attached PDF) concerning Bylaw 21D2014. Please include this in the agenda of council for the hearing on Monday April 14th 2014.

Thank you,

Brent Kuntz

RECEIVED  
2014 APR -1 A 9:21  
THE CITY OF CALGARY  
CITY CLERKS

Dear Councilors,

I have read through the information on [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters) and understand that the land located at 8660 and 8770 Twelve Mile Coulee Road NW will be developed. I have no issue with the building of detached single family residences in the area as it will fit in with the community. I do however have an issue with any increase in density.

I understand that there is a formula that takes into account park space and roadways etc. that is used to calculate property density allowances. That aside, the housing lots built on this site should not be any smaller than the lots that surround the area of proposed development. Lots on the East side of Tuscany Way NW should not be any smaller than the lots on Tuscany Springs Hill, Tuscany Springs Grove or in the cul-de-sac at the end of Tuscany Valley Hill NW. Lots on the South/West side of Tuscany Way should not be any smaller than the lots on Tuscany Reserve Rise, Tuscany Ridge Heights or Tuscany Ridge Mews. The houses built should also all be attached front garage type houses of similar size to those on the streets mentioned in order to fit in with the surrounding community.

I am fine with development of this area, but not with any decrease in lot sizes when compared with the streets mentioned in the previous paragraph. Any decrease in lot size below the sizes of these current surrounding homes will have a negative effect on existing property values.

In addition, I would like to reinforce the importance of addressing the Twelve Mile Coulee Rd and Tuscany Way intersection. This intersection is already getting extremely busy and will only get busier as time goes on and the developments in Rocky View County directly west continue to become more populated. All of these people will be using Tuscany Way to get to the Tuscany Sobeys for groceries. There needs to be some change in the intersection going forward (i.e. traffic circle or traffic lights), especially with the completion of the four lanes on Tuscany Way.

Thank you for the addressing these issues and the concerns of the citizens in the surrounding area.

Respectfully,

Brent Kuntz of 63 Tuscany Springs Hill NW

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2014 APR -1 A 9:21  
THE CITY OF CALGARY  
CITY CLERK'S

Jonathan Del Prado  
233 Tuscany Reserve Rise NW  
Calgary, AB T3L-0A4  
403-922-2407  
[jonathandelprado@gmail.com](mailto:jonathandelprado@gmail.com)

2 April 2014

CPC2014-025  
ATT 2, Public Letter 5

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

**RECEIVED**

APR 03 2014

Re: BYLAW 21D2014

**THE CITY OF CALGARY  
CITY CLERK'S OFFICE**

To Whom It May Concern:

As residents of a home adjacent the proposed development we would like to express our concerns and disapproval in regards to the development of the northern portion of Tuscany Way NW into a four-lane road. We object for the following reasons:

- a) We are concerned about the depreciation of our property because it backs into Tuscany Way NW and backing onto a four-lane boulevard would be seen as an undesirable location when and if we decide to sell.
- b) The increase of traffic in the street and the impact of traffic noise. We are currently displeased with the amount of traffic noise behind our home specially because most vehicles do not respect the road's speed limit, exponentially increasing the amount of noise. The proposed widening of the road will most likely increase traffic noise making our living situation almost unbearable.

Having reviewed all the documents of the proposal it is clear to us that the widening of the road is most likely inevitable, as this road has been designated as a main connector. However we would like to stress the negative impact that traffic noise has for the residents of this location and would like to push for the enforcement of a 30 km per hour speed limit on this section of Tuscany Way NW to be included as part of the approval.

Thank you for your time.

Respectfully,

Jonathan Del Prado