

**Albrecht, Linda**

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**From:** muriel wawrinchuk [altacal@telus.net]  
**Sent:** 2014 January 29 3:46 PM  
**To:** Albrecht, Linda  
**Cc:** president@tuscanyc.org; Commn. & Community Liaison - Ward 1; Office of the Mayor  
**Subject:** Lutheran Church Development (2)  
**Attachments:** Lutheran Church Development (2).docx

We are concerned about the re-designation of 167 Tuscany Summit Heath NW from Direct Control to Multi-Residential and Special Purpose District, Bylaw # 15D2014.

Thank you

Bill and Muriel Wawrinchuk

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2014 JAN 29 P 4:23  
THE CITY OF CALGARY  
CITY CLERK'S

To: Planner, City of Calgary

From: Bill and Muriel Wawrinchuk  
689 Tuscany Springs Blvd. NW  
Calgary, AB T3L 2W4  
Phone: 403-241-2442

Date: January 29, 2014

Subject: Foothills Lutheran Church Land Use Re-designation Proposal Comments for the City of Calgary  
Department of Development and Building Approvals (From DC to M-C1d57 and S-C1)

File Number: Bylaw # 15D2014

We have the following comments on this Re-designation Proposal for the Foothills Lutheran Church in the Tuscany Area.

1. We are strongly opposed to an 85 unit multi-family condominium development as we already have a number of condominium complex sites in this area. Recent traffic studies by the City of Calgary along Tuscany Springs Blvd. NW, indicate that there are a total of 1817 daily vehicle trips. Traffic volume from 85 condominium units at 2 vehicles per unit multiplied by 6 vehicle trips would equal 1020 trips per day. The church is also proposing 48 students for preschool for a total number of trips of 96 to and from the church. Therefore, the total number of daily vehicle trips onto Tuscany Springs Blvd. will be  $1817 + 1116 = 2923$  plus there is a new 11 lot residential development at Tusslewood Terrace located on the ravine side of Tuscany Springs Blvd. which will have an additional 22 vehicles multiplied by 6 trips per day for a total of 132. The total number of daily vehicle trips now adds up to  $2923 + 132 = 3055$  on Tuscany Springs Blvd. NW, and this number **STILL** does not consider other programs that will be taking place at the church plus the Sunday services, LRT traffic, service vehicles such as garbage trucks, cleaning crews, emergency vehicles and of course all the construction vehicles that will be necessary during the construction.
2. There are 8 existing homes (725 to 753 Tuscany Springs Blvd.) on the ravine side that are presently having a difficult and risky time backing their vehicles from their garages onto this **BUSY** and **BLIND** curve. Vehicles in most cases travel greater than 50 kmph. on this street. After talking with people in this particular area, it is only a matter of time before a backing vehicle is T-boned by these speeding vehicles. Increasing traffic density will only compound the problem. The city planners must look at the safety aspect for existing home owners, school bus students and the people crossing to use the ravine area. Also, residents living between the intersection of Tuscany Springs Blvd. and Twelve Mile Coulee Rd on Tusslewood Drive NW would have a greater problem backing out onto Tusslewood Dr. as the majority of the traffic would be entering or exiting on to Twelve Mile Coulee Rd. Also, there is presently a very real problem at the intersection of Tuscany Springs Blvd. and Tusslewood Dr. as very few vehicles stop at the stop sign. With increased density and therefore increased traffic, there would be a much greater incidence of collisions there.
3. The higher housing density would have a direct impact on our pathway systems as this would increase the abuse of dog owners who allow their dogs to be off leash and defecate without picking up, as this is an on-going battle in this area.

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4. There are natural springs on and adjacent to the Foothills Lutheran Church land that must not be diverted into the storm sewer system but must be allowed to follow the natural Twelve Mile Coulee drainage as wildlife and birds depend on this water flow.
5. There is a very **STRONG** possibility that a large interchange may be required at the intersection of Twelve Mile Coulee Road and Crowchild Tr. to handle further expansion of proposed development and existing traffic in both Tuscany and the MD of Rocky View adjacent to the Tuscany community as well as any further expansion in the NW quadrant. This would require a large parcel of land which would probably include some of the land at the Lutheran Church site.

We do not understand why a development of this size, of a church and multi-family housing, would be allowed to enter and exit through a closed community area. This alone is very poor planning on the part of the city and developer. We recommend that if there is any other development, other than the church, then it should be **single, low density residential homes**, if any at all. Also the exit/entrance should not be going through Tuscany Summit Heath, but another roadway should be built to line up with Blueridge Rise on Twelve Mile Coulee Rd. As a resident of Tuscany Springs Blvd., we hope that you will take this into consideration when making your decision.

**Albrecht, Linda**

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**From:** Steven Livingstone [stevenlivingstone@gmail.com]  
**Sent:** 2014 January 30 9:41 AM  
**To:** Albrecht, Linda  
**Subject:** Tuscany Bylaw 15D2014 - Livingstone Letter of Opposition  
**Attachments:** Livingstone\_CityClerk\_Feedback\_2014\_v2.pdf

Dear Susan Gray (CITY CLERK),

Thank you for sending me the "Notice of Public Hearing on Planning Matters" in regards to:

**Tuscany  
BYLAW 15D2014**

**To redesignate the land located at 167 Tuscany Summit Heath NW (Plan 0614543, Block 90, Lot 127) from DC Direct Control District to Multi-Residential - Contextual Low Profile (M-C1d57) District and Special Purpose - Community Institution (S-CI) District.**

Attached is my letter of opposition to this land use redesignation.

I will be attending the Public Hearing on February 10th, 2014.

From,  
Steven Livingstone

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2014 JAN 30 A 9:48  
THE CITY OF CALGARY  
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**TUSCANY  
BYLAW 15D2014**

To redesignate the land located at 167 Tuscany Summit Heath NW (Plan 0614543, Block 90, Lot 127) from DC Direct Control District to Multi-Residential – Contextual Low Profile (M-C1d57) District and Special Purpose – Community Institution (S-CI) District.

Contact: Office of the City Clerk  
Email: cityclerk@calgary.ca

RECEIVED  
2014 JAN 20 AM 9:48  
THE CITY OF CALGARY  
CITY CLERK'S

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Dear City Clerk, Mayor Nenshi and Members of City Council,

I am a homeowner/parent who backs onto the subject property (167 Tuscany Summit Heath NW) and I am **STONGLY OPPOSED** to the proposed land-use redesignation. I am **STONGLY OPPOSED** to the addition of an 85 Unit Multi-Family Condominium Development.

Below I will outline the following:

- A) Background - A bit about my history in the neighbourhood
- B) Comments - Specific concerns/objections around the proposed land-use redesignation.
- C) Alternatives - Other options that could be considered.
- D) Conclusion

**A) BACKGROUND**

My wife and I purchased our home in March 2007. At the time we were shown the plan for subject property (167 Tuscany Summit Heath NW), which showed that a church and small private school would be built at the end of our street. As part of the school, two soccer fields would be built directly behind our home (131 Tuscany Summit Heath NW). We really liked the idea of having a field behind our house and this was big reason for our purchase. (We were aware at the time that it could be many years before the proposed church/school and accompanying soccer fields would be built.)

Since we've moved into our home we've had to endure a number of projects/issues on this land that have **NEGATIVELY** impacted our quality of life. As the following points show the owner of the land (Foothills Lutheran Church) has had a long history of being a poor neighbour and for showing **ZERO** concern for the impact their actions will have on others.

A1) A few months after we moved in (March 2008) we welcomed our first child. Also at this time we were about to find out that we would be getting a new neighbour behind our house, as the currently empty field was being converted into a giant dirt pile. Without warning or notice, dump truck after dump truck began dumping dirt in the field behind our house. After each load was dumped a bulldozer would push the load into a big pile. This work happened continually for many weeks starting promptly at 7am and continuing well into the evening. We had to endure a significant amount of noise and dust associated with this work. Our newborn baby was

constantly being woken by the constant noise of machinery and backup sirens. Once the work was completed, we were left with a dirt pile over 20 feet high that started at our back gate and went almost straight up. This is only the first example of how the landowner (Foothills Lutheran Church) has done things on their property for their sole benefit, with absolutely no notice, consultation or thought of their neighbours. The church made money on this project at the expense of my (and my neighbours) quality of life.

A2) In 2009 the dirt pile was removed. Once again without warning or notice, a number of earth movers appeared and started to remove the dirt pile. Again for nearly a month we had to endure significant amounts of noise, dust and diesel smoke in our home. Within feet of our fence we had large earth movers pushing and pulling each other around the field. During this time we were unable to enjoy our backyard or our deck. The extra time we spent inside was spent cleaning the constant dust off our floor and trying to get the now 1 year-old back to sleep for their nap. Once again I and my neighbours suffered, while the landowner benefitted.

A3) After the dirt pile was finally removed the field was crudely levelled and poorly seeded. Since 2009 the field has been nothing but weeds. The only time the landowner comes to mow the weeds is after we've made a call to 311 and the city has issued a notice to the landowner. It should be noted that I have only called when the weeds were over 3 feet tall. (this is well above the threshold required by the city). Since the landowner does not pro-actively maintain their property, city resources are wasted in having an inspector come out and confirm my complaint is valid, issue a notice and then come re-inspect to confirm action was taken. Once again the landowner benefits at the expense of the neighbours and the city. (I am still puzzled to this day why the land owner did not seed their land with a natural grass mix? A mixture similar to what is found in the "natural" areas around 12 mile coulee.)

A4) Because of the poor maintenance of their property my yard and all my neighbours' yards are constantly full of weeds. This has resulted in increased maintenance cost for myself (and neighbours) and a decrease in the enjoyment of our yard due to all the time spent removing thistle and dandelions.

A5) Because of the poor seeding job done, there are portions of the field that are still bare dirt, which contributes to the ongoing dust problem in our homes.

A6) Because of the poor grading job done in the field, the water does not drain into the drainage culvert that runs along the back of my property. Instead the water pools into ponds that turn into mosquito breeding areas.

A7) Since I took possession of my home in January 2008, the landowner has **NOT ONCE** in 6 years done any snow removal of the city sidewalk that adjoins their property. Because of this, a

large portion of the sidewalk is impassable, meaning that I and my family must walk on the road when going for walks in the neighbourhood.

A8) In 2012 the Foothills Lutheran Church has started to pursue a land-use redesignation with the intent of moving their church from the end of Tuscany Summit Heath, to the field behind my house. Instead of having the original soccer fields that I was shown when I purchased my home (and presumably paid a higher lot price because of), I am being asked to give my blessing on a raised parking lot a few steps from my back fence and to agree to a 600+ percent increase in the traffic volume in front of my house. Once again, this change of plans only benefits the land owner and severely degrades my quality of life even further.

With the above background in mind, I will next go into my specific objections/concerns around the land-use redesignation.

### **B) COMMENTS**

In late 2012 the Foothills Lutheran Church and Synergy Planning Group held 2 open houses. During these events it was again made clear that everything about the proposed land-use redesignation and condominium development is to benefit the church only and not the residents. The church has said that they will use the proceeds earned from the building of the condominiums to build their church and be mortgage free. While I agree this is a very admirable plan, I don't believe that the surrounding residents should have to be further negatively impacted (increased traffic, decreased property value, etc) just because they want to be mortgage free. There are many ways to raise money for a church, cramming a large condo development at the end of a cul-de-sac is not the only option!

Specific issues with their plan include:

B1) The proposed condominium development is not consistent/compatible with the surrounding single family homes.

B2) If the land redesignation were approved there is nothing stopping the developer from changing their plans in the future from a 85 unit development to a 200 unit development.

B3) The location for the original church/school was flawed from the very beginning by being placed at the end of a cul-de-sac. By trying to now add a large condominium project at the end of the same street is simply taking a poor plan and making it terrible/unacceptable plan. While the roads of Tuscany Summit Heath and Tuscany Summit Terrace were overbuilt in a feeble attempt to try and correct this poor subdivision planning, everything I've read says that the access to a multi-residential housing complex via a closed street is considered very poor practice and should be avoided. It would appear the City of Calgary department would be in agreement to this, as I have yet to find an example **ANYWHERE** in Calgary where a large condo project was built at the end of a cul-de-sac. (Let alone a large church and condo project at the end of a cul-de-sac). I have asked the Synergy planning group if they knew of any examples within in the city limits

and they were unable to provide me with any. Similarly the City of Calgary planning department has also been unable to provide me with any examples.

B4) Traffic, Traffic and more Traffic. We bought our homes on a quiet residential street (Tuscany Summit Heath), because it was going to be a quiet residential street with limited traffic. Yes, when the originally proposed Church/School were built there would be increased traffic, but you can't simply compare traffic impact solely on vehicle trips per day. A school has a very different traffic pattern throughout the day/year, than a condo-development.

B4.1) Under the original development that had a school, the roadway of Tuscany Summit Heath would have become a **school zone with reduced speeds**. Having a reduced speed makes having more traffic more tolerable. Without a school, we get the additional traffic without the reduction in speed.

B4.2) Under the original development much of the traffic would have been generated by the school. This traffic would be concentrated to the morning and late afternoon (when the school is getting in/out). Outside of these hours (particularly after school) the traffic from the school would be minimal, and it is during this time that the neighborhood children would be home playing....thus minimal danger to children. With a condo development the evening traffic would be occurring after the kids are already home from school and playing outside. Here you'll have condo owners rushing home to make dinner, during the time children are outside playing before/after they've had their dinner.

B4.3) Individuals driving to/from a school are much more mindful of the presence of children in the area. Again this reduces the danger and risk to neighbourhood children.

B4.4) Under the original development proposal during the summer time, there would be minimal traffic from the school (as it is on break). With a condo development there will be traffic year-round.

B4.5) Having a large condo-complex with only one entrance/exit is unsafe from a fire response and emergency evacuation standpoint.

B4.6) The increased traffic from the condo-development will further negatively impact the overloaded roadways of Tusslewood Drive and Tuscany Spring Blvd. These roadways are already overloaded and will be further overloaded once the Tuscany c-train station opens. Despite what the city may think that the Tuscany park & ride will only be used by the residents of Tuscany, those of us who live in the NW know that the Tuscany park & ride will be quickly filled by the people of Cochrane and the new community of Watermark. Given the ease at which they can enter/exit Tuscany, will mean that they will preferentially park in the Tuscany lot versus the Royal Oak lot.

B4.7) These overloaded roadways already suffer from a number of problems. Speeding violations through the playground zone on Tuscany Spring Blvd, stop sign violations at the intersection of Tuscany Springs Blvd and Tusslewood drive, loss of vehicle control when turning left from Tusslewood Drive onto Tuscany Spring Blvd, (the slope of the



road and the icy nature of the intersection has resulted in 3 near-misses last year of the light standard on the corner being hit). There is so much traffic on Tusslewood Drive already that the home owners here cannot safely enter/exit their driveway without fear of being rear-ended.

B5) Traffic numbers provided by the Foothills Lutheran Church and Synergy Planning Group have been extremely optimistic and don't include all of the potential church traffic. I am of the opinion that the church/planning group have been extremely selective in their data gathering to provide non-representative traffic numbers that paint a good news story for their proposal.

B5.1) After each open house I've requested better traffic numbers and have pointed out flaws in their traffic number calculations. In both cases I've been simply told that they're following the guidelines set forth in the "ITE Trip Generation Manual 8", which they tell me says a church generates 0.61 trips per seat per weekday and 1.85 trips per seat per Sunday. It is my understanding that once the church is built, the Foothills Lutheran church is free to run as many sermons and programs as they like. Given that many churches these days are run like a business, there is a big incentive for the church to become as busy as possible. Being a "busy" church has been made a clear goal by the Foothills Lutheran Church during their two open houses. In each of their take-home surveys they've asked for input on what types of activities we hope to see in the evening hours at the church (ie karate classes, Scouts, etc), they've also solicited interest for renting hall space for banquets and bingos. Given that the church is openly planning on increasing their traffic, I cannot accept that they also want to add the traffic load of a condo complex.

B5.2) Given the very active nature of the residents of Tuscany and the lack of space at the Tuscany Club, I fully expect that the church will have no trouble in filling their church throughout the day/evening with extra-curricular activities. This would result in a similar traffic load to what is seen everyday at the Tuscany Club. The Tuscany Club has ~110 parking stalls (the proposed church has 100 stalls), these stalls are over 50% full during the day and nearly 100% full every evening. It is fully expected that the proposed church will generate far more than "0.61 trips per seat per weekday".

B5.3) The Foothills church has not provided information around what other weekday events they will be running beyond their 48 seat pre-school, which will have 48 students every week-day morning, and another 48 every afternoon. (Again every event they add increases the traffic load on Tuscany Summit Heath and the surrounding roadways.)

B5.4) The Foothills church and Synergy Planning have only conducted a couple traffic studies and only for a couple hours in duration. The first study/count was performed on Wednesday February 22nd, 2012 (4pm to 6pm) and the second study/count was performed on Sunday February 26th, 2012 (11am to 1pm). I question the validity of these studies given they took place in winter in February, and during the week of Family day/Reading Week/Teachers convention. Given that I and most of my neighbours arrive home from work after 6pm, I also question the "peak hours" that were chosen for the

study/count. Before the church starts making its claims around what the existing traffic load is, they should do a proper study over multiple days, during different months and for much longer hours. **I feel that they purposely chose the dates and times to get a reduced traffic count to help further their purposes of getting a condo development approved.**

B6) By subdividing the current land parcel, the church would no longer be built at the end of the cul-de-sac with its parking lot far away from the homes. Instead the parking lot would be built immediately behind our fences, followed by the church building. All of us in the neighborhood have "half-height" chain link fences that were put in by the developer, as we would be backing on to a green space. The plans we've been shown, have the parking lot being raised up several feet above the grade of our existing yards. This means as cars come and go their headlights will be shining directly into our main floor windows.

B6.1) Because of the elevated nature of the parking lot in relation to our homes, the maximum City of Calgary fence height will still not block the headlights of the cars in the parking lot.

B6.2) The exhaust and noise from cars idling in the parking lot will negatively impact the enjoyment of our backyard.

B6.3) There will be large amounts of noise in the middle of the night during snow removal season, as bobcats clear snow. (I've always seen these types of parking lots get cleared in the middle of the night, as that is when there are no cars around.)

B6.4) The constant stream of people coming into the elevated parking lot who'll be able to look down into our yard will result in a loss of privacy. Yes, I agree that it can be tough to have privacy in one's yard in Calgary, but having to put up with a few neighbors is very different than putting up with a parking lot of hundreds of cars.

B6.5) The original land use plan had a far more appealing parking location/plan that would have had negligible impact to the local residents.

B7) Due to the number of day homes, multi-generational families and teenagers on the street, on-street parking is often difficult to find on Tuscany Summit Heath.

B7.1) Parking for the condominium project is inadequate. In the community of Tuscany all of the condominium projects have been built adjacent to collector roads. As you visit each of these developments you'll find that there is a very large number of cars that are parked on the road and not in the parking lot for the condominium. The reason for this is simple, there is inadequate parking in the parking lot. Having lived previously in a Tuscany condo community, I know this first hand....there is never enough parking inside the development for all of the residents and their guests. As a result people start parking on the nearby roadways. This means that for the proposed condo development, the residents along Tuscany Summit Heath will have all of their on-street parking used up by

the spillover from the condo development. This would give us current residents no place for us or our guests to park and result in a decreased quality of life. (This isn't an issue with the other condo developments in Tuscany, as they were built on collector roads and thus don't compete for parking with the single family homes.)

B7.2) Parking for the church project is inadequate. By subdividing their land and relocating their church, they've made their parking lot smaller. Any spillover from the church would result in the church patrons parking on the residential road, and competing with condo development and the single family homes. (I know that anybody can park on a city street, but if I wanted to be short of parking and have to fight to find a spot I would have moved to the inner city and not on the **LAST** residential street before the city limits!)

B7.3) Adding more parked cars to a narrow winding road, along with the increased traffic flow is a safety concern. There are several concerns: children being hit by cars, traffic hitting parked cars, and insufficient roadway space for fire trucks. (Already in nearby roads in Tanglewood, parking has been reduced to only one side of the road due to the insufficient roadway space for Fire Trucks. If this were to happen on Tuscany Summit Heath that would significantly impact the onstreet parking available.)

B7.4) The landowner has not been willing to provide a construction plan with proposed timing and duration of the project, along with an assessment on the impact to local residents. At one open house we were told they hope to be finished construction within 2-5 years and that construction traffic would use the existing residential roads. After further talks with the developer at an open house, their plan is to only build the condo units as they're sold typically in 15 unit blocks. Once 15 units are sold, then that building would get built. If it takes a long time for them to sell, it would then take a long time for the development to be fully built. Once the condo development was completed, then the church would be built. Given all of the grief and decreased quality of life I've had to endure so far (see Part A), I am not willing to accept a construction site behind my house for an undetermined period of time. **(Once again the Lutheran Church is wanting to do whatever suits them best, with absolutely NO regard for the impact their actions have had, currently have and will have on their neighbours.)**

### **C) ALTERNATIVES**

There are a number of other options that could be considered, but so far it appears that neither the Foothills Lutheran Church or the City of Calgary are willing to do so.

C1) Build additional single family homes instead of the Condo development. This approach would result in less traffic, keep with the current theme of the neighbourhood (single family homes) and would allow the church to be built in its original location at the end of Tuscany Summit Heath. I would ask that a green space be maintained between the existing and new homes with a walking path. This would allow the church to raise some money, it would keep the traffic volumes down, it would allow more families to move into Tuscany (which is currently

completely built) and it would provide some green space to those of us who bought our homes with the understanding we'd back onto a soccer field.

C2) Alternative primary access to the Foothills Lutheran Church Site should be considered from 12 Mile Coulee Road with secondary (Emergency vehicle only via a locked gate) access from Tuscany Summit Heath. (By making the access from Tuscany Summit Heath emergency access only, this would eliminate any concerns around traffic cutting through.) Unfortunately it is my understanding that the City of Calgary refuses to discuss any access from 12 Mile Coulee Road as it would interfere in a currently unfunded, unplanned, unscheduled and not-yet-designed interchange to be built at some undetermined time in the future. I truly believe there is an opportunity to make access work from 12 Mile Coulee Road and that it should be considered without the City of Calgary Development group flat out refusing to discuss the matter.

#### **D) CONCLUSION**

In conclusion, I am **OPPOSED** to the Foothills Lutheran Church Land-use Redesignation Proposal. I feel the entire initiative has been poorly conceived by an over eager land owner wanting to build a legacy at the expense of the community.

#### **The new proposal has no positive benefits only negative over the original proposal.**

I should make it clear I have no problem with the Foothills Lutheran Church wanting to build a church. I really wish they went ahead with their original development proposal years ago. However, I am extremely opposed to them trying to cram a condo development into our neighborhood so they can pay for their church. There are many ways to fund a building, but any method that does it at the detriment of the local community is **UNACCEPTABLE**.

Please feel free to call or e-mail me if you would like to discuss my comments in further detail or if you have any questions.

Sincerely,

Steven Livingstone  
Home Owner - 131 Tuscany Summit Heath NW  
(H) 403-695-7579  
(W) 403-384-6571  
e-mail: [stevenqlivingstone@gmail.com](mailto:stevenqlivingstone@gmail.com)