

Albrecht, Linda

From: CATHARINA MENDONCA [cats.eye@shaw.ca]
Sent: 2014 January 30 11:26 AM
To: Albrecht, Linda
Subject: Land Redesignation at 167 Tuscany Summit Heath
Attachments: Tuscany Land Redesignation.docx

Hello,
Please find my attached letter concerning the redesignation of land at 167 Tuscany Summit Heath, NW. Thank you for your time.
Catharina Mendonca

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 10 2014
ITEM: CPC2014-016
late 2
CITY CLERK'S DEPARTMENT

RECEIVED
2014 JAN 30 P 1:03
THE CITY OF CALGARY
THE CITY CLERK'S

Jan. 30, 2014

City Clerk, City Hall, Calgary

RE: Land Redesignation 167 Tuscany Summit Heath NW
from DC to M—C1d57 and S-C1

I would like to respectfully offer my comments regarding the redesignation of the above land from DC to M- C1d57 and S-C1. I can appreciate the City's need to meet higher density requirements as communities are planned out. That said, it has not been demonstrated that either Tuscany Summit Terrace or Tuscany Summit Heath can accommodate a change to the original plan of a Church, as communicated to homebuyers in 2006, based on an approved plan.

Access to both the church/nursery and multi-family site is thru a local access road that was never designed to accommodate the trip generation arising from a multi-family site. Additionally, while there is parking planned for both sites, it is likely that it only meets minimum parking obligations and there will undoubtedly be overspill into the residential area. The area is already challenged at the best of times with the low density residential uses that already exist.

As well, traffic generated from this new development (multi-family) will mean construction and required future service vehicles (garbage and recycling) will be required to drive through an area that was originally planned as a low density residential area.

Further, there was an approved plan in place for this land in 2006. The residents of this area invested in the community based on this approved plan which is now changing to a less desirable plan that will ultimately affect our investment value, use of the neighborhood and will mean reduced enjoyment of the community. It has been demonstrated that single family property values generally decline with proximity to multi-family developments. Residents invested based on one plan that is now changing and will negatively affect their investment.

Sincerely,
Catharina Mendonca

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