



CPC2014-016
Late Submission

January 30, 2014

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RECEIVED
2014 JAN 30 A 11:09
THE CITY OF CALGARY
CITY CLERK'S

Attn: City of Calgary Corporate Planning Applications Group (CPAG)

**Re: Lutheran Church's Proposed Changes for the Land Located East of 12 Mile Coulee Road
at 167 Tuscany Summit Heath NW
LOC2012-0102**

This letter is to inform you of our concerns regarding the land owned by the Lutheran Church located in the NW corner of Tuscany – 167 Tuscany Summit Heath NW

Our main concerns with the proposed development are:

1. We don't feel this development fits with the rest of the homes in the immediate area. This type of proposed multifamily development is typically found on a main boulevard; not at the end of a cul de sac. We are also aware that the Lutheran church previously owned more land that stretched south all the way to Tusslewood Drive; however they sold off that land which severed the remainder of their land from the main road, that being Tusslewood Drive. As a result, all traffic in and out of their site must now come down Tuscany Summit Heath as a single entry/exit point. We were told the Heath was made wider at the open house to accommodate more traffic but this just seems like a bandaid solution caused by the Church selling off the land on Tusslewood Drive which now has their property tucked back in the corner with a single access point. We would like to know if there any other multifamily developments of similar density located at the end of a cul de sac with a single entry/exit point located elsewhere in Calgary? We searched but could not find any. We would prefer that more single family homes (similar to those in the immediate area) be built on this land, as this would be a better fit for the current residents and similar to other neighbourhood developments in Calgary.
2. Construction traffic which could last a few years will be driving up and down Tuscany Summit Heath creating noise and leaving debris (nails, screws, mud etc.) in what is an already finished development of single family homes. We are strongly opposed to this construction traffic and noise and ask that you please consider making temporary construction access through the tree farm that is located to the NW of the Lutheran Church's land a requirement for any development on this site.
3. We are also aggravated by this development because we purchased our lot and house back in 2008 on the basis that there would be a church and green space behind our house (according to the original plan); not to mention we paid a monetary premium to the builder for our house and lot because we we'd have the benefit of backing onto green space, or so we thought. I find it strange that I have a gate on my back fence that was installed by the builder to allow entry to what was supposed to be a field which could soon become a berm and parking lot. We purchased our home under the belief that the cul-de-sac we live on would remain just that, a cul-de-sac. This is very

important to us as we have a 2 young children and safety is paramount for us. We are strongly opposed to this development because it will turn the cul-de-sac at the end of the Heath into a thruway to accommodate a multifamily development which was not in the original plans when we purchased our home. If these plans are approved by the City of Calgary the quality of life of the near-by residents, which includes our family, will be impacted in a negative fashion; as will the safety of the many children in the area.

Thank you for taking the time to review our concerns.

Sincerely,

Melissa and Trevor Segstro
Concerned Tuscany Residents

cc: Kelli Taylor - TCA President (president@tuscanyc.ca)