

Planning & Development Report to
Calgary Planning Commission
2020 January 23

ISC: UNRESTRICTED
CPC2020-0089

Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133

EXECUTIVE SUMMARY

This application was submitted on 2019 August 23 by O2 Planning and Design, on behalf of the landowner, Tuscany Estates Development Corporation. The application proposes the redesignation of approximately 1.65 hectares (4.08 acres) in the northwest community of Tuscany from Special Purpose – Community Institution (S-CI) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District. The application provides for:

- a multi-residential development with some or all units with direct access to grade;
- a maximum of 93 dwelling units, based on the density modifier of 57 units per hectare;
- a maximum building height of 12 metres (a decrease from the current maximum of 16 metres); and
- the uses listed in the M-CG District.

The proposal aligns with the applicable policies of the *Municipal Development Plan (MDP)* and the *West Scenic Acres Area Structure Plan (ASP)*.

A development permit has not been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing: and

1. **ADOPT**, by bylaw the proposed redesignation of 1.65 hectares \pm (4.08 acres \pm) located at 157 Tuscany Summit Heath NW (Plan 1610744; Block 90; Lot 129) from Special Purpose – Community Institution (S-CI) District to Multi-Residential – Contextual Grade-Oriented (M-CGd57) District; and
2. Give three readings to the proposed bylaw.

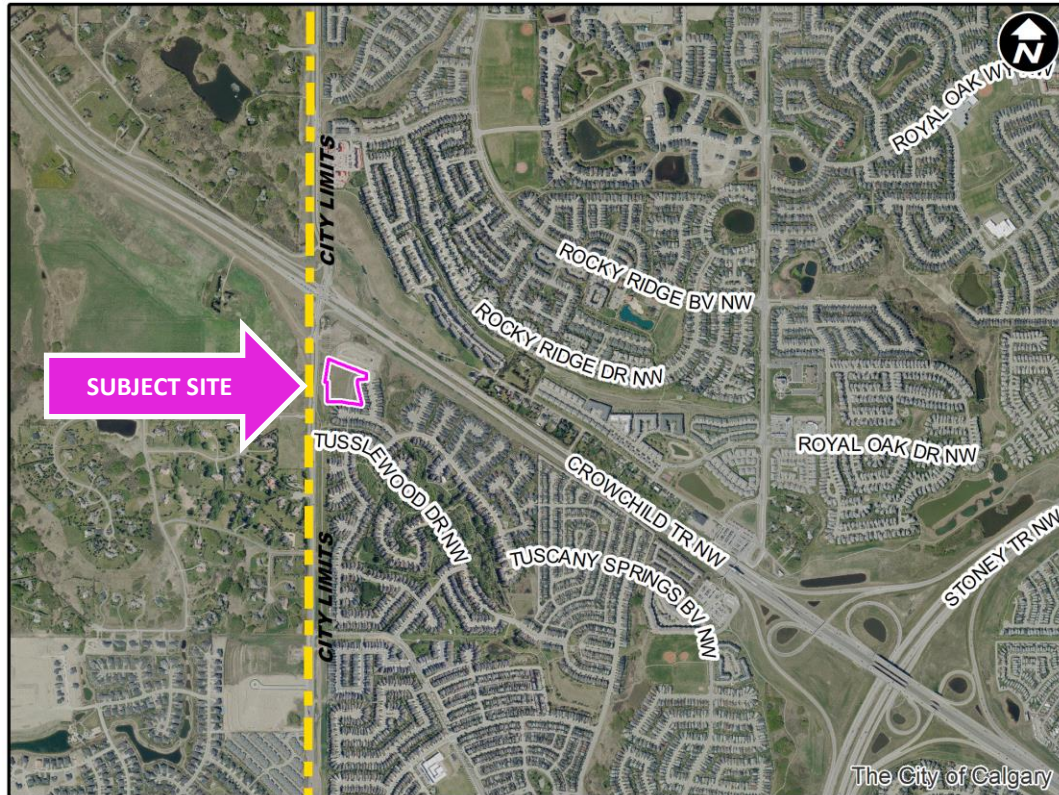
PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

O2 Planning and Design on behalf of Tuscany Estate Development Corporation submitted the subject application to The City on 2019 August 23. The Applicant's Submission (Attachment 1) provides a summary of the proposal and indicates the landowners' intent to redesignate the property to allow for multi-residential development in the form of townhouses. A concept plan provided by the applicant shows 89 townhouse units with publicly accessible open space and primary vehicular access from Tuscany Summit Health NW (Attachment 2).

**Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW,
LOC2019-0133**



Site Context

Located at the western edge of the city boundary within the northwest community of Tuscany, the site is approximately 1.65 hectares (4.08 acres) in size. The site is currently vacant, graded and contains little vegetation. The site is generally level with a slope, rising from east to west, along the western boundary adjacent to Twelve Mile Coulee Road NW.

There is currently no primary vehicular access to the subject site from Twelve Mile Coulee Road NW. Access is proposed to come from the existing Tuscany Summit Heath NW cul-de-sac, located at the northeast section of the site. A secondary/emergency access is present at the southern edge of the subject site with access to Tusslewood Drive NW.

The site is bounded by single detached development to the east and south, designated Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District. Multi-residential development in the form of townhouses exists to the north, designated Multi-Residential – Contextual Low Profile (M-C1d57) District. The intersection of Twelve Mile Coulee Road NW and Crowchild Trail NW is located to the northwest of the subject site.

As identified in *Figure 1*, Tuscany achieved its peak population in 2015.

**Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW,
LOC2019-0133**

Figure 1: Tuscany Peak Population

Tuscany	
Peak Population Year	2015
Peak Population	19,737
2018 Current Population	19,723
Difference in Population (Number)	-14
Difference in Population (Percent)	-0.001%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Tuscany](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application initially proposed to redesignate the subject site from S-CI to Multi-Residential – Contextual Low Profile (M-C1d57) District, the same land use district as the adjacent property to the north. Following the review stage the applicant was encouraged to explore a district that would allow a more appropriate built form due to the citizen concerns received and the applicant's intention to build a townhouse development. The M-C1 District is more commonly characterized by apartment buildings rather than units with direct access to grade. In addition, M-C1 allows for a maximum height of 14 metres, while M-CG allows for a maximum height of 12 metres which is more in keeping with the local context. The applicant worked with Administration and amended the application to the proposed M-CG District with no changes to the density modifier.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The subject site was previously owned by Foothills Lutheran Church of Calgary and was designated S-CI at the 2014 February 10 Combined Meeting of Council. The existing district allows for large scale culture, worship, education, health and treatment facilities that are sensitive to the context when located in residential areas. The redesignation was intended to allow for a 310 seat place of worship and a preschool with up to 48 children. No development has occurred as a result of this land use redesignation and the Foothills Lutheran Church of Calgary has subsequently sold the site.

This application proposes to redesignate the land to the M-CG District which is intended to be characterized by low height and low density multi-residential development (primarily townhouses and fourplexes) with entrances to units directly at grade. Single detached and semi-detached development is also allowed. The M-CG District is intended to be located adjacent to low-density residential development with heights, setbacks and landscaping that sensitively respond to adjacent development.

**Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW,
LOC2019-0133**

A density modifier of 57 units per hectare has been proposed, which is the same density modifier as the property adjacent to the north. This would allow for a maximum of 93 units on the site.

Development and Site Design

A development permit application has not yet been submitted. However, the applicant has provided a concept plan indicating the intention to build an 89 unit townhouse development with publicly accessible open space and a pedestrian connection to Twelve Mile Coulee Road NW. At the development permit stage, key factors will be considered, including but not limited to:

- building interface and grade orientation of all units proposed;
- design of publically accessible open space;
- pedestrian connections through the development area;
- respect for the immediate context and privacy of adjacent residential development;
- adequate parking for residents and visitors; and
- appropriate emergency response/secondary access provisions.

Environmental

There are no environmental concerns associated with the subject site or this proposal.

Transportation

A Transportation Impact Assessment was submitted in support of this land use amendment proposal and was accepted.

Primary access for the development is available from Tuscany Summit Heath NW. Tuscany Summit Heath NW was designed and built to a modified collector street standard to accommodate higher intensity development on the subject site and adjacent (M-C1d57) lands. A secondary access in the form of an existing emergency access is available off of Tuscany Summit Terrace NW.

Transportation has reviewed the potential impacts posed by the proposed redesignation and is satisfied that the transportation network will continue to function at acceptable standards. The Tuscany LRT Station is located approximately 1.5 kilometres (20 minute walking distance) east of the subject site. Bus Routes 74 and 174 are available at the intersection of Tuscany Springs Boulevard NW and Tusslewood Drive NW, approximately 340 metres (4 minute walking distance) from the subject site with direct service to the LRT station.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Any potential upgrades, and appropriate storm water management will be determined at the development permit stage.

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Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Tuscany Community Association was circulated as part of this application and comments were received (Attachment 3). The Tuscany Residents Association was also circulated and a letter was provided (Attachment 4).

Administration received 37 letters in response to the application. A petition with 103 signatures was also submitted in opposition to the proposed redesignation. Key themes that emerged from the letters received are as follows:

- there is not adequate infrastructure to support the proposed development;
- proposed access to the site from the existing cul-de-sac is not adequate for a project of this density and the development will increase traffic in the area to an unacceptable level and result in safety concerns;
- the quality of life of the current residents will be reduced as a result of the development;
- the development will reduce property values in the area;
- schools are already overcrowded;
- single family development may be more appropriate given the surrounding context;
- a development permit application should be submitted concurrently so residents will have a better understanding of the development that will actually occur;
- residential development was never planned in this area;
- undeveloped lot is currently used by residents as an amenity/open space;
- construction will create noise and safety concerns in the area
- there is already enough development in Tuscany; and
- drainage/stormwater will need to be addressed.

In response, the applicant undertook an engagement process to share information on the proposal and gather feedback. They held an open house, hosted a booth at the annual Tuscany Harvest Festival and met directly with the Community Association. The result of this engagement is included in the applicant's 'What We Heard Report' (Attachment 5).

As a result of feedback received the applicant amended the proposal from Multi-Residential – Contextual Low Profile District (M-C1) to M-CG. This reduces the allowable height proposed from 14 metres to 12 metres and ensures that the majority of units within the development will have direct access at grade.

Administration considered the relevant planning issues raised by the public submissions and the applicant-led engagement, and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the adjacent neighbours, the surrounding neighbourhood, and parking requirements will be reviewed at the development permit stage.

Planning & Development Report to
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2020 January 23

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Land Use Amendment in Tuscany (Ward 1) at 157 Tuscany Summit Heath NW, LOC2019-0133

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan \(SSRP\)](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). The MDP states that any specific direction on the community's development will be provided in the Area Structure Plan.

The Planned Greenfield areas are located on the periphery of the city and are typically characterized by low-density residential neighbourhoods with single-family housing, smaller pockets of multi-family and locally oriented retail in the form of strip developments.

West Scenic Acres Area Structure Plan (Statutory – 1993)

The subject site is located within the [ASP's](#) Residential Area as identified on Map 2: Land Use/Transportation. Residential areas are intended to provide a wide range of options including low density residential and multi-residential development. Multi-residential areas are intended to follow the guidelines of the MDP for densification. In this instance, the subject site is located at the edge of the community, is in close proximity to transportation infrastructure and is adjacent to other multi-residential development.

Social, Environmental, Economic (External)

The land use amendment will allow for a greater diversity of housing types at the edge of the City in proximity to existing transportation infrastructure. The proposed land use will increase density within an already established area.

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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *West Scenic Acres Area Structure Plan*. The M-CG District is intended to be located adjacent to low density residential development and will allow a sensitive transition. The proposal provides multi-residential development at the edge of the community of Tuscany, adding a greater diversity of housing in close proximity to transportation infrastructure.

ATTACHMENT(S)

1. Applicant's Submission
2. Concept Plan
3. Community Association Letter
4. Residents Association Letter
5. What We Heard Report