

Applicant's Submission

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Applicant's Submission

On behalf of Tuscany Estates Development Corporation, O2 Planning + Design submitted this application to redesignate the parcel located at 157 Tuscany Summit Heath NW to facilitate a townhouse development at the northwestern edge of Tuscany. The site is currently designated Special Purpose – Community Institution (S-CI) which enables large scale culture, worship, education, and health and treatment facilities. This application seeks to redesignate the site to Multi-Residential – Contextual Grade-Oriented with a density modifier of 57 units per hectare (M-CG d57). The proposed land use is well suited for this site as it accommodates multi-residential development in a manner that reflects the immediate context and enables an appropriate transition between the approved 85-unit townhouse development to the north (M-C1 d57) and the low-density residential uses to the south and east.

This application initially proposed the same M-C1 (d57) land use as the approved development to the north. However, throughout the engagement process it became clear that the community is concerned about M-C1's potential to accommodate larger apartment buildings. Responding to this, the applicant revised the proposed land use to M-CG (d57), providing the community with the assurance that the proposed development will be ground-oriented townhouses with a maximum height of 12.0 metres.

The site is located southeast of the intersection of 12 Mile Coulee Rd NW and Crowchild Trail NW. The area is well served by parks and benefits from a network of multi-use pathways that provide connectivity throughout the area. Several bus routes can be easily walked to from the site and provide convenient access to the LRT. The site's proximity to Crowchild Trail enables quick vehicular access to Calgary's road network.

Access to the site is provided by Tuscany Summit Heath NW. A TIA has been prepared, which concludes that the proposed development's anticipated trip generation can be accommodated by the existing street network.

Development of the subject site is regulated by Calgary's Municipal Development Plan (MDP) and the West Scenic Acres Area Structure Plan (ASP). The MDP identifies the site within the *Planned Greenfield Communities* designation. This designation defers to the ASP for development policy. The ASP indicates the subject site as residential, which allows for the proposed redesignation.

In summary, the proposed development will benefit the community of Tuscany and help achieve the City of Calgary's growth and development objectives in the following key ways:

- **Housing Diversity:** The proposed development will provide an increase in residential density and greater variety in housing stock at the edge of the City.
- **Transit Support:** With convenient access to bus routes and connections to the LRT, the proposed development will support the City's significant transit investment.
- **Transition:** M-CG enables a transition between the approved development to the north and low-density uses to the south and east.

Throughout the application process, Tuscany Estates Development Corporation, along with O2 Planning + Design, worked collaboratively with officials at the City of Calgary, representatives from the local Councillor's office, and residents of Tuscany. Public engagement activities included a focused meeting with the Community Association, an adjacent neighbours meeting, and a pop-up engagement booth at Tuscany's annual Harvest Festival. The feedback gathered is summarized in a What We Heard Report.