Community Association Letter

TUSCANY
community association

September 25, 2019

Circulation Control
Planning and Development
The City of Calgary
By Email to cpag.circ@calgary.ca

Re: File Number LOC2019-0133, 157 Tuscany Summit Heath NW

The Tuscany Community Association (TCA) does not object to the above noted Land Use Amendment application. However, the TCA raises the following suggestions, concerns, and comments regarding this application:

Suggestions

- The TCA suggests that this Land Use Amendment application, regardless of any subsequent revisions, be processed and completed concurrently with a Development Permit (DP) application process.
    - It is the opinion of the TCA that some of the concerns raised by the adjacent neighbours at the open house on September 18, 2019, could be addressed by a concurrent DP process. Further, given that this is the last piece of greenfield development land in Tuscany, it is essential it is developed to a high standard that fits in well with the established neighbourhood.

- The TCA suggests that this land is better suited to one of the following Land Use Designations:
    - R-C1 for development of single family residences in line with the neighbouring streets. This would have the added benefit of addressing some of the concerns of the neighbours on Tuscany Summit Heath NW and Tuscany Summit Terrace NW who are worried about their property values being subjected to downward pressure as a result of the adjacent, lower cost, higher density housing stock.
    - R-C2 to allow a higher density than R-C1 but more in line with the adjacent, existing, single family detached homes within this area.
    - DC/M-C1 guidelines. The suggestion of a DC Bylaw would be to limit the maximum number of units on the site. The currently allowed maximum of 94 units is significant and concerning given the already high number of units planned for the neighbouring Tuscan Rise development. The TCA, while not proposing a specific number, would suggest considering a limit to the unit maximum to somewhere between 60% and 80% of the otherwise permitted maximum of 94 units. This would allow for more green

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space on the site, lower density than otherwise proposed, less of an impact to the traffic volume of the adjacent streets, less impact on the services in the area, and would likely help address some of the neighbours' concerns.

Concerns

- This location is not ideally situated for a large scale, higher density development. Its location within the community has limited access points (notably one), it is outside the 600m radius to the Tuscany LRT Station, and it is located near where a future interchange is planned between Twelve Mile Coulee Road NW and Crowchild Trail NW. Further, the TCA questions if this density is wanted nor desirable in this particular location. Given the seemingly slow sales of the adjacent Tuscan Rise multi-family townhouse development, it is unclear what the time horizon would be to sell out the currently anticipated 89 units of this proposed development.

- The TCA is concerned about the traffic increase during the construction phase as well as once constructed. Although the affected roads were built to a higher standard, the construction traffic leading to the current Tuscan Rise development has raised concerns from the residents on Tuscany Summit Heath NW and Tuscany Summit Terrace NW. Specifically, concerns have been noted regarding the speed and volume of construction vehicles accessing these two roads.

- The TCA asks that special consideration be given to the slope on the west side of the subject site. While the TCA acknowledges that this is a consideration for the Development Permit phase, the TCA asks that it be noted and kept in mind throughout the process.

Comments

- The TCA notes that so far O2 Planners has engaged with the TCA in a meeting with the community association in mid-July 2019 as well as inviting the TCA to attend an Adjacent Neighbours Open House on September 18, 2019. The TCA appreciates the engagement to date and hopes it continues through this process and any subsequent Development Permit application(s) for the subject site.

- The TCA notes that Tuscany currently has no religious institutions within its boundaries and is one of the few communities in the city which falls into this category. The subject land was originally designated for a church, and while the TCA does not believe this is a reason to reject the application, it is something worth noting in the overall weighing of it.

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In conclusion, the TCA does not object to this Land Use Amendment application. The TCA understands that there is some apprehension regarding this application given the location, proposed density, proximity to the neighboring development currently under construction, and various traffic considerations (both during construction and post-construction) and asks that the above noted concerns and suggestions be investigated, addressed, and weighed appropriately throughout the application process.

Thank you for your time and consideration of this submission.

Sincerely,

Tim Heger

Tim Heger
Director, Tuscany Community Association
on behalf of the Tuscany Community Association

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