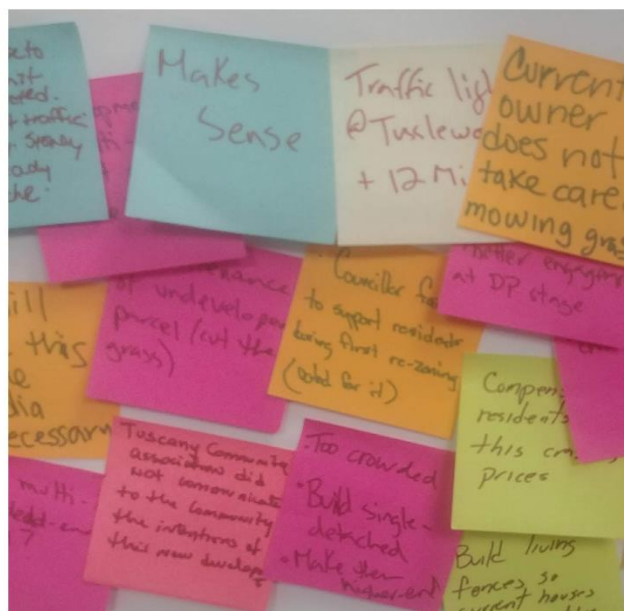


What We Heard Report

157 Tuscany Summit Heath NW What We Heard

Engagement & Communication Overview | Fall 2019



What We Heard Report

PROJECT BACKGROUND

Tuscany Estates Development Corporation intends to develop the parcel located at 157 Tuscany Summit Heath NW into a multi-residential townhouse development.

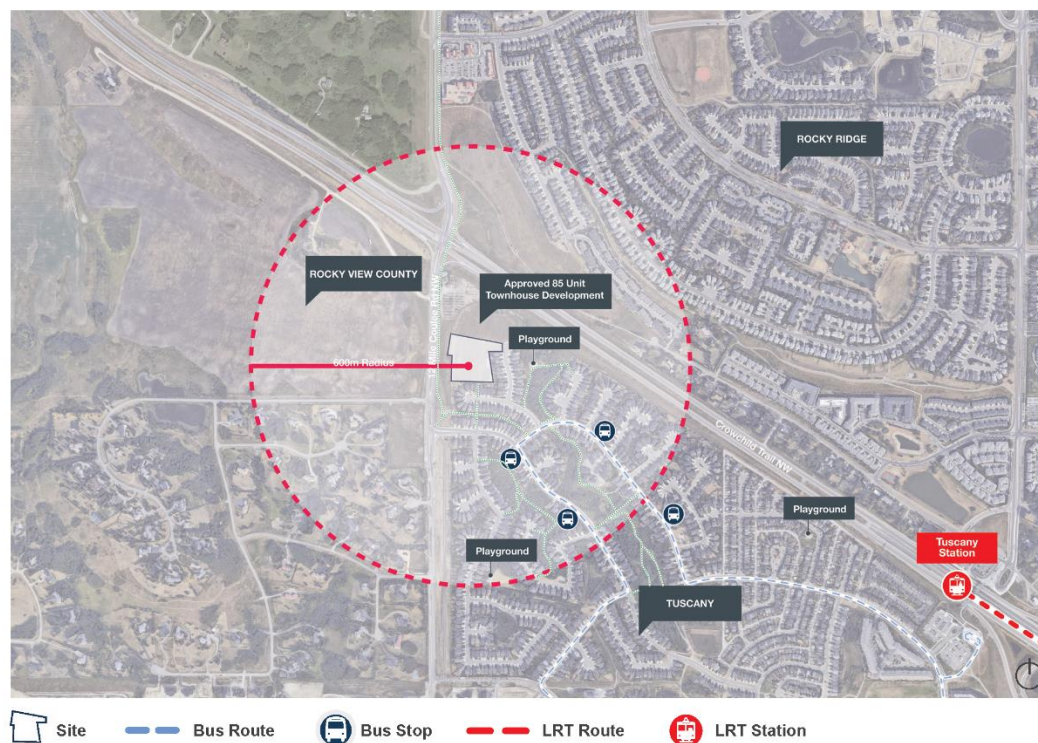
As the first step in the approval process, O2 Planning + Design has submitted a land use amendment (rezoning) application to redesignate the land from the existing Special Purpose - Community Institution (S-CI) designation to the Multi-Residential - Contextual Low Profile District with a density modifier of 57 units per hectare (M-C1 d57).

The site is located to the southeast of the intersection of Crowchild Trail NW and 12 Mile Coulee Rd NW. It is directly south of an approved 85-unit townhouse project following M-C1 d57 guidelines. The site is also adjacent to low density single-detached homes to the south and east.

The proposed development will provide an increase in residential density and greater variety in housing options at the edge of the city.

Project Highlights:

- Increase housing diversity in Tuscany
- Support transit investments with convenient access to bus routes and Tuscany LRT Station
- Align the land use with the approved townhouse development to the north while enabling a sensible transition to lower density residential uses to the south and east.



What We Heard Report

ENGAGEMENT STRATEGY

To keep residents of Tuscany informed about the project and to provide opportunities for feedback, the project team engaged with the community at key points throughout the application process. Engagement activities included a preliminary meeting with the Tuscany Community Association, a focused meeting with adjacent neighbours, and a pop-up engagement event at the 2019 Tuscany Harvest Festival.

ENGAGEMENT TIMELINE

July 15, 2019

The project team presented the proposed redesignation along with 2 preliminary site layout options. The Tuscany Community Association indicated their preferred option and the project team moved forward with that option.

August 23, 2019

The project team submitted the land use application and the City began the circulation process.

September 16, 2019

The City's notice posting was installed in 2 locations near the site to advertise the proposed land use change.

September 18, 2019

The project team hosted a meeting with adjacent neighbours to gather feedback from those most affected. Postcards were delivered to every house on Tuscany Summit Heath NW as well as all of the houses on Tuscany Summit Terrace NW that back onto the subject site. The meeting was held at Lynx Ridge Golf Club and attended by approximately 30 people.

September 21, 2019

To gather feedback from the broader community, the project team had a booth at the 2019 Tuscany Harvest Festival. Approximately 50 residents stopped by the booth to learn about the project.

COMMUNICATION STRATEGY

To make residents of Tuscany aware of the proposed land use change and to advertise the engagement events, the project team used the following tactics:

- **35 postcards** were distributed to residents of Tuscany Summit Heath NW and Tuscany Summit Terrace NW to invite them to the adjacent neighbours meeting.
- A City of Calgary **Notice Posting** was displayed in 2 locations near the site throughout the application process.
- A booth at the **2019 Tuscany Harvest Festival** informed the broader community about the proposal.

What We Heard Report

Please join us to learn
about the proposed
land use amendment for
**157 Tuscany Summit
Heath NW**

This event is for adjacent
neighbours only. We will
also be at the 2019 Harvest
Festival to gather feedback
from the broader community.

**ADJACENT NEIGHBOURS
MEETING**

**Wednesday
September 18
7:00-8:00pm**

**LYNX RIDGE GOLF COURSE
8 LYNX RIDGE BLVD**



What We Heard Report

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Adjacent Neighbours Meeting

1

Pop-Up Engagement Event

50+

Attendees

50+

Comments



What We Heard Report

COMMUNITY SESSIONS SUMMARY

On Wednesday September 18, 2019, residents of Tuscany Summit Heath NW and Tuscany Summit Terrace NW were invited to share insights, feedback, and perspectives on the proposed 157 Tuscany Summit Heath NW development.

The **adjacent neighbours meeting** gave those residents who will be most impacted the opportunity to learn about the proposed development and speak directly with the project's developers, and planners. A series of information panels were displayed with opportunities for participants to share feedback and express concerns. The project team's attendance at the **2019 Tuscany Harvest Festival** provided the opportunity for the broader community to learn about the proposal and share their feedback. Participants at both events were presented with the same information panels.

Information Panels provided attendees with information about the proposed land use amendment, the planning process, and a preliminary site layout concept. Participants were encouraged to provide feedback by placing sticky note comments.

Goals of the community sessions:

- Provide people with information about the proposed development
- Obtain local knowledge about issues and opportunities related to the subject site
- Gain feedback from residents that will assist in the decision making for the proposed development



What We Heard Report

PANEL COMMENTS SUMMARY

Participants at the information sessions were encouraged to leave comments on the various information boards. The vast majority of concerns were expressed at the **Adjacent Neighbours Meeting**. Engagement participants at the **Harvest Festival** were interested to learn about the proposal, but expressed fewer concerns. The following is a summary of the comments that were received.

ACCESS AND CIRCULATION

- Residents are concerned about the traffic impact that will stem from the proposed development. Tuscany Summit Heath is a quiet cul-de-sac and there are concerns that it cannot accommodate the increase in traffic volume.
- Parking is also a concern, particularly if the proposed development does not provide enough off-street parking. Residents do not want parking to spill over onto Tuscany Summit Heath.
- As Tuscany Summit Heath will be the only route in and out of the proposed development there are concerns about emergency access. People are concerned that the multi-use path that doubles as the secondary emergency access is not well-enough maintained, particularly in the winter, to accommodate emergency vehicles.

DENSITY AND HOUSING TYPOLOGY

- Some residents feel that the site is not appropriate for townhouses and that they would be more supportive of detached homes.
- There are concerns that the proposed townhouses will be located too close to existing houses and negatively impact privacy.
- Some are concerned that a multi-residential townhouse development in this location will bring property values down.
- Multi-residential townhouses have the potential to attract lower-income residents and renters, which is a concern for some.
- Some people suggest a higher-end product type to ensure property values don't decrease.

SAFETY

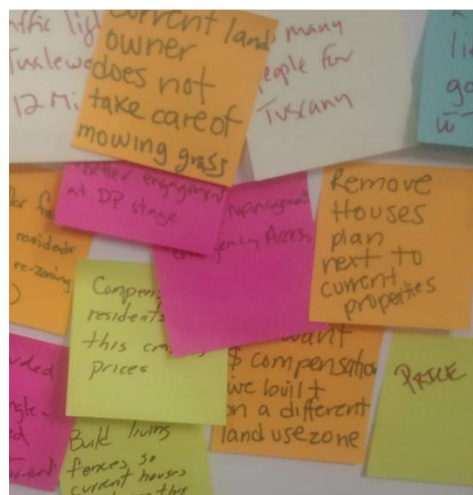
- People are concerned that the increase in traffic, particularly during construction, will make the streets unsafe.

ENGAGEMENT

- Some people feel that the approved development to the north did not engage with residents well, particularly during the Development Permit process. They would like to see a better process this time around.

CONSTRUCTION MANAGEMENT

- Residents are upset with the construction management practices adopted by the emerging development to the north.
- People would like to see a well thought-out construction staging area for the proposed development and a construction company that is respectful of the surrounding community.



What We Heard Report

VERBATIM COMMENTS

Below are the verbatim comments received at the community information sessions

- Can't there be any natural land that is left as is?
- Too much traffic
- Residents close to the multi-unit most impacted.
- More people and traffic in Tuscany.
- Stoney Trail already a headache.
- Makes sense
- Traffic lights at Tusslewood and 12 Mile
- Too many people for Tuscany
- Looks like a good fit with Tuscany
- Going to need traffic lights
- Traffic!
- Views
- Construction Management
- We will take this to the media if necessary
- Maintenance of undeveloped parcel (cut the grass)
- Councillor failed to support residents during first rezoning (voted for it)
- Waste management
- Emergency access
- Remove houses planned for next to current properties
- Cannot be low-income cheap houses
- No decks backing into current houses
- Rockford development has taken over 5+ years and not one unit fully built. No market, multi-res does not make sense
- Emergency access non-existent (narrow, snow covered, proposed plot plan does not give access to Rockford development)
- Tuscany Community Association did not communicate to the community the intentions of this new development
- Compensate residents if this crashes prices
- Too crowded
- Build single-detached
- Make higher-end
- We want compensation \$, we built on a different land use zone
- Price
- Staging area for construction vehicles
- Better engagement than Rockford at DP stage
- Current land owner does not take care of mowing the grass
- Renters
- Homes values

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What We Heard Report

- Why multi-res on a dead end parcel
- Parking
- No street parking
- Parking and Idling
- Better engagement than Rockford through DP
- Parking
- Too far from LRT
- Construction management
- Development (multi-res) doesn't conform to the ASP
- Emergency Access
- Build living fences so current houses don't see this development
- Build same value houses as currently available

What We Heard Report

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What We Heard Report

E-MAIL FEEDBACK

In addition to feedback received through the pop-op engagement event and adjacent neighbours meeting 10 e-mails were received from residents of Tuscany. The content of these e-mails is summarized below.

E-Mail #1 - Would rather see a park in this location. Concerned about the increase in traffic.

E-Mail #2 - Concerned about a potential decrease in property values, lack of appropriate access, and potential for a multi-storey development.

E-Mail #3 - Too much traffic on Tusslewood Drive already, property values are declining, subject property is better suited for a park.

E-Mail #4 - The proposed development, when considered with the approved development to the north, will alter the character of Tuscany, increase traffic congestion, and increase safety risk.

E-Mail #5 - Would rather see single-detached homes, with green space and less traffic.

E-Mail #6 - The proposed development, when considered with the approved development to the north, will alter the character of Tuscany, increase traffic congestion, and increase safety risk.

E-Mail #7 - Concerned about increased traffic, safety risk, and reduced property values. Would rather have a park than another townhouse development.

E-Mail #8 - Local roads cannot support the anticipated traffic increase, this will have an impact on safety and quality of life for existing residents. Tuscany already has a stormwater management issue, an increase in impervious services will exacerbate the problem. Property values will continue to decline if this application is approved.

E-Mail #9 - Would like the subject property to remain an open field, park, and community gathering place.

E-Mail #10 - Concerned about increased traffic and whether Tuscany Summit Terrace was built to a standard that can accommodate the increase.

What We Heard Report

