

**LAND USE AMENDMENT
TUSCANY – WARD 1
TWELVE MILE COULEE ROAD NW & TUSCANY WAY NW
BYLAW 21D2014**

MAP 17NW

EXECUTIVE SUMMARY

This Land Use Redesignation of a 7.49 hectares ± (18.51 acres ±) site at 8660 and 8770 Twelve Mile Coulee Road NW in the community of Tuscany. The proposed Redesignation would allow for development of an anticipated 117 residential lots and 0.77 hectares of Municipal Reserve to be utilized as a community park.

The subject site is currently designated DC Direct Control District, Special Purpose – Future Urban Development (S-FUD) District, and Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District. The applicant proposes to redesignate the site to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

PREVIOUS COUNCIL DIRECTION

No Council Direction to date.

ADMINISTRATION RECOMMENDATION

2014 January 30

That Calgary Planning Commission **APPROVE** the proposed Land Use Amendment

RECOMMENDATION (S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 21D2014; and

1. **ADOPT** the proposed redesignation of 7.49 hectares ± (18.51 acres ±) located at 8660 and 8770 Twelve Mile Coulee Road NW (Plan 7884JK, Block 1 and 2) from Special Purpose – Future Urban Development (S-FUD) District and DC Direct Control District **to** Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 21D2014.

REASON FOR RECOMMENDATION:

The proposed land use: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District is consistent with the surrounding land uses and is intended to blend into the surrounding context.

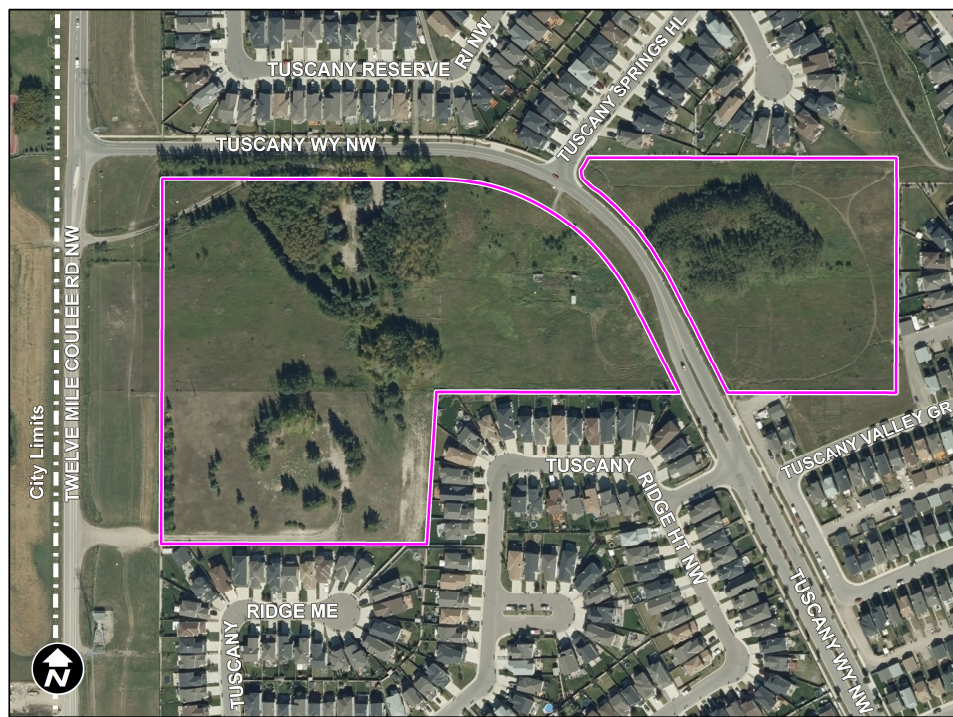
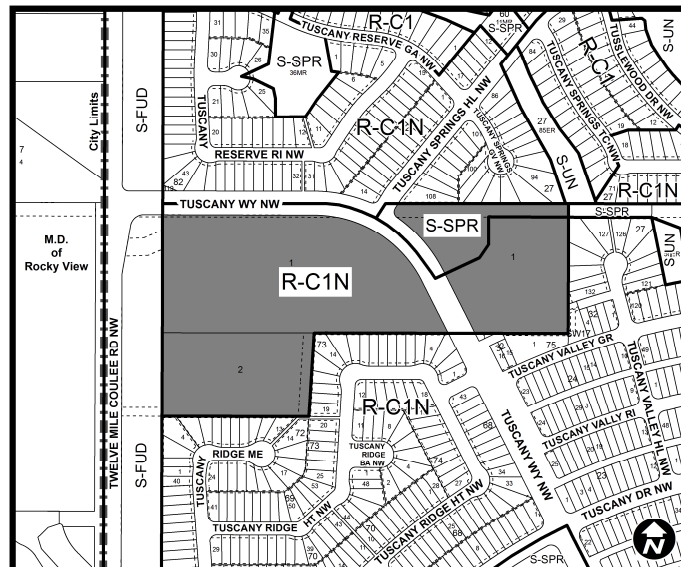
ATTACHMENT

1. Proposed Bylaw 21D2014
2. **Public Submissions**

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LEGEND

* Site Location



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 7.49 hectares \pm (18.51 acres \pm) located at 8660 and 8770 Twelve Mile Coulee Road NW (Plan 7884JK, Block 1 and 2) from Special Purpose – Future Urban Development (S-FUD) District and DC Direct Control District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: R. Honsberger

Carried: 7 – 2
(G-C. Carra and P. Battistella)

Reasons for opposition from Mr. Carra:

- The issues that have been consistently raised in Committees and Council with regards to the unfunded liabilities of back lotted fences and walkways are in no way addressed in this Land Use and Outline Plan.
- Additionally, the critical issue of being able to allow for change over time so that the current densities allowed by the 20 year old ASP (6/acre) can be rectified with the higher minimum densities required within the MDP and CMP (8-10/acre) is not accommodated by the proposed street layout, particularly given its gateway position in the community.

Reasons for opposition from Mr. Battistella:

- Notwithstanding a 20 year old ASP, the density of 6.3 units is roughly 30 percent lower than MDP objectives. There is an opportunity to provide more choice and affordability with multi-family homes on the site.
- R-1NS could provide more options as well. Existing context can be respected through design initiatives. Given a 3 year time frame before there is sanitary capacity is available, there is time to update the ASP.

Reasons for approval from Ms. Gondek

- This is one of the last 2 sites to develop in Tuscany. The site north of this one was an application for multi-family. I believe we are moving toward increasing density when you look at the whole community, if not in each individual application.

Comments from Ms. Gondek:

- I respectfully request that Council consider how the City of Calgary can lead a process that better connects provincial, school board and municipal decision-makers in creating communities that include schools. Perhaps the MGA needs to be revisited during this crucial review period to strengthen smart growth principles to include attention to education facilities.
- I request that we fully understand the terms of our agreement for servicing with the town of Cochrane to ensure that the issues with the trunk capacity and natural disasters (eg. Flood) do not require revisiting terms of service. I suggest that Council ask legal for a summary.

C. Sklenar

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Comments from Ms. Wade:

- CMP and Servicing: I would like to know how the City of Calgary is regulating the sewer flow and managing increasing flows from Cochrane in light of older developments in the West Memorial Trunk catchment area that are affected by being on hold in the development approval stage due to the capacity situation. It would be useful to know what discussions are being held with Cochrane on our servicing agreement given this situation to work together on capacity increases that do not impact existing developments that have some form of municipal land use status.

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Applicant:

Brown and Associates Planning Group

Landowner:

2925641 Alberta Inc (Arthur
Wenngatz)
Roman Catholic Bishop of the
Diocese of Calgary
Carma Ltd

Planning Evaluation Content	*Issue?	Page
Density <i>Is a density increase being proposed?</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	No	
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i>	No	
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	No	
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern?</i>	Yes	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	
Growth Management <i>Does this site have the appropriate growth management direction?</i>	Yes	
Public Engagement <i>Were major comments received from the circulation?</i>	Yes	6

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the Northwest Calgary community of Tuscan. It is bounded on the south, north and east by existing single detached residential (R-C1N); and on the west by an existing AltaLink 240kv power line (S-FUD) and Twelve Mile Coulee Road NW beyond AltaLink. Tuscan Way NW, a primary collector, dissects the subject site and does not form part of this application as this right-of-way was registered as a Road Plan in 2007.

The subject lands were the former location of two houses and ancillary buildings that have since been removed. Tree cover exists in proximity to the original house locations as well as a grove of trees in the east-central area.

LAND USE DISTRICTS

The proposed land use for the subject site is Residential - Contextual Narrow Parcel One Dwelling (R-C1N) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

LEGISLATION & POLICY

The West Scenic Acres Area Structure Plan, adopted by City Council in July 1993 identifies the subject lands as “R - Residential Development” with densities between 12 to 14.8 units per hectare (5 and 6 units per acre). The proposed development is estimating a total of 117 residential lots that total 15.5 units per hectare (6.3 units per acre) – within a range City administration supports for this area of the City.

The Municipal Development Plan calls for communities to provide range of housing choice, create complete streets, and optimize infrastructure. The proposed development will complete a community which includes the final phase construction of Tuscan Way NW and an improved park space within Tuscan.

TRANSPORTATION NETWORKS

Access to the subject site is via Tuscan Way NW, a Primary Collector linking Twelve Mile Coulee Road NW in the west to the rest of the Tuscan community. Twelve Mile Coulee Road NW is the primary link for Tuscan residents to Crowchild Trail and points beyond. Traffic volumes for Tuscan Way are intuitively consistent with adjacent developments to the north and southeast.

Tuscan Way and Tuscan Springs Hill NW are currently designated as transit routes. Transit stops are located at their intersection. This location provides coverage for the plan area resulting in no proposed residential lot being located beyond 400 metres from a transit stop.

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UTILITIES & SERVICING

Water, Sanitary, and Storm is available for the plan area. All extensions required to service the plan area are to be done at the expense of the Developer.

The West Memorial Sanitary Trunk is currently functioning at capacity. As this site is impacted by this trunk, subsequent applications for subdivision, development, or building permit shall not be approved until such time that capacity is available as determined by Water Resources OR an interim sanitary servicing solution is presented and approved by Water Resources.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Site Assessment was submitted as part of the application package. It indicates that there are no areas of environmental concern on the subject site. However, a Class II wetland has been identified on the subject site. Calgary Parks Department only evaluates the preservation and compensation for wetlands classified as Class III and higher. The approval to remove the Class II wetland must be evaluated and approved through Alberta Environment and submitted to Administration prior to its removal.

GROWTH MANAGEMENT

This application does not present any concerns with regard to the City of Calgary's Growth Management policies and does not require an adjustment of the capital budget.

PUBLIC ENGAGEMENT

Public Meetings

The applicant hosted a meeting with the Tuscany Community Association on 2014 April 02. After this meeting a mailer to 5600 addresses near the subject site were mailed to announce a public open house to be hosted by the applicant on 2013 May 09. The open house was attended by 85-100 attendees, who provided 47 comments sheet responses. Responses to the questions that were provided by these comments sheets were provided to the Tuscany Community Association to post on their website on 2013 September 20.

A copy of their response is attached in APPENDIX II.

Community Association Comments

The Tuscany Community Association provided comments to Administration concerning the proposed outline plan and Redesignation. Generally the Community Association is in support of the proposed plan, but had a few concerns and requests for consideration by Administration. Among the concerns expressed were:

- Ensuring connectivity to existing pathway systems and open space throughout Tuscany;

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- Consideration by Administration to require a Transportation Impact Assessment by the applicant due to concerns about sight lines, volumes and ingress and egress of Tuscany Springs Hill NW onto Tuscany Way NW; and
- Request to Administration to consider a roundabout at the intersection of Tuscany Springs Hill NW and Tuscany Way NW.

The Community Association's letter is included in APPENDIX IV.

Citizen Comments

Several concerns were expressed through more than 30 individual letters from neighbouring residents and a general petition of opposition to any development on the subject lands signed by 87 residents in Tuscany. Concerns expressed by individual members included:

- Concern of the loss of naturalized areas within Tuscany and access to open space;
- Concern regarding the impact to wildlife seen residing on the subject property; and
- Concern about redesignating the DC site for the construction of a church to more house – desire to see more community areas within Tuscany

The applicant's response to community questions are included in APPENDIX II.

Administration's response to comments

Administration has reviewed the concerns highlighted by the residents of Tuscany and feels the issues have been addressed adequately.

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APPENDIX I: APPLICANT'S SUBMISSION

Tuscany Stage 1 by Homes by Avi is an infill plan. It addresses the near completion of the Tuscany community by offering similar-type housing as the adjacent, existing housing product contains.

A portion of the subject lands was previously approved in the combined Outline Plan and Land Use redesignation application, LOC2001-0016 and Bylaw 35Z2002, also known as Tuscany Stage 6, prepared by Southwell Trapp on behalf of several landowners. It included the Roman Catholic Diocese of Calgary property only, or 1.61 hectares or 3.98 acres, and was designated Direct Control for the use of a Place of Worship.

Municipal Reserve has been provided on the Roman Catholic Diocese of Calgary property through the above-mentioned application. Therefore, 10% Municipal Reserve is owed on the balance of the application: 292561 Alberta Inc's land holding of 0.59 hectare or 1.46 acres. Notwithstanding this understanding, 0.71 hectare or 1.78 acres is proposed as Municipal Reserve in this application in order to improve the opportunity to retain, where practical, an existing, healthy grove of trees.

Approximately 166 residential lots are proposed on 7.50 hectares or 18.53 acres with a density of 15.6 units per hectare or 6.3 units per acre. While this number is slightly above the approved West Scenic Acres Area Structure Plan's density range of between 5 and 6 units per acres, it is keeping with the current trend of intensifying remnant community developments, while continuing to be respectful of existing, adjacent residents' expectations.

Servicing infrastructure for the subject lands will occur from existing servicing immediately located on adjacent lands.

With the approval of this application, Tuscany Way NW will be constructed to its ultimate design as a Primary Collector, a divided four-lane standard. Transit routing currently exists on Tuscany Way and Tuscany Springs Hill, and it is expected that this service will continue as is.

This proposal seeks to create a similar housing product to that of the existing, adjacent housing form, based on the understanding that public opinion would concur. Therefore, Homes by Avi seeks the support of Administration, Calgary Planning Commission, and City Council in this joint Outline Plan and Land Use Redesignation.

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APPENDIX II: APPLICANT'S RESPONSE TO PUBLIC ENGAGEMENT

Homes by Avi
Tuscany Stage 1
Land Use and Outline Plan
Application
LOC2013-0008

Response to Resident Questions



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Q & A

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Below are the questions we received from Tuscany residents regarding the application to date. We have grouped similar questions together under themed headings so you can easily find the topics of concern for you.

GENERAL QUESTION:

Resident Question: How can Avi apply for a land use when they don't own the land?

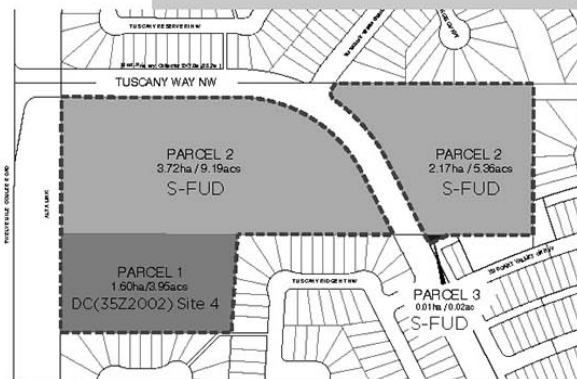
Response: *Homes by Avi is authorized by the landowners, to act on behalf of the landowners, to apply for a land use re-designation, and Brown & Associates Planning Group is its agent to process the application.*

OPTIONS FOR THE LAND:

Resident Questions:

Is there an alternate plan for development should this application be refused?
Why is consideration not given to stick with the original plan for a church and a park?
Why are we considering residential on this land when it's zoned for a Church? Why is this one application and not two separate applications?
Why are homes being proposed on the church site?
Is there anyway the City will not approve this?

Response: *There was never any intention or an option for the subject lands to be retained as a park. All three parcels of land are held by private land owners for future redevelopment, and were not purchased by The City for the purposes of a park.*



- Parcel 1 was contained within a larger land holding completed by Qualico in 2006-2007. Initially, it was subdivided from that holding and designated for use as a church. However, the Diocese has deemed the site surplus for a variety of reasons including availability of other churches to serve the area, concerns regarding access to the property, and parking availability during Sunday services.
- Parcel 2 has been a private acreage for many years. The owners have held on to the land for future development and agreed to dedicate a portion of their land to the City for the Tuscany Way right-of-way.
- Parcel 3 is a remnant piece of land from Carma that, upon approval of re-designation, would allow completion of the residential lots owned and previously developed by Carma, now Brookfield Properties.

(cont.)

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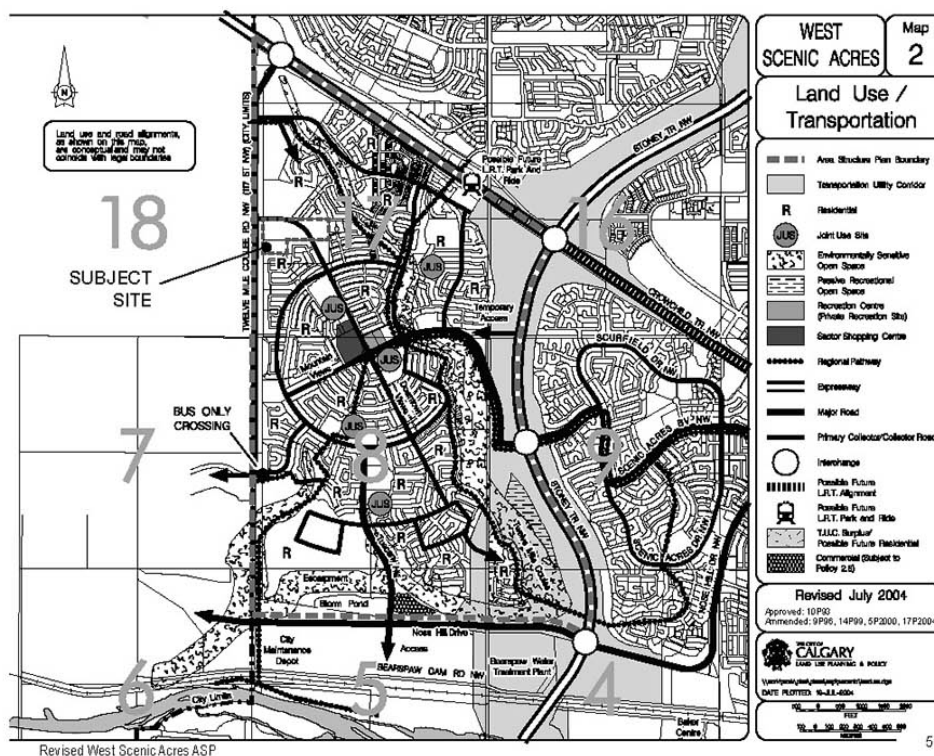
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The Scenic Acres Area Structure Plan (ASP) identifies this subject lands as residential. As generally stated above, a small portion of the subject site (Parcel 1- 3.96 acres) is designated Direct Control which allows for a Church, while, 14.55 acres (Parcel 2) is designated Special - Purpose Future Urban Development (S-FUD) District. This land use is used throughout the City as a 'holding' district prior to an appropriately designated land use. The entire Community of Tuscany, prior to its development, was designated S-FUD. An Area Structure Plan is the guiding policy for general land use assumptions; it is used to establish road networks, locations for schools, commercial and regional pathway alignments. The subject site was identified within this policy as Future Residential.

Developments are required to provide 10% of their land holdings as Municipal Reserve, and this is being proposed with the Homes by Avi application. Parcel 1 has provided its municipal reserve already, however, the outstanding reserves are still owing on Parcel 2.

The intention is for Homes by Avi to develop/build the proposal as presented, as such the land use application was submitted as one application. It not typical to divide up an application based on existing land uses.

A proposal is not a guarantee for development until it is approved by City Council. Homes by Avi is hoping their low density residential proposal will receive a positive outcome from Council but they won't know until after the Public Hearing is held and a decision is made by City Council.



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Resident Questions: Tuscany is the largest community and it contains limited infrastructure, schools, fire hall. We have never been presented options for a Fire Hall or School on the subject land. There are not enough schools in the area for kids. We shouldn't be building more homes without schools. Is housing the best use for the site? The subject land creates a rural feel within Tuscany and this will be lost.

Response: *As part of the Scenic Acres Area Structure Plan, and as part of the Carma Outline Plan/Land Use Application, consideration was given by various City Departments for the appropriate allocation of services within the community. As with most community developments within the City of Calgary, each stakeholder (Calgary Board of Education, Calgary Separate School Division, Emergency Services, Parks Department, Utility Services) is given the opportunity to review the proposal to ensure it is satisfied with the allocation of land uses. The community of Tuscany, established the location for 5 school sites, a commercial sector and recreation centre.*

The City did not deem the subject lands as appropriate for schools or services, and through the policy planning exercise with The City of Calgary, residential was identified as being the most suitable land use for the subject site.

It is very typical for new communities to have space allocated by the developer for schools and emergency services, however, the funding required to build those schools or services is provided by The City, the Province and its education partners. Through the application circulation, the Calgary Fire Department has identified the desire to discuss a possible Fire Station site on the subject lands. The Applicant Team has agreed to meet with them and get a better understanding of their needs. At this point in time, a meeting has not occurred.

We recognize that sites of this nature don't always exist within communities as the community is typically built out within a certain time frame. However, the private landowners chose to wait to develop their plots of land. The City is not able to force a landowner into developing, however, it was fortunate that discussions occurred many years ago between the Ward Alderman, The City and the Parcel 2 owner, to dedicate and develop Tuscany Way. This dedication was agreed to by the owner, recognizing the Tuscany Community would benefit from this connection.

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CONSTRUCTION DETAILS:

Resident Question: What is the Construction Timing?

Response: *It is anticipated this development will take three years from the time of approval to get fully built.*

Resident Question: Is there going to be a sound fence?

Response: *Development applications require a sound attenuation review and approval. Based on how other portions of Tuscany were constructed along the boundary to Twelve Mile Coulee Road we do not anticipate a sound fence is warranted based on current City standards.*

Resident Question: What is to become of the existing fence?

Response: *It is Homes by Avi's intention to leave the existing fencing (between the subject site and residents) in place. All other fencing will be removed and new fencing installed with the new homes.*

Resident Question: Will the site be graded to be equal to our property?

Response: *Lands will be graded to match the existing elevations of the adjacent properties at property lines, as per City Standards (new developments must match the grade of the surrounding parcels).*

Resident Question: What is the earliest building would begin? What is the latest building would begin? What time of day would building start/stop?

Response: *A Land Use Redesignation Application is the first stage in developing these lands. If the land use proposal receives approval from City Council, the next stages will include Stripping and Grading, utility and road installation, a subdivision application, development permit application and building permits. These processes could take 1-1.5 years for completion. At best, we anticipate construction could begin as early as Fall 2014. Builders must adhere to the City of Calgary Noise Bylaw for construction, which permits construction between the hours of 7:00am and 10:00pm.*

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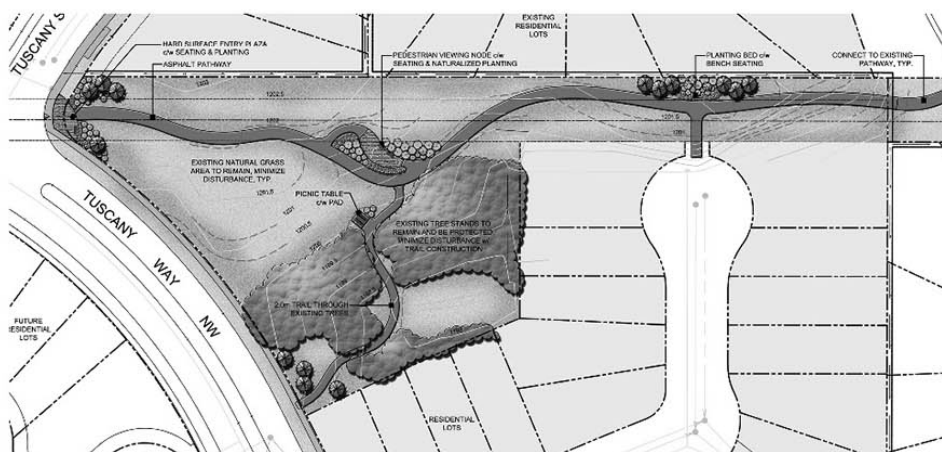
GREEN SPACE/OPEN SPACE:

Resident Questions: Why isn't the Green Space being retained? Why aren't the groves of trees being retained? The plan does not guarantee trees will be retained – many will be cut down for this development. Are you able to add trees behind our property? We are opposed to losing the church use and decrease 'open space' and natural areas in the community. How will the existing wildlife be monitored? This is a small green space that has existed in Tuscany for the past 10+ years. There is no need to tear down trees for development. We should be preserving as much natural function of the land as possible. We purchased our home because of the green space behind it and we paid extra for this reason. Why is a housing development being placed in one of our green spaces? Could the proposed park be increased in size and a 30km zone implemented as it is a concern for anyone crossing Tuscany Way?

Response: *There was never any intention or an option for the subject site to be retained as a park or green space. The perceived 'open space' that will be lost is not part of the approved municipal reserve system within Tuscany. This is a private lot that has remained 'green' due to the landowners desire to not develop until this time. The West Scenic Acres Area Structure Plan identifies the subject land as residential.*

The Municipal Government Act (Provincial Regulations) requires that all developments provide 10% of their land holdings as municipal reserve. Many years ago, the undeveloped Tuscany community contained a variety of natural features: rolling hills, trees stands, and other features. The Carma development adhered to the MGA and a variety of open spaces (schools, neighbourhood parks, linear pathways) were included within the community to meet the expectations of the City. While Homes by Avi is unable to protect all trees, they are committed to protecting trees within the proposed municipal reserve site.

The Homes by Avi application is providing the required open space, as seen in the park concept. We recognize there are safety concerns related to crossing Tuscany Way at this location and would support a 30km playground zone should the residents be successful at making this request to the Parks Department.



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PROPERTY VALUES:

Resident Questions: This development is going to lower our property values. Will there be a tax relief for our housing depreciation? Development will affect my existing view and landscape.

Response: *The proposed development will introduce 115 new homes that will be sold at present market prices for new homes. With the current market conditions, and introduction of new homes within the community, residents will most likely see an increase in property values of homes in the area.*

DENSITY:

Resident Questions: What is the anticipated number of homes? Why does the calculation of density include roads and municipal reserve, this is not an accurate representation. Density of 6.3 upa exceeds the Policy. What effects will occur on the existing infrastructure if you have increased density?

Response: *Homes by Avi would like to build 115 homes on the subject land. This equates to 6.2 units per acre. The City of Calgary calculates density based on the Gross Developable Area of land, and this calculation includes roads and municipal reserve spaces (it does not include environmental reserve spaces). The application is not improperly calculating density, but following the City protocol. The existing Tuscany Community density, at the time of proposal, was calculated using the same formula.*

The effect of density on infrastructure is a valid question. Please see the Traffic Section and Servicing Section.

The density does exceed the ASP policy, and this is due to Parcel 1 providing municipal reserve within the Qualico application, which was approved in 2006 and has already been included in one of the existing open space parcels.

In addition, when added to the overall community's density the proposed application is in-line with the densities contained within the West Scenic Acres ASP.

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TRAFFIC:

Resident Question: This development is going to create noise and traffic with the development of a 4-lane road – how will it be mitigated?

Response: *Tuscany Way has been designed as a Primary Collector and can accommodate up to 12,500 vehicles per day which is more than the current and estimated future volume with the development in place. The noise wall that is currently provided on the north side has been designed to mitigate the noise from this roadway.*

Resident Question: Crossing Tuscany Way is difficult now let alone when more traffic is added to Tuscany Way.

Response: *Traffic volumes are very similar to other primary collector and collector roads in Calgary. Delays associated with crossing or entering Tuscany Way from one of the local streets are consistent with similar streets in Calgary. As stated in the Open Space section, Homes by Avi is supportive of a playground zone at this location, which would aid in crossing Tuscany Way.*

Resident Question: There are blind spots on this roadway – what will be done about these?

Response: *Tuscany Way has been built to a Primary Collector standard. The horizontal curves in the roadway have been designed to allow sufficient sight distance for vehicles travelling at 60 km/hr. The current design has no traffic intersections on the inside of the Tuscany Way road curve where visibility would be an issue. Full construction of the four lanes will allow a safety location on the median for pedestrian crossings. Construction of the south lanes on Tuscany Way will enhance visibility in the area.*

Resident Question: Twelve Mile Coulee is not a safe roadway coming up the hill - will it be up-graded?

Response: *The steep hill about 600m south of Tuscany Way on Twelve Mile Coulee Road is in The City of Calgary's jurisdiction and is not considered an offsite road to this project. At this time we are not aware of any City plans to upgrade the hill. DAWatt, the transportation consultant, has requested information from the City regarding this roadway and will provide an update once we understand the future plans.*

Resident Question: Increased density equates to increased traffic.

Response: *This is true. The potential increased traffic was included in the original design of Tuscany Way and is well within City design guidelines.*

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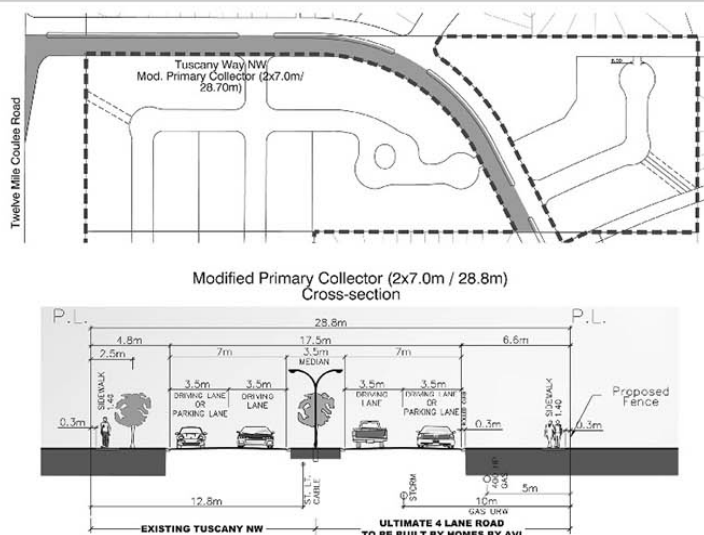
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Resident Question: What is the timeframe for upgrades to Tuscany Way and Twelve Mile Coulee Road?

Response: Development of the subject lands requires the completion of Tuscany Way to four lanes. Homes by Avi will complete the construction of this roadway without impact to residents, as the north half will remain open during construction. The timing for the upgrades to Twelve Mile Coulee Road are unknown at this time. Further discussion with the City will be done as part of the application process.



Resident Question: How will the design affect vehicles and pedestrians on Tuscany Valley Green?

Response: Tuscany Valley Green has been designed as a local standard roadway ending in a cul-de-sac. The intention is to design a link at the end of the cul-de-sac allowing pedestrian access into the linear park system. The design will have very little impact on vehicles and pedestrians along Tuscany Valley Green.

Resident Question: Why are we creating two new intersections on Tuscany Way? Shouldn't we be lining up the accesses?

Response: The new intersections on Tuscany Way meet the City's specifications for minimum intersection spacing. There are two intersections to Tuscany Way. The east side intersection is located on the outside of the curve and services the small eastern cell. The second intersection is on the north side of the western development cell and is located in a straight portion of Tuscany Way for visibility purposes. The proposed internal cul-de-sac in the western development cell is an emergency access to Tuscany Way only. It will not be a permanent day to day access location. As one of the locations is an Emergency Access Only, there is no need to line up the two accesses.

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TUSCANY – WARD 1
TWELVE MILE COULEE ROAD NW & TUSCANY WAY NW
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Resident Questions: Will the following intersections be enhanced for safer emergency access: Twelve Mile/Crowchild, Twelve Mile/Blueridge Rise, Twelve Mile/Tusslewood, Twelve Mile/Tuscany Way and Twelve Mile/Blueridge Drive?

Response: *The intersection of Tuscany Way and Twelve Mile Coulee Road will be enhanced as part of this project's construction. Any enhancements to the other intersections are not part of this project's involvement. The other intersections were constructed to City guidelines and are controlled by The City.*

Resident Questions: Although a Traffic Impact Assessment is not required with the application, as per the City, we feel one should be completed. Has any additional Transportation work been completed to date?

Response: *A traffic study is currently underway and should be completed by the end of April 2013.*

Resident Question/Comment: Could a Traffic Circle/Roundabout be placed on Tuscany Way? Not all residents are in support of a roundabout along Tuscany Way.

Response: *It would be very difficult and costly to introduce roundabouts in retrofit situations such as this. Roundabouts generally require more right-of-way than stop-controlled intersections. Additional right-of-way on the north side of Tuscany Way is not available. Additionally, there is insufficient room on the existing Tuscany Springs Hill to provide a tapered connection to a roundabout. There are also other issues with implementing roundabouts, including: no parking zones required in front of existing houses, possible relocation of the existing bus zone away from the intersection, and restricted pedestrian access via crossings located further away from the intersection.*

SAFETY:

Resident Questions: How will you ensure pedestrian safety? The sidewalks proposed won't do well in the winter, and will be ice covered all the time. Consideration should be given for the other side of the street.

Response: *The application was submitted showing only one sidewalk on all the local roads. The City of Calgary has approved new residential street standards and the plan will be updated to show sidewalks on both sides of the road. In addition to better pedestrian/cyclist mobility on the residential streets, Tuscany Way also contains separated sidewalks on both sides of the roadway. As stated earlier, Homes by Avi would support a 30km zone to ensure a safer crossing for pedestrians at Tuscany Way and Tuscany Springs Hill NW.*

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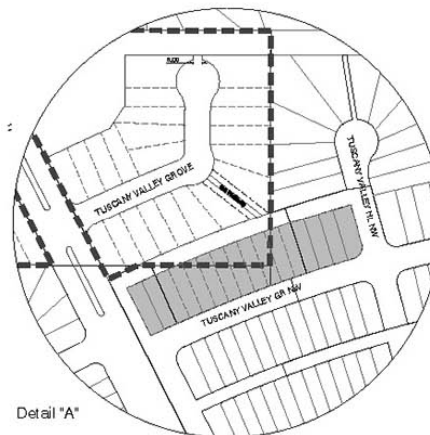
LAND USE:

Resident Questions: Why is the zoning not the same as us? There is a strange triangle of land identified in the southeast corner of the proposed application. What is to become of the existing lane? Why is the main issue density when the entire lot behind us was designated for a church?

Response: The application was submitted as R-1N which accommodates the same lot sizing and uses as the existing surrounding residents. In initial discussions with Administration, both parties were under the impression that R-1N was appropriate for the land. Subsequent discussion has determined that the property needs to be designated R-C1N. This change will be made.

Due to the property ownership lines, there was a small area of Brookfield's land that they were unable to develop. As such, Brookfield provided the appropriate servicing and lane allocation to ensure future development of the encumbered lot (see detail). Upon approval of the proposed application this block will be available for development and will be finished by Brookfield.

As identified earlier, the subject land only contains a small area that allows for a church (3.95 acres) while the remaining land (14.55 acres) is zoned S-FUD for Future Residential.



SERVICING:

Resident Questions: What does water/wastewater say about the application? Is the City infrastructure in the area adequate? Is there capacity within the sanitary wastewater line to accommodate this development?

Response: Sufficient capacity was designed into the boundary infrastructure of Tuscany including sanitary sewer, storm sewer, potable water and shallow utilities. Storm detention ponds exist in Tuscany that have been sized to include drainage from this site. There is a downstream sanitary sewer issue outside of Tuscany that is being dealt with by the City.

How will drainage of the property be dealt with? How will natural drainage be dealt with – how can you ensure my house won't be affected by drainage? How will you deal with the effects on rain storage, infiltration and drainage?

Response: Site designs and grades will be done in accordance to City of Calgary design guidelines. Those guidelines have been put in place to protect properties from drainage issues from offsite.

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CIRCULATION & INFORMATION:

Resident Questions: What options do we have to provide information since the March 22nd circulation deadline date has passed? How are we able to get more information on the project?

Response: While the City targeted a circulation deadline of March 22nd, residents still have an opportunity to comment on a land use redesignation up to and including a public hearing of City Council. Our team made an assumption that a low density residential development and completion of the Tuscany Way roadway would be welcomed as favourable to the Tuscany residents, as it is the least dense form of residential development and is consistent with the adjacent land uses and lot sizes.

The development team has met with the Tuscany Community Association executive and has provided information to be shared with Tuscany residents. We understand residents desire to obtain more information and have an opportunity to discuss with our Development Team. As such, an Open House has been arranged for Thursday, May 9th at the Tuscany Club. Residents are invited to attend the Open House anytime between the hours of 6:30pm and 8:00pm to talk to the applicant team about their questions or concerns.

Upon review of the City Administration comments on the application and residents comments, Homes by Avi will advise their Development Team on moving forward with the application.

It is expected that the proposed plan will move through the City approval process in the following manner (timelines noted are estimates):

- Step 1: Response to Resident Comments received to date (FAQ): Completed.
- Step 2: Open House on May 9th, 2013. Drop in anytime between 6:30pm and 8:00pm.
- Step 3: Applicant will respond to Community and City of Calgary comments (May, 2013).
- Step 4: City of Calgary will evaluate the application and render a decision (May/June, 2013)
- Step 5: Application will be heard by Calgary Planning Commission (July, 2013)
- Step 6: Application will be heard at City Council (Public Hearing) (Fall, 2013)

We hope you have the opportunity to attend our open house on **Thursday, May 9th**. Please feel free to drop in anytime between 6:30pm – 8:00pm where representatives from Homes by Avi as well as experts working on the project will be available to answer any questions you might have. If you're unable to attend please consider providing your feedback to us by email at tuscanyfeedback@bapg.ca or take a few minutes to complete our neighbour survey at <https://www.surveymonkey.com/s/tuscanyphase1>.

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Kathy Oberg, Partner / RPP / MCIP / BEDes / MEDes ✉ koberg@bapg.ca
Suite 600, 940 6th Ave SW ☎ 403.692.4532
Calgary, Alberta T2P 3T1 📠 403.262.4480

September 3, 2013

Land Use Planning & Policy
New Community and Subdivision Services
City of Calgary
P.O. Box 2100, Stn. M, #8117
Calgary AB T2P 2M5

Attention: Ms. Sarah Hbeichi

Re: **Tuscany Stage 1 – Homes by Avi**
Land Use Redesignation and Outline Plan Application
LOC2013-0008

Homes by Avi, and its consultants, held an open house in April 2013 for Tuscany Stage 1. A number of questions were raised during the circulation process and during the Open House, please find attached a formal response to these questions.

A copy of the latest Land Use/Outline Plan and Municipal Reserve Concept Plan are attached.

Should you have any questions please do not hesitate to contact us.

Kindly,

A handwritten signature in black ink, appearing to read 'Kathy Oberg', written over a large, faint, stylized 'X' watermark.

Kathy Oberg
Principal
Brown & Associates Planning Group

CC: Tuscany Community Association
Alderman Dale Hodges
Naum Shteinbah, Homes by Avi

Attachments (2)

LAND USE AMENDMENT
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Homes by Avi Response to Resident Open House Comments
July, 2013
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Q&A

As part of the May 9th Open House Meeting with Tuscany Residents, a number of comments were made at the Open House. Homes by Avi, and its consultants, have summarized the comments and a formal response is provided here, with additional information attached: revised Outline Plan and Municipal Reserve Concept.

Land Use: We think that the Site would be better as Commercial rather than Residential.

Response: The Scenic Acres Area Structure Plan has identified this subject lands as residential. An Area Structure Plan is the guiding policy for general land use assumptions, it is used to establish road networks, locations for schools, locations for commercial, and regional pathway alignments. The subject site was identified within this policy as future residential not as commercial. As part of the ASP process, commercial uses were strategically located within the heart of the community and along the southern edge, near Nose Hill Drive.

We feel that there is a need for more emergency services - this should be included in the proposal. We would like to see a Fire Hall on this site.

Response: The possibility of accommodating a Fire House has been discussed with the Fire Department. It appears that the Fire Department is already considering a full Fire Station in the area at a different location.

We are sad to lose this natural open space for our kids to play. We were told it would remain as green space.

Response: This subject land is a private residential site today and proposed as the same with future development, where trespassing is prohibited.

The subject site was not identified within the ASP for open space, schools and or community services.

As part of the Scenic Acres Area Structure Plan, and as part of the Carma Outline Plan/Land Use Application, consideration was given by the City Departments for the appropriate allocation of services and uses within the community. As most communities within the City of Calgary, each stakeholder (CBE, CSSD, Emergency Services, Parks Department, Utility Services) is given the opportunity to review the proposal and ensure it is satisfied with the allocation of land uses.

Throughout the policy planning exercise with the City of Calgary, and through the various studies, the subject site was identified as the most suitable land use being residential. This land has always been identified as residential.

We recognize that sites of this nature don't always exist within communities. The entire Tuscany Community, at one time, was an undeveloped land of similar 'rural' nature. The expectation for Tuscany always was a comprehensive residential development. The subject parcels are simply the last remaining undeveloped sites that were waiting for their turn to be completed. In fact, the negotiated dedication of Tuscany Way Right-of-Way through the subject lands that occurred several years ago was provided for the benefit of the entire Tuscany Community and not only this

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Homes by Avi Response to Resident Open House Comments
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site. In addition, as per the Municipal Government Act, the application is providing the required municipal reserve as well.

SE corner of Parcel 2 has an area not being developed – please explain

Response: The SE corner is being proposed for single family homes, in addition to lots (owned by Carma/Brookfield Residential) in Parcel 3.

Municipal Reserve/Trees

We would like to see a 30km/h speed zone on Tuscany Way next to the proposed MR parcel.

Response: Homes by Avi would support a 30km/h zone, should the residents be successful at making this request to the City of Calgary.

We want a playground added to the MR.

Response: Homes by Avi is prepared to co-operate and assist City Parks Department in accommodating an appropriate playground structure on the proposed MR lands.

We would like Homes by Avi to preserve as many trees as possible.

Response: Homes by Avi is proposing to retain existing trees within the Municipal Reserve. At the detailed design stage, upon further review of lot grading, the possibility of retaining some of the mature trees along Tuscany Way will also be evaluated.

Backyards along the proposed path will no longer be private due to the increased pedestrian traffic.

Response: The MR parcel has been revised to accommodate a pathway along the south side of the ATCO Right-of-Way, and has been located as far as possible away from existing residential lots. The placement of the pathway must adhere to the ATCO Pipelines rules and restrictions. The proposed concept plan adheres to these rules.

The East cul-de-sac doesn't have a legal mechanism in place to protect the tree buffer that has been committed to by Homes by Avi.

Response: The application has been revised to include additional MR south of the linear park to provide a tree buffer within public Park land. This will ensure the buffer will be within the protected public lands instead of private lots.

How will the development impact wildlife?

Response: Tuscany is already a fully developed suburban community. Further impact on wildlife arising from the proposed development will be negligible.

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Transportation: Are traffic lights planned for Tuscany Way and Twelve Mile Coulee Road?

Response: Traffic lights are not warranted for the Tuscany Way at Twelve Mile Coulee Road intersection at this time and are not part of this application.

Have additional studies been completed on Tuscany Way to address the proposed intersections? Is there not an opportunity to make a 4 way intersection instead of three T-intersections? Would like to see the main access relocated on the north side to Tuscany Springs Hill NW.

Response: A Traffic Impact Assessment was prepared, submitted and approved by the City of Calgary Transportation Department for the proposed application. The City of Calgary Transportation Department is in support of the access locations as submitted with and cannot support an access on the inside of the curve (for example an All-Turns access at the existing Tuscany Springs Hill T-intersection).

The new intersections on Tuscany Way meet the City's specifications for minimum intersection spacing. There are two proposed intersections to Tuscany Way. The east side intersection is located on the outside of the curve and services the small eastern call. The second intersection is on the north side of the western development cell and is located in a straight portion of Tuscany Way for visibility purposes. The proposed internal road in the western development cell is an emergency access to Tuscany Way only. It will not be a permanent day to day access location. As one of the locations is an Emergency Access Only, there is no need to line up the two accesses.

We were surprised that traffic counts are as low as they are on this roadway – it is a busy road.

Response: Traffic volumes are very similar to other primary collector and collector roads in Calgary. Delays associated with crossing or entering Tuscany Way from one of the local streets are consistent with similar streets in Calgary. Due to the fact that only half of the roadway has been built to date, the traffic would seem heavier due to the single lane movement in each direction.

We would like to know the implications of a roundabout at the intersection of Tuscany Springs Hill.

Response: It would be very difficult and costly to introduce roundabouts in retrofit situations such as this. Roundabouts generally require more right-of-way than stop-controlled intersections. Additional right-of-way on the north side of Tuscany Way is not available. Additionally, there is insufficient room on the existing Tuscany Springs Hill to provide a tapered connection to a roundabout. There are also other issues including no parking zones being required in front of existing houses and the conflict of the existing bus zone.

We are opposed to a 4-lane road.

Response: Tuscany Way has been always been designed as a Primary Collector Roadway (through the West Scenic Acres Area Structure Plan and the Carma approved Land Use/Outline Plan applications). The Primary Collector roadway was given by the current landowner during Carma's South Phase as it was a beneficial 'link' for the community. This roadway was designed

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to accommodate up to 12,500 vehicles per day which is more than the current and estimate future volume with the development in place.

What's traffic going to be like with the LRT station opens? Will this road not go beyond the Environmental Capacity?

Response: Traffic volumes along this portion of Tuscany Way are not expected to increase once the LRT station opens. The volumes may actually decrease as more people within Tuscany drive or walk to the park and ride lot within Tuscany.

We are concerned with traffic on Twelve Mile Coulee Road. Is Twelve Mile Coulee expected to be widened?

Response: Twelve Mile Coulee Road is in the City of Calgary jurisdiction and at this time we are not aware of any future City plans to upgrade this roadway.

We think that Emergency Access should be a full intersection (not a RI/RO).

Response: The proposed Emergency Access is unfit for a full intersection (due to spacing on the west side of the roadway not meeting the City's standards on the inside of a curve). Also, it is not a RI/RO intersection. This is only the emergency access point that will contain break-away bollards (for Fire Trucks) and a connection to the sidewalk. No local traffic will be allowed to use this access.

The roads should be re-aligned and Carma should provide access to the East cell.

Response: A roadway at this location is no longer an option at this time. Carma/Brookfield has pre-serviced all the lots within their Parcel 3 area and received their Outline Plan approval. If the proposed land use re-designation is approved, they will proceed with finishing off this parcel with the pre-serviced lots as approved.

Schools: How will this affect those trying to get into the school?

Response: CBE has been circulated on this application and did not have concerns regarding the proposed application.

Tuscany Club: Will the new homeowners become members of the Tuscany Club?

Response: Home by Avi is prepared to discuss the suggestion of their residents becoming member of the Tuscany Club during the detailed design and marketing stage.

Construction: Homes by Avi needs an environmental management plan for construction waste.

Response: Homes by Avi will be following all of the regulations governing construction waste management as per the City of Calgary development regulations.

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Homes by Avi Response to Resident Open House Comments
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Utilities: Has Atco pipelines been consulted with development proposed so close to their line?

Response: As part of the circulation process ATCO was notified of this application. They have guidelines specific to development adjacent to pipelines (building setbacks, pathway locations and planting restrictions). The proposed application meets their guidelines. ATCO will be circulated again at detailed design stage.

We are concerned about drainage into existing properties adjacent to the site

Response: Site designs and grades will be done in accordance to City of Calgary design guidelines. Those guidelines have been put in place to protect properties from the off-site drainage.

Other Comments: Information sent out to date was not helpful

Response: The Applicant distributed and circulated Information Summary regarding the proposed development through the Tuscany Community Association in addition to the information presented at the Public Open House and the 4-page Information Package mailed to 5,000 homes in the community. It was our intention that it would give residents a better understanding of the proposal.

MAP 17NW

TUSCANY STAGE 1 OUTLINE PLAN AND LAND USE REDESIGNATION

Legal Descriptions:
Portion of:
Plan 014487 Block 15, Lots 1 & 2
Plan 7884/K Block 1 and 2 &
SW Sec. 17, Twp. 25-Rge. 1-N-3M

Municipal Addresses:
8860 & 8770 Twelve Mile
Roads
300 Tuscany Way NW

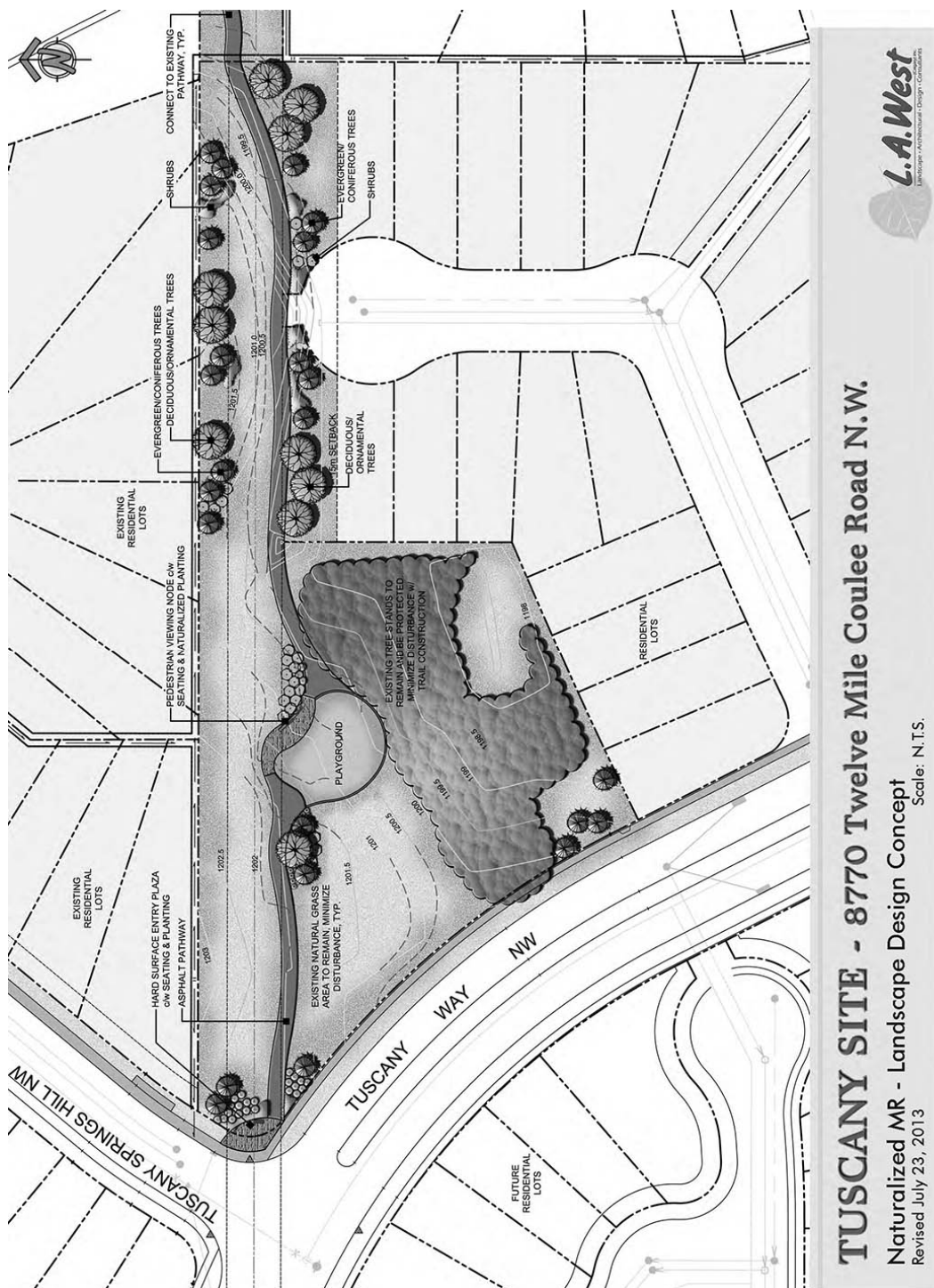
Prepared by:

OUTLINE PLAN STATISTICS	
Project Name: b&a Associates Ltd.	Scale: 1:1000
Project Location: 8860 & 8770 Twelve Mile Road	Client: b&a Associates Ltd.
Project Date: 2002-01-15	Project No: 02-01
Project Status: In Progress	Project Type: Residential
Project Area: 1.00 Ha	Project Cost: \$1,000,000
Project Density: 100 Units/Ha	Project Completion: 2003-01-15
Project Description: Outline Plan and Land Use Redesignation	Project Notes: See Legal Description
Project Features: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Details: See Legal Description
Project Constraints: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Requirements: See Legal Description
Project Objectives: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Outcomes: See Legal Description
Project Risks: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Mitigation: See Legal Description
Project Opportunities: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Implementation: See Legal Description
Project Challenges: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Success: See Legal Description
Project Lessons Learned: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Feedback: See Legal Description
Project Next Steps: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Conclusion: See Legal Description
Project Summary: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Final Report: See Legal Description
Project Appendix: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project References: See Legal Description
Project Glossary: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Index: See Legal Description
Project Bibliography: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project Table of Contents: See Legal Description
Project List of Figures: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project List of Tables: See Legal Description
Project List of Appendices: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project List of References: See Legal Description
Project List of Bibliographies: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project List of Glossaries: See Legal Description
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Project List of Lessons Learned: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project List of Opportunities: See Legal Description
Project List of Next Steps: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project List of Challenges: See Legal Description
Project List of Summaries: 1.00 Ha, 100 Units/Ha, 100 Units/Ha	Project List of Opportunities: See Legal Description

LAND USE AMENDMENT
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APPENDIX III: OUTLINE PLAN



LAND USE AMENDMENT
TUSCANY – WARD 1
TWELVE MILE COULEE ROAD NW & TUSCANY WAY NW
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MAP 17NW

APPENDIX IV: COMMUNITY ASSOCIATION LETTER



January 22, 2014

To: The City of Calgary

Re: File Number LOC2013-0008 (Tuscany Stage 1 – Homes by Avi)

Attention: Mr. Craig Sklenar, Senior Planner, New Community Planning & Subdivision Services

As an update to comments offered in March 2013, the Tuscany Community Association (TCA) respectfully offers the following comments regarding the land use amendment proposal submitted by Homes by Avi on behalf of the Roman Catholic Bishop of the Diocese of Calgary and 292561 Alberta Inc. (Wenngatz).

The applicant has communicated effectively with the TCA and offered an open house to Tuscany residents on May 9, 2013. These efforts are appreciated, as residents are more aware of the scope of the proposal, and have been offered an opportunity to voice their concerns.

It is our understanding that the proposed development will proceed through the initial approval process, although newly constructed homes will be connected to utilities only after necessary upgrades to the West Memorial Sanitary Trunk are complete. We are pleased that the development plans are consistent with the adjacent homes in the community, although density sits at the higher end of the recommendations of the Area Structure Plan.

The TCA would like to emphasize our ongoing concern regarding the increasing traffic volume on Tuscany Way and 12 Mile Coulee Road, due to increases in construction traffic and residential occupancy in nearby areas. These 2-lane roadways will both soon be over capacity, exacerbated by this land use amendment to higher density, as well as densification which will occur adjacently in Rocky View County, and we trust this will be taken into consideration during the approval process, as both roads are slated to be widened to 4-lane roadways when traffic volume warrants.

If there has been a traffic impact assessment conducted for this area recently, or is planned for the future, we respectfully request a copy of the report.

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association
P.O. Box 27054
Tuscany RPO
Calgary, AB T3L 2Y1
www.tuscanyca.ca

LAND USE AMENDMENT
TUSCANY – WARD 1
TWELVE MILE COULEE ROAD NW & TUSCANY WAY NW
BYLAW 21D2014

MAP 17NW

APPENDIX IV: COMMUNITY ASSOCIATION LETTER



In addition, when the roadways are widened, the TCA encourages the City to consider a roundabout at the intersection of Tuscany Way and 12 Mile Coulee Road to keep traffic flowing smoothly in a safe manner. This will become increasingly important, especially when construction of this project and other adjacent developments in Rocky View County begin.

Thank you for the opportunity to provide comments on the proposed application.

Regards,

Kelli Taylor
President, Tuscany Community Association

cc: Councillor Ward Sutherland, Ward 1
TCA Board of Directors

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