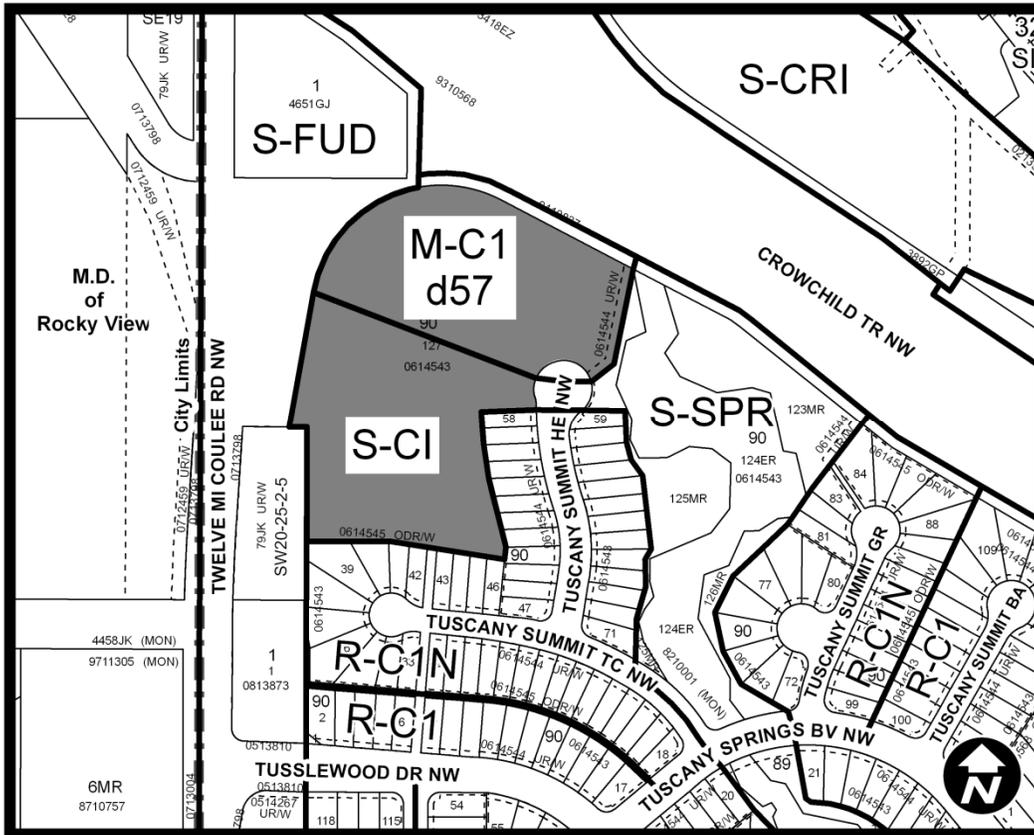


LAND USE AMENDMENT	ITEM NO: 05	
	FILE NO:	LOC2012-0102
	CPC DATE:	2013 December 19
	COUNCIL DATE:	2014 February 10
	BYLAW NO:	15D2014

TUSCANY
(Ward 1 - Councillor Sutherland)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 3.16 hectares \pm (7.81 acres \pm) located at 167 Tuscany Summit Heath NW (Plan 0614543, Block 90, Lot 127) from DC Direct Control District to Multi-Residential – Contextual Low Profile (M-C1d57) District and Special Purpose – Community Institution (S-CI) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

Moved by: R. Honsberger

Carried: 7 – 0

Absent: M. Logan

PROPOSAL:

To redesignate 3.16 ha ± (7.81 ac ±) located at 167 Tuscany Summit Heath NW (Plan 0614543, Block 90, Lot 127) from DC Direct Control District to Multi-Residential – Contextual Low Profile (M-C1d57) District and Special Purpose – Community Institution (S-CI) District.

(Map 20NW)

APPLICANT:

Synergy Planning Inc

OWNER:

Foothills Lutheran Church of Calgary

CURRENT DEVELOPMENT:

None – Land is vacant

ADJACENT DEVELOPMENT:

NORTH: Crowchild Trail NW and a small tree farm

SOUTH: Residential – Single detached

EAST: Residential – Single detached and open space

WEST: Twelve Mile Coulee Rd NW

SUMMARY OF CIRCULATION REFEREES

NEW COMMUNITY PLANNING	Comments provided – proposal supported
INTER-MUNICIPAL PLANNING	No Comment Received
CALGARY BOARD OF EDUCATION	No Objection
WARD 1 COUNCILLOR	No Comment Received
TUSCANY COMMUNITY ASSOCIATION	Comments attached
ENMAX	No Comment Received
TELUS	No Objection
SHAW	No Objection

SUMMARY OF CIRCULATION REFEREES	
ATCO GAS	No Comment Received
ATCO PIPELINE	No Objection
ALBERTA INFRASTRUCTURE	No Objection
ALBERTA ENVIRONMENT	No Comment Received
ALBERTA TRANSPORTATION	No Objection

PLANNING EVALUATION

Introduction

The subject site measures 3.16 hectares± (7.8 acres±) and is located at the north end of the community of Tuscany, adjacent to the intersection of Crowchild Trail NW and Twelve Mile Coulee Road NW.

The applicant proposes to redesignate the site from a DC Direct Control District to Special Purpose – Community Institution (S-CI) District and Multi-Residential – Contextual Low Profile (M-C1d57) District.

Site Context

The subject site is owned by the Foothills Lutheran Church of Calgary and was redesignated in 2006 to a Direct Control District (Bylaw 14Z2006) to allow a 400-seat church building and a school with up to 450 students. No development has occurred as a result of this land use redesignation.

Proposed Land Use District

The applicant proposes 1.66 hectares± (4.1 acres±) of Special Purpose – Community Institution (S-CI) District and 1.51 hectares± (3.7 acres±) of Multi-Residential – Contextual Low Profile (M-C1d57) District. The proposed S-CI District will accommodate a church seating up to 310 people and providing pre-school space for up to 48 children, plus associated uses. The proposed M-C1d57 District will accommodate up to 85 townhouses. A preliminary concept of the church site layout places a small soccer field and the parking lot along the residential development to the south.

Site Characteristics

Currently, the site is vacant, graded and contains little vegetation, except for the edge of a small tree stand along the north boundary. The site is also generally level with the exception of a slope, rising from east to west, along the western boundary of the parcel adjacent to Twelve Mile Coulee Road NW.

Legislation & Policy

According to the Municipal Development Plan (MDP), the subject site lies within the area identified as Planned Greenfield with ASP. As such, the MDP indicates that the ASP shall provide specific direction for the community's development.

The proposal conforms to the West Scenic Acres Area Structure Plan (The Plan), which indicates that the subject site is in the Residential Area. According to The Plan, the Residential Area allows a range of uses including churches and multi-residential dwellings.

Site Access & Traffic

The subject site will have access points (one each for the townhouses and the church) from the end of Tuscany Summit Heath NW. Transportation Planning has reviewed the potential impacts posed by the proposed redesignation and is satisfied that the transportation network will continue to function within acceptable standards.

Parking

A parking study was not required as part of this application but will be reviewed through the development permit process.

Site Servicing for Utilities

There are no concerns with utility hook-ups for the subject site itself. The site is however, affected by the lack of capacity in the West Memorial Sanitary Trunk. As such, a sanitary servicing study must be approved before a Development Permit for the site will be issued.

Environmental Site Assessment

A Phase 1 Environmental Site Assessment was included in the application package. It indicates that there are no environmental concerns on the subject site.

Community Association Comments

The Tuscany Community Association submitted a letter dated 2013 February 04 in which its representatives express a number of concerns regarding the proposal including:

- whether Tuscany Summit Heath NW can adequately serve the traffic requirements posed by the proposed uses, particularly the townhouse development,
- whether use of an alternative emergency access along a bicycle path is appropriate, and
- whether existing infrastructure can adequately handle the amount of stormwater runoff generated by the proposed uses.

A copy of the letter received from the Community Association is included in APPENDIX II

Adjacent Neighbour Comments

Several letters were received from local residents and a local condominium board. All expressed opposition to the proposal or aspects of the proposal. Most concerns focused on the proposal to accommodate townhouse development on the site.

The main concerns were related to:

- Increased traffic (including construction traffic) and associated safety concerns
- Lack of on-street parking,
- Interface issues, including design, noise and fumes from idling vehicles.

Administration's Review of Comments

Traffic generation and access to the subject site, including emergency access were issues considered by Transportation Planning and deemed acceptable by City of Calgary standards.

Issues related to stormwater management, parking and interface design will be reviewed as part of a development permit process. With regard to stormwater management, an advisory comment has been included in the CPAG response placing responsibility on the applicant for any on-site stormwater management and/or downstream infrastructure upgrades that are required.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed Land Uses comply with the policies found in the West Scenic Acres Area Structure Plan.
2. The proposed uses are deemed to be compatible with surrounding development.
3. The proposed townhouse development will improve the variety of housing options found in the community and the proposed church site, including the building and sports fields, will help serve the community's spiritual needs and provide pre-school spaces and a small recreational area for local residents.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.16 hectares \pm (7.81 acres \pm) located at 167 Tuscany Summit Heath NW (Plan 0614543, Block 90, Lot 127) from DC Direct Control District to Multi-Residential – Contextual Low Profile (M-C1d57) District and Special Purpose – Community Institution (S-CI) District.

APPLICANT'S SUBMISSION

This is a formal land use redesignation application requesting a land use amendment approval of 3.16 hectares (7.8 acres±) of land in the community of Tuscany, which is owned by the Foothills Lutheran Church of Calgary. The subject site is currently undeveloped with a Direct Control District (DC14Z2006) land use designation. The existing DC14Z2006 Land Use District was approved by Council on February 27, 2006 to allow for a private school with a maximum of 450 students and a church with a maximum of 400 sanctuary seats.

The proposed land use redesignation application is in support of a future subdivision that will split the subject site into two (2) separate parcels. The Rockford Group has an agreement based on land use approval to purchase 1.51 ha± (3.7 ac±) site to develop a townhome style development. The proceeds of the sale of the land to the Rockford Group will be used by the Foothills Lutheran Church of Calgary to build their new community church on the remaining 1.66ha± (4.1 ac±) site.

Prior to submitting the proposed land use redesignation application, the applicant (Synergy Planning Inc.) engaged the City of Calgary through the pre-application process, invited Alderman Dale Hodges, and the Tuscany Community Association to participate in our public engagement process. As part of our Client's commitment to the Community of Tuscany and the Adjacent Neighbours, the Clients and their consultant team held two (2) Public Open Houses. The first Public Open House was held on September 27, 2012, to solicit input and feedback for the Adjacent Neighbours regarding their preference and concerns regarding future development options on the subject site. A second Public Open House was held on November 20, 2012, to present the updated proposed Site Plan showing the proposed development on the subject site in response to the community input and feedback by addressing concerns regarding traffic and density.

The application proposes amending the current Direct Control District (DC14Z2006) to special Purpose – Community Institutions (S-CI) District and Multi-Residential – Contextual Low Profile (M-C1d57) District. The proposed SC-I Land Use District will accommodate a new community church which will have approximately 310 sanctuary seats, a pre-school for 48 children, and associated uses on 1.66 ha ± (4.1 ac ±) site. The proposed M-C1d57 Land Use District will accommodate approximately 85 multi-family town homes on 1.51 ha ± (3.7 ac±) site, which translates to approximately 57 units per hectare (23 units per acre).

Foothills Lutheran Church of Calgary, Rockford Group, and their consultants respectfully request approval of the proposed Land Use Amendment from Calgary Planning Commission and Calgary City Council.

COMMUNITY ASSOCIATION LETTER



February 4, 2013

Circulation Control
Development and Building Approvals #8201
P.O. Box 2100, Station M
Calgary, AB T2P 2M5
e-mail: CPAG.Circ@calgary.ca

Re: File Number LOC2012-0102

Attention: Mr. David Couroux,

The Tuscany Community Association (TCA) respectfully offers the following comments regarding the land use amendment proposal submitted by the Foothills Lutheran Church of Calgary to change the designation of approximately 3.7 acres of land from the existing DC Direct Control District (DC 14Z2006) to Special Purpose—Community Institutions (S-CI) District and Multi-Residential—Contextual Low Profile (M-C1d57) District.

The TCA appreciates pre-application meetings with the applicants and understands the need for higher densities within the City of Calgary as outlined in the Municipal Development Plan and PlanIt. However, a critical prerequisite before densities are increased within established communities is the provision of adequate and safe access to accommodate increased densities.

The applicants have not demonstrated that Tuscany Summit Heath NW was originally designed to accommodate multi-family residential use. Furthermore, the Heath is not a viable route to provide ingress and egress for emergency vehicles.

In the Conceptual Site Plan submitted by the applicants, an alternate Emergency Access is proposed through an existing bicycle path. This demonstrates the inadequacy of Tuscany Summit Heath NW to be the main access point for the development. The bike trail in question is not subject to regular snow removal, and does not have the structural strength or width to accommodate emergency vehicles. This could place the families living in the residential complex as well as first responders in a life threatening situation should an emergency arise and use of the bike trail for access becomes necessary.

Stormwater runoff is currently a significant issue in this part of Tuscany and the additional impervious surfaces will further exacerbate unresolved drainage problems. The subject property is located at one of the highest points within Tuscany. Increased runoff will need to be directed a long way through existing infrastructure within the community that is reportedly at capacity. We have no information to suggest the additional runoff can safely be accommodated by the downstream system. System surcharge, flooding, decreased water quality and a number of other significant environmental issues and the associated claims for damages are some of the potential future issues that The City would be liable for if it approves this application.

GROWING A SAFE, HEALTHY AND ENJOYABLE COMMUNITY

Tuscany Community Association
P.O. Box 27030, Tuscany RPO
Calgary, AB T3L 2Y1
www.tuscanyca.ca

A fundamental principle of sound urban design is that adequate infrastructure must be available for high density developments before they are approved by a municipality. If this area was intended for higher density, road access would have been designed to support the density. We strongly believe the application as presented will not be accommodated by existing infrastructure.

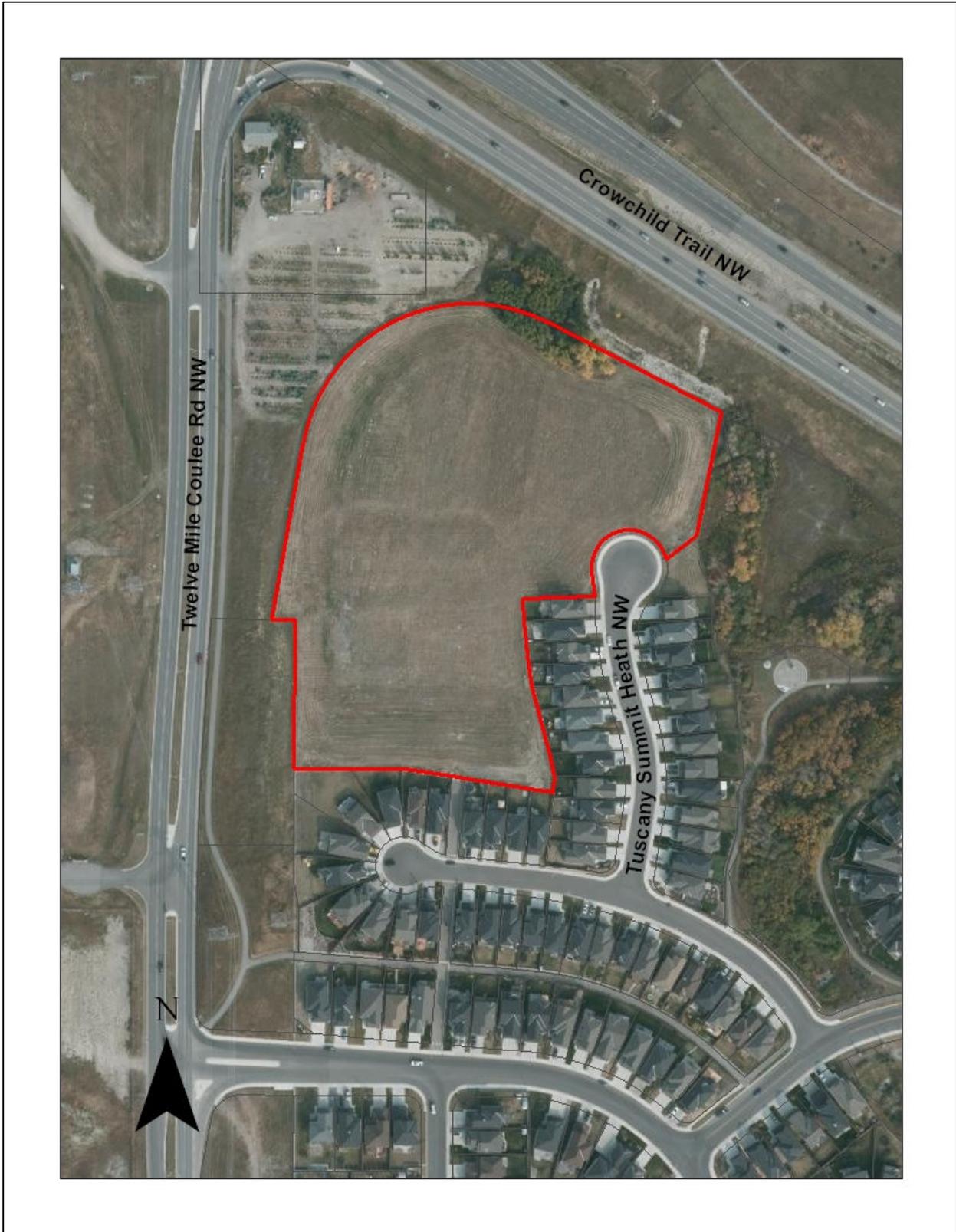
For all the reasons noted above, the application as submitted should be denied by the Planning Commission and City Council.

Regards,

Harpreet Sandhu, AICP
President, Tuscany Community Association

cc: Alderman Dale Hodges, Ward 1
TCA Board of Directors

SITE MAP



SITE IMAGES

Image 1 – from Tuscany Summit Heath NW, facing west (source: Google Street View)



Image 2 – From Crowchild Trail NW, facing southwest (source: Google Street View)

