

**Land Use Amendment in Tuscany (Ward 1) at 65 Tuscany Ridge Way NW,
 LOC2023-0194**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.08 acres ±) located at 65 Tuscany Ridge Way NW (Plan 0414467, Block 76, Lot 16) from Direct Control (DC) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a secondary suite, in addition to the building types already allowed (e.g. single detached dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Revised West Scenic Acres Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed redesignation is compatible and consistent with the existing neighbourhood, allowing existing housing options to continue, providing greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2023-02782) for a secondary suite has been submitted and is ready to be approved pending Council's decision on the redesignation.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the northwest community of Tuscany, was submitted by the landowner, Galaxy Explorations Holdings Inc on 2023 July 12. As indicated in the Applicant Submission (Attachment 2) the land use redesignation will allow for a secondary suite. A concurrent development permit (DP2023-02782) for a secondary suite has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation.

The current land use for the parcel is a DC District (Bylaw 35Z2002), which is based on the R-1A Residential Narrow Lot Single-Detached District of Land Use Bylaw 2P80, which does not allow secondary suites. The proposed R-C1N District is needed to accommodate the existing parcel width and would allow for a secondary suite.

The approximately 0.03 hectare (0.08 acre) midblock site is situated on the east side of Tuscany Ridge Way NW. The site is currently developed with a single detached dwelling (including an existing, unapproved secondary suite) with rear lane access. There is currently a gravel parking pad accessed from the rear lane.

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As a part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the community association was appropriate. In response, the applicant reached out to the Tuscany Community Association (CA) and the Tuscany Residents Association (TRA). The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notices posted on site and published [online](#). Notification letters were sent to adjacent landowners.

Administration received one letter of opposition, which noted concerns around loss of community character and increased noise, traffic and parking congestion.

The Tuscany Community Association provided a response on 2023 September 26 (Attachment 4), indicating they have no comment.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This proposed application legalizes an existing secondary suite in the community of Tuscany, providing improved safety, and offering an additional housing option for Calgarians near existing services and amenities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy—Pathways to 2050*.

**Planning and Development Services Report to
Calgary Planning Commission
2023 December 07**

**ISC: UNRESTRICTED
CPC2023-1277
Page 3 of 3**

**Land Use Amendment in Tuscany (Ward 1) at 65 Tuscany Ridge Way NW,
LOC2023-0194**

Economic

The proposed land use would provide more housing choices in the community and allow for more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform