

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Tuscany, along Tuscany Ridge Way NW and south of Tuscany Drive NW. The midblock parcel is approximately 0.03 hectares in size (0.08 acres) and is approximately 9.54 metres wide by 33 metres deep. The parcel is currently developed with a single detached dwelling with rear lane access.

Surrounding development is predominantly designated as Direct Control (DC) District ([Bylaw 35Z2002](#)), based on the R-1A Residential – Narrow Lot Single - Detached District of Land Use Bylaw 2P80. The R-1A District allows for low density residential development in the form of narrow lot single-detached housing, and does not permit secondary suites. Southeast of the site is Multi-Residential – Contextual Low Profile (M-C1) District as well as Commercial – Community 2 (C-C2) District.

The site is conveniently located near a number of local services and amenities. Eric Harvie School (kindergarten to grade four), a playground and Anahita Park are approximately 200 metres (three-minute walk) northeast of the site. The Tuscany Shopping Mall with a grocery store, bank, restaurants and more, is approximately 300 metres (five-minute walk) southeast of the site. Tuscany Club with a Resident’s Association, splash park, community outdoor rink, tennis and pickleball courts plus a skatepark are approximately 600 metres (10-minute walk) southeast of the site. Twelve Mile Coulee School (grades five to nine) is approximately 700 metres (12-minute walk) southeast of the site.

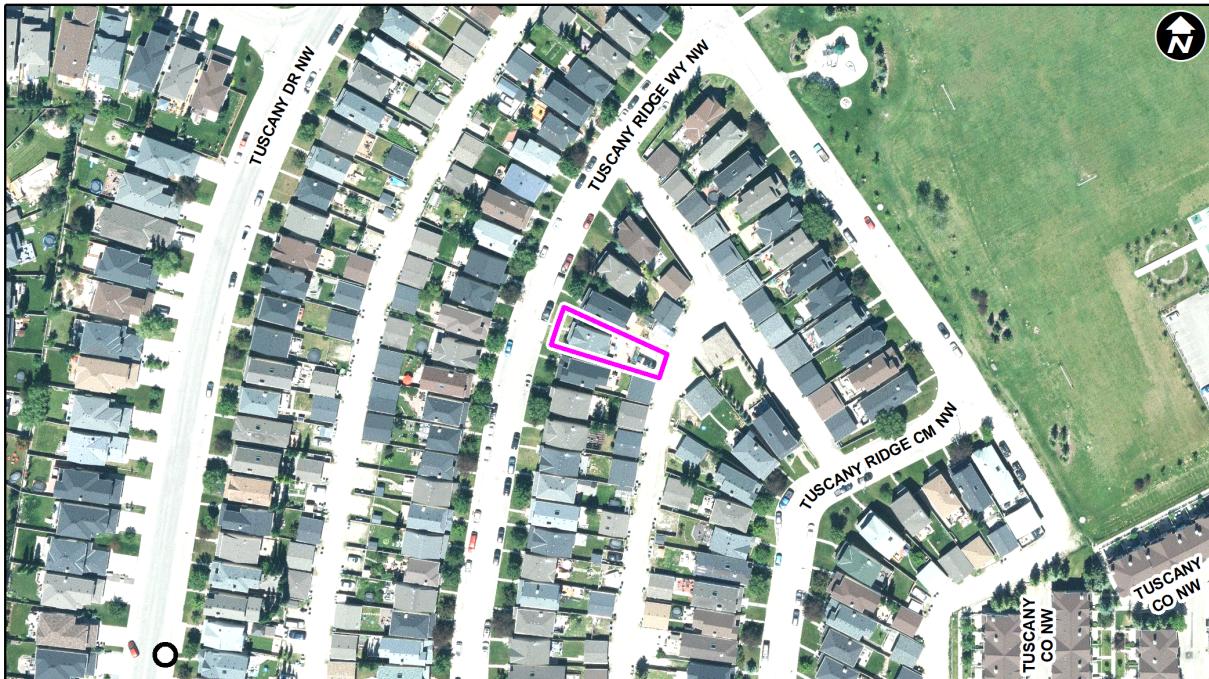
Community Peak Population Table

As identified below, the community of Tuscany reached its peak population in 2019.

Tuscany	
Peak Population Year	2019
Peak Population	19,884
2019 Current Population	19,884
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Tuscany Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The purpose of this land use amendment application is to legalize an existing secondary suite using a District that is compatible and similar to the existing neighborhood context and that better relates to the current Land Use Bylaw and planning policy.

The existing DC District (Bylaw 35Z2002) is based on the R-1A Residential Narrow Lot Single-Detached District of Land Use Bylaw 2P80, which accommodates development in the form of single detached dwellings with a maximum height of 10 metres. The DC District also includes a minimum lot width of 7.5 metres and a maximum lot coverage of 55 percent, which shall be reduced by a minimum area of 18 square metres for each required on-site parking stall.

The rules of the proposed Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District are similar to the R-1A District and are intended to accommodate existing residential development and contextually sensitive redevelopment. This includes single detached dwellings, with Secondary Suite as a discretionary use. The minimum parcel width is 9 metres for a parcel containing a secondary suite. The R-C1N District allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C1N District and do not count towards allowable density.

Development and Site Design

The rules of the proposed R-C1N District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping, and parking. A development permit has been submitted, DP2023-02782 and is pending approval subject to a decision on this redesignation application.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Tuscany Ridge Way NW on the west side of the street. The Always Available for All Ages and Abilities (5A) Network indicates the existing on-street bikeway can be accessed off Tuscany Way NW approximately 450 metres (eight-minute walk) east of the site. The existing pathway along 12 Mile Coulee Road NW can be accessed within 600 metres (10-minute walk) west of the subject site. Vehicular access is currently from the existing rear lane. On-street parking is unrestricted along Tuscany Ridge Way NW.

The area is served by Calgary Transit with Bus Route 74 (Tuscany) located approximately 300 metres (five-minute walk) southbound and Bus Route 174 (Tuscany) located approximately 300 metres (five-minute walk) northbound on Tuscany Drive NW, traveling to and from the Tuscany LRT Terminal.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available to service the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed with the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is identified as Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP land use policies recognize the ASPs for Planned Greenfield areas as appropriate policies to provide specific direction for development of the local community. The addition of a secondary suite is classified as a low-density residential use and moves towards alignment with MDP goals and

policies of increasing density and diversification of housing stock. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Revised West Scenic Acres Area Structure Plan (Statutory – 1993)

The [Revised West Scenic Acres Area Structure Plan](#) (ASP) identifies the site as being part of the Residential Land Use category (Map 2: Land Use / Transportation). Residential areas are expected to be primarily single detached homes, although additional housing types are encouraged in some locations in alignment with higher level plans. The proposed land use amendment is in alignment with applicable policy of the ASP.