

**Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW,
LOC2024-0093**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 10 Tuscany Hills Road NW (Plan 9511068, Block 1, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed (primarily rowhouses and townhouses but also single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal 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 DC District would allow for an additional use that is an essential service and a community amenity.
- Why does this matter? Integrating child care services within communities leads to more convenient lives for Calgarians and supports positive social and economic outcomes.
- A development permit for a new Child Care Service has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Tuscany, was submitted by the landowner, Muhammad Javed Iqbal, on 2024 March 27. A development permit (DP2024-02097) for a new Child Care Service proposing care for 39 children was also submitted on 2024 March 27 and is currently under review. The Applicant Submission can be found in Attachment 3.

The 0.05 hectare (0.12 acre) site is located at 10 Tuscany Hills Road NW, just south of Tuscany Boulevard NW, and is currently developed with a single detached dwelling with a front attached garage. The site also has rear lane access. The proposed DC District would allow for Child Care Service as an additional discretionary use. The site is within walking distance of a school and several community park spaces to the north and west and is well-served by transit.

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

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ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As 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 respective community association was appropriate. In response, the applicant contacted adjacent neighbours and discussed the proposed redesignation on local social media pages. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received 62 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking concerns given the site's proximity to a school;
- greater number of children in the area increases safety concerns;
- commercial use of a residential property;
- ecological and environmental considerations including wildlife and pest management;
- congestion of waste bins and waste collection vehicles;
- operational nuisances, including dust, parking enforcement, snow management, lighting, privacy, property maintenance and noise;
- lack of sufficient public engagement or community consultation; and
- general unsuitability of the site for a Child Care Service.

Administration was also made aware of an online petition against the proposed redesignation with 490 signatures at the time of writing.

The Tuscany Community Association provided a letter in opposition on 2024 August 27 (Attachment 5) identifying the following concerns:

- lack of support for the use of a Direct Control District;
- lack of sufficient public engagement;
- scale of the proposed development;
- parking, site design and anticipated traffic generation;
- surface coverage, snow storage, garbage collection and noise; and
- location next to a school and busy collector road.

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 children,

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outdoor play areas 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 for the land use amendment 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

The proposed land use would allow for Child Care Service within a residential community at a scale that is compatible with the neighbourhood. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed redesignation would allow for a new Child Care Service. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities within the community.

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. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform