

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Tuscany on Tuscany Hills Road NW, just south of the intersection with Tuscany Boulevard NW. The site is approximately 0.05 hectares (0.12 acres) in size and is approximately 15 metres wide by 34 metres deep. It is currently developed with a single detached dwelling with a front attached garage and also has lane access from the rear.

Lands to the south and east are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings with attached front garages. Lands immediately to the north are designated Special Purpose – Urban Nature (U-N) District and contain a regional pathway, serving as the entrance to Twelve Mile Coulee natural area park. Lands across the street to the west are designated Special Purpose – School, Park and Community Reserve (S-SPR) District and contain open green space, a ball diamond and the Twelve Mile Coulee school which is approximately 150 metres (a three-minute walk) from the subject parcel.

Lands to the north of Tuscany Boulevard NW are designated R-CG District and Special Purpose – Recreation (S-R) District. The Tuscany Residents' Association facility containing a splash park, outdoor rink and tennis courts is located approximately 250 metres (a four-minute walk) to the northwest.

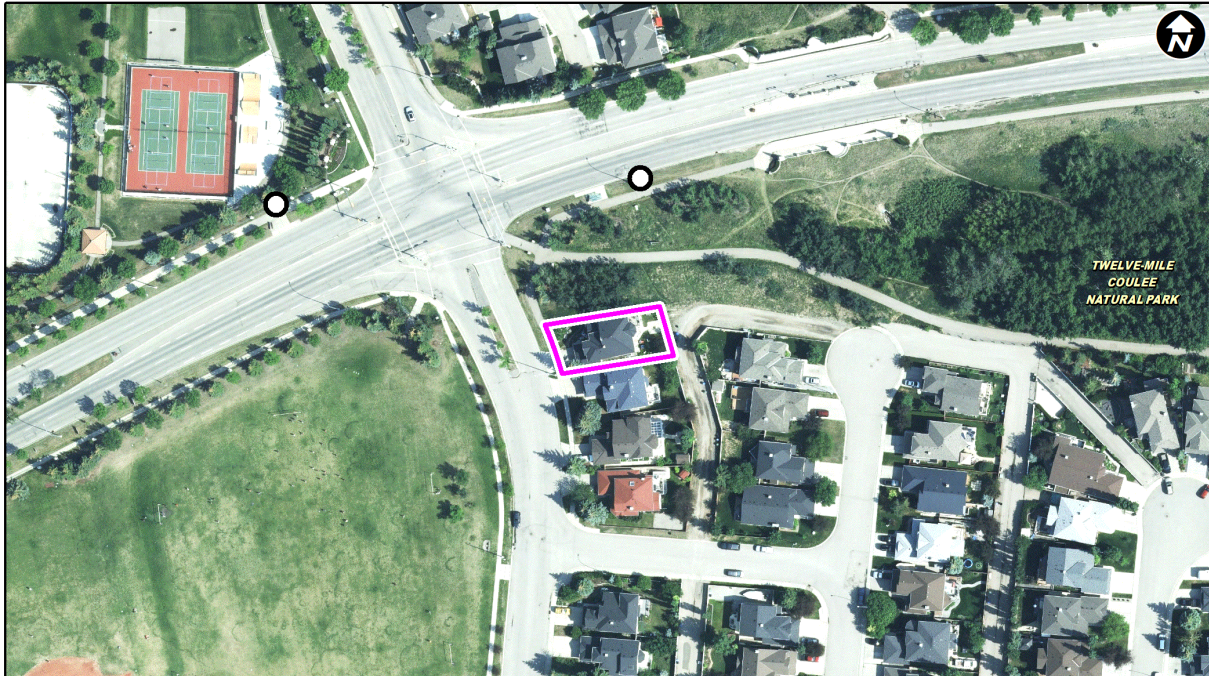
Community Peak Population Table

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 existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to three dwelling units.

The proposed Direct Control (DC) District is based on the existing R-CG District with the additional discretionary use of Child Care Service. The proposed DC District would allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The DC District does not limit the maximum number of allowable children. The number of children allowed in a Child Care Service is determined at the development permit stage in accordance with Provincial licensing requirements.

The Child Care Service use requires one parking stall for pick-up and drop-off for every ten children. No specific rate of staff parking is included in the use rules and would be evaluated as part of the development permit.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics of providing for the Child Care Service use within a residential context. This proposal allows for a Child Care

Service to operate while maintaining the R-CG District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that would allow the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test of relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the *Child Care Service Policy and Development Guidelines* would provide guidance for future redevelopment of the site.

A discretionary use development permit is required to enable a Child Care Service at this location. The number of children, location and number of pick-up and drop-off stalls and outdoor play areas would be confirmed through the development permit process. The maximum number of children will be managed by balancing provincial licensing requirements for pick-up and drop-off stalls, number of staff and outdoor play space. Further issues to be addressed through the development permit review include screening for play areas, waste and recycling management and privacy mitigation for adjacent residential dwellings.

The Child Care Service operator will require provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is provided by a public sidewalk on Tuscany Hills Road NW. An existing pathway forming part of the Always Available for All Ages and Abilities (5A) Network is located immediately north of the site.

The site is located approximately 100 metres (a two-minute walk) from transit stops on Tuscany Boulevard NW served by Route 26 (Sarcee Trail Crosstown), Route 74 (Tuscany), Route 174 (Tuscany), Route 722 (Bowness / Tuscany Ravine), Route 724 (Bowness / Tuscany North), Route 810 (St. Francis / Tuscany Glen / Ravine) and Route 811 (St. Francis / Tuscany).

Future vehicle access to the site will be by the lane and existing driveway and will be confirmed at the time of the development permit. On-street parking is available adjacent to the subject site on Tuscany Hills Road NW.

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

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing and waste and recycling management will be considered and reviewed as part of the development permit.

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.

Rocky View County/City of Calgary Intermunicipal Development Plan (2012)

These lands are subject to the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) and were circulated to Rocky View County for comment in accordance with the requirements of the IDP, however, no response was received. The proposed land use amendment is in keeping with the overall policy objectives of the IDP.

Municipal Development Plan (Statutory – 2009)

The site is within the Developing Residential - Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#). These areas are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally oriented retail located at the edges of communities.

The proposed DC District allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing while also encouraging complete communities by allowing for Child Care Service within a residential area. The proposed land use amendment is in keeping with the overall policy objects of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

The site is within the Residential area as identified on Map 2: Land Use/Transportation of the [Revised West Scenic Acres Area Structure Plan](#) (ASP). Child care services are considered a residential and related use and the exact location, size and configuration of these uses shall be established at the outline plan stage. The proposed land use amendment is in keeping with the overall policy objectives of the ASP.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

The assessment of this application has been reviewed in accordance with the [Child Care Service Policy and Development Guidelines](#), a non-statutory framework designed to guide the development of Child Care Services.

The primary objective of this policy is to effectively manage the impacts of Child Care Service in low-density residential districts. Land use amendments to enable Child Care Service are reviewed against the site selection criteria and development guidelines. The site aligns with 6 of the 7 applicable site selection criteria as identified in the guidelines.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied as intended.