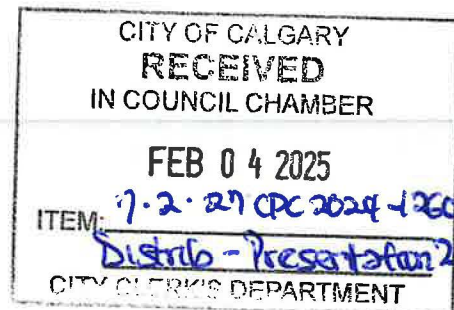


Presentation of Opposition to Land Use Amendment at 10 Tuscany Hills Road (Ward 1)

LOC2024-0093,
CPC2024-1260,
Bylaw 26D2025

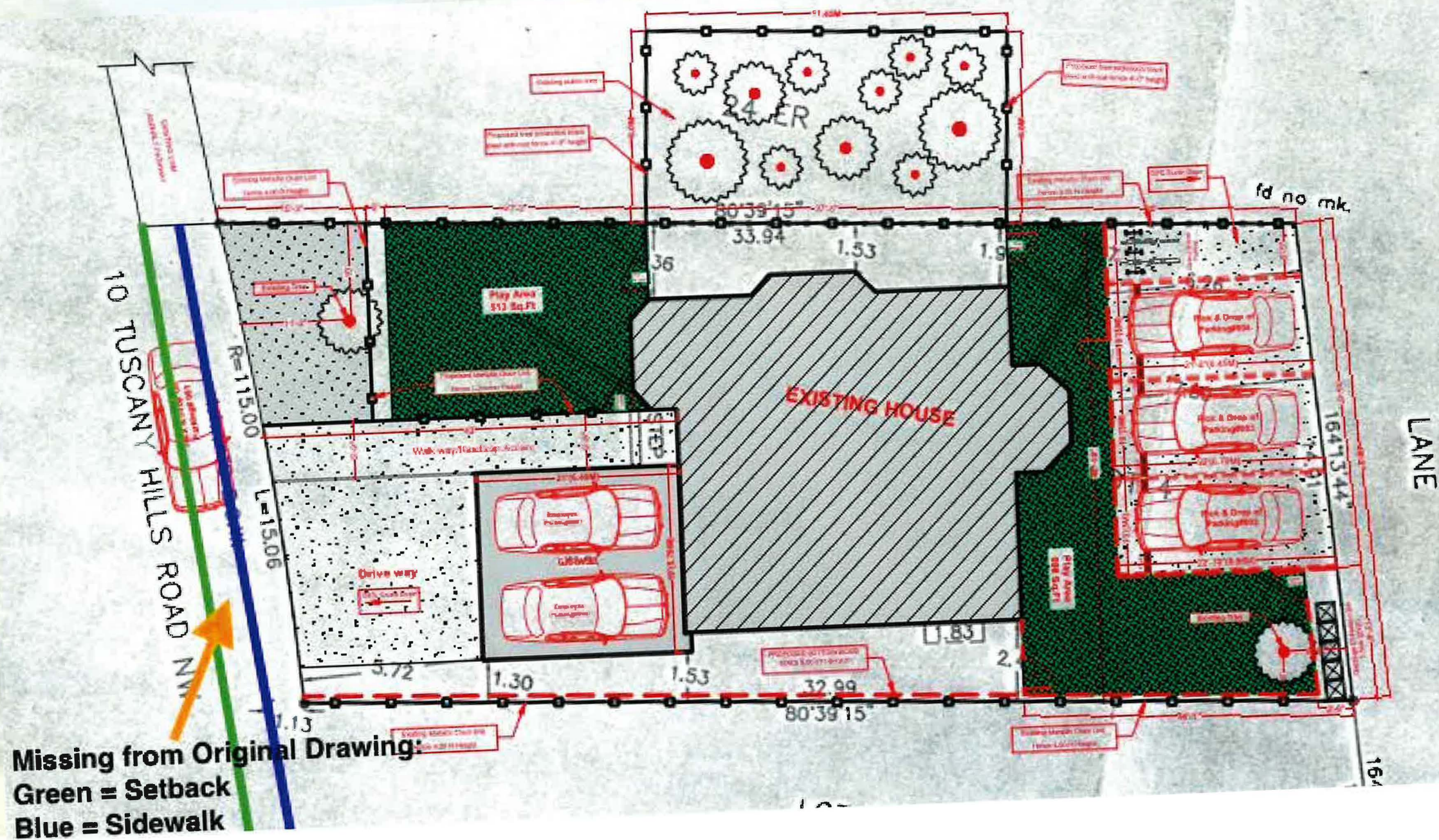


Concerns with Land Amendment

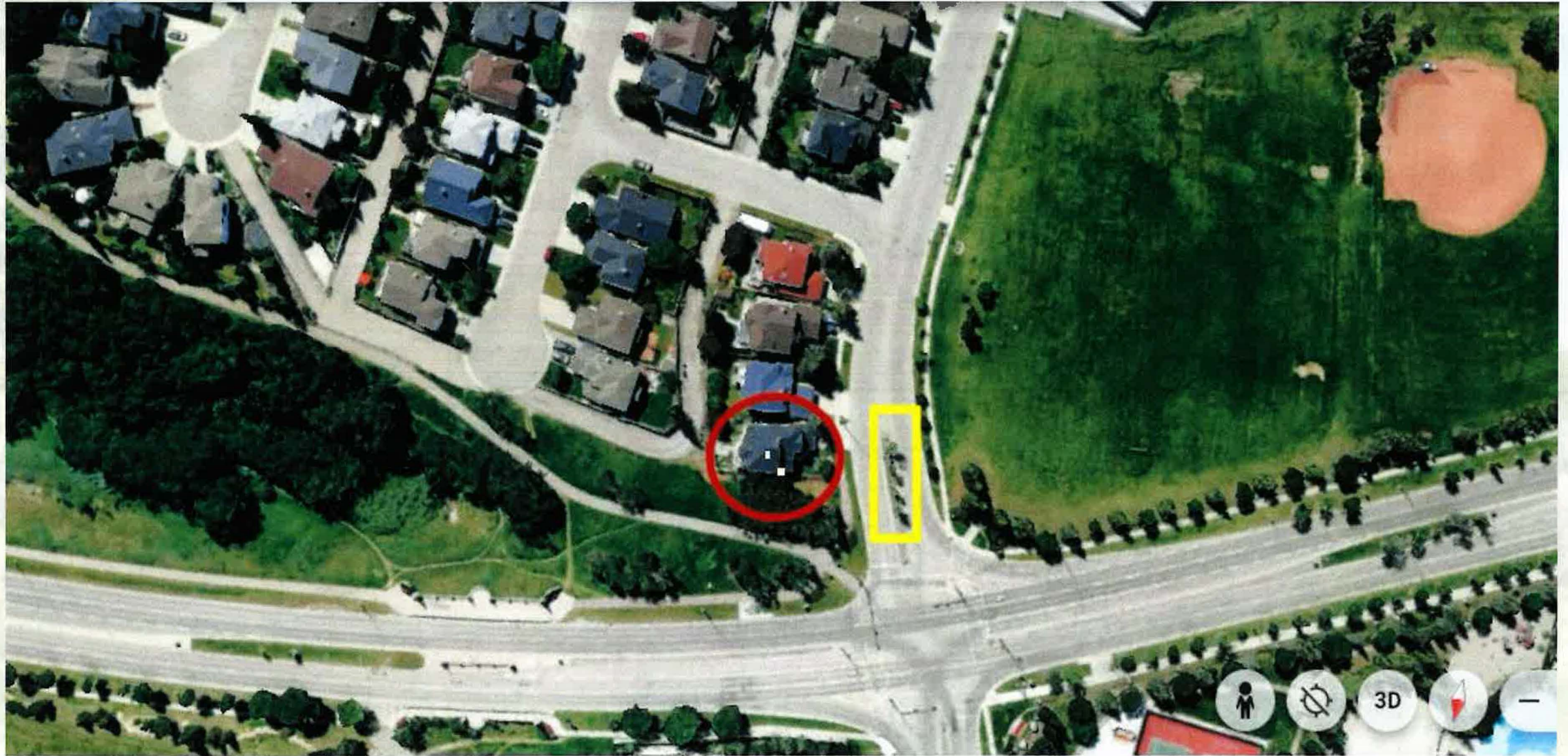
- Safety
- Parking
- Garbage
- Noise
- Environmental
- Lack of applicant–led outreach
- Site not meeting overall criteria for Child Care Service

*****Focus of this presentation is about:
Traffic Flow, Intensity, Disruption and includes Parking.**

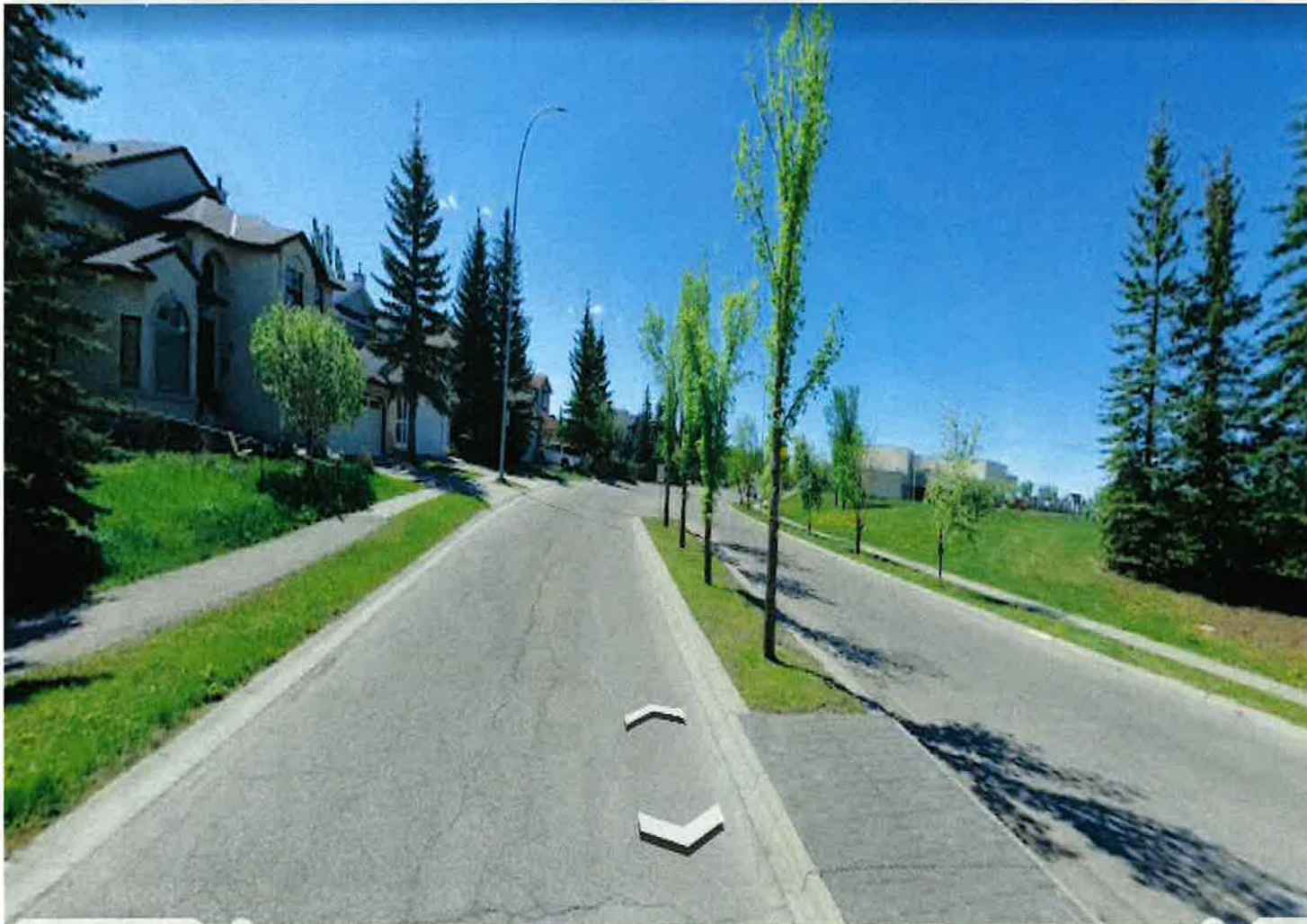
Schematic of Proposed Parking (for context)



No Legal Access to Front of Site from Tuscany Blvd

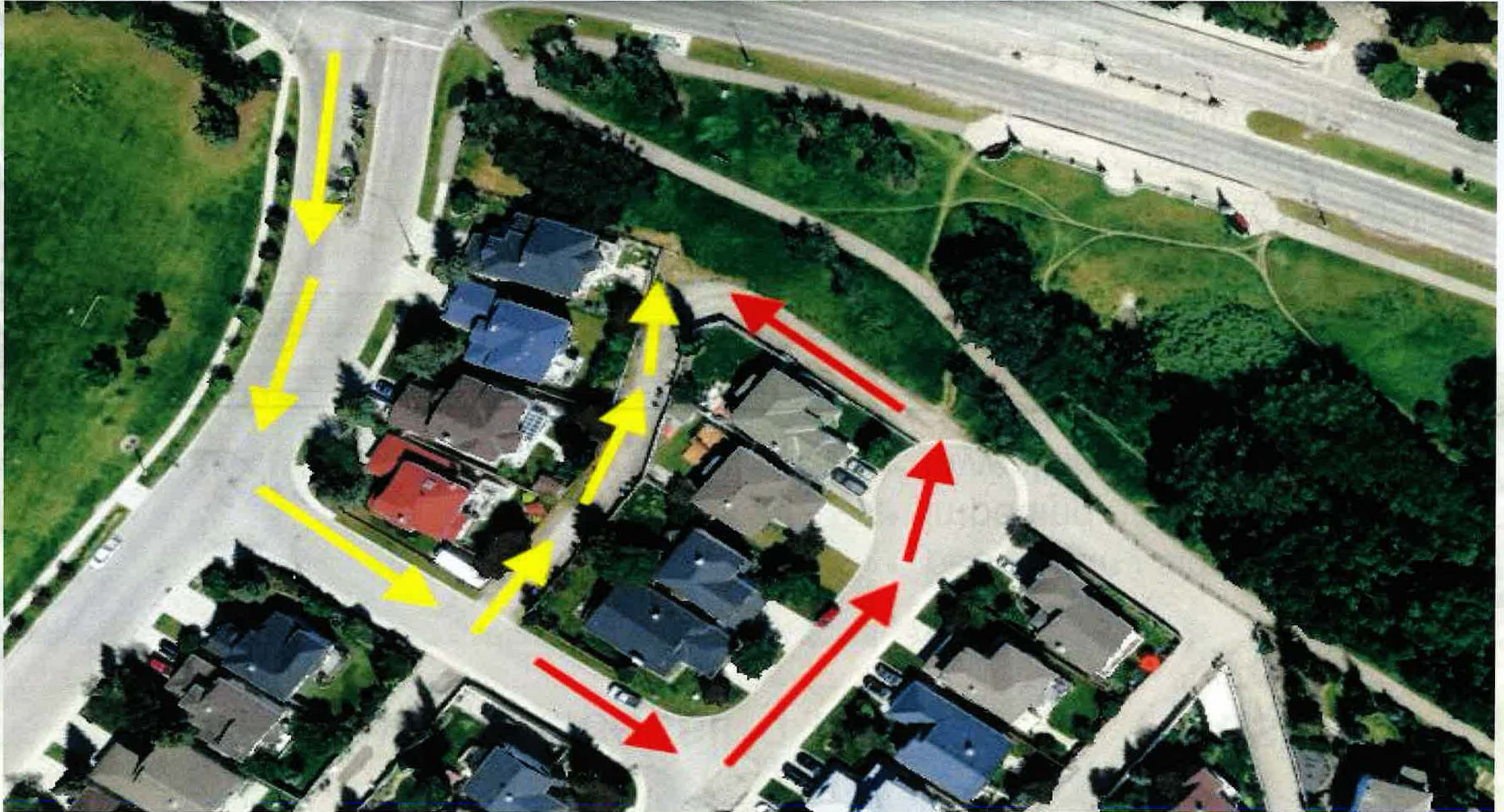


Concerns with Accessing at Front of “House”:



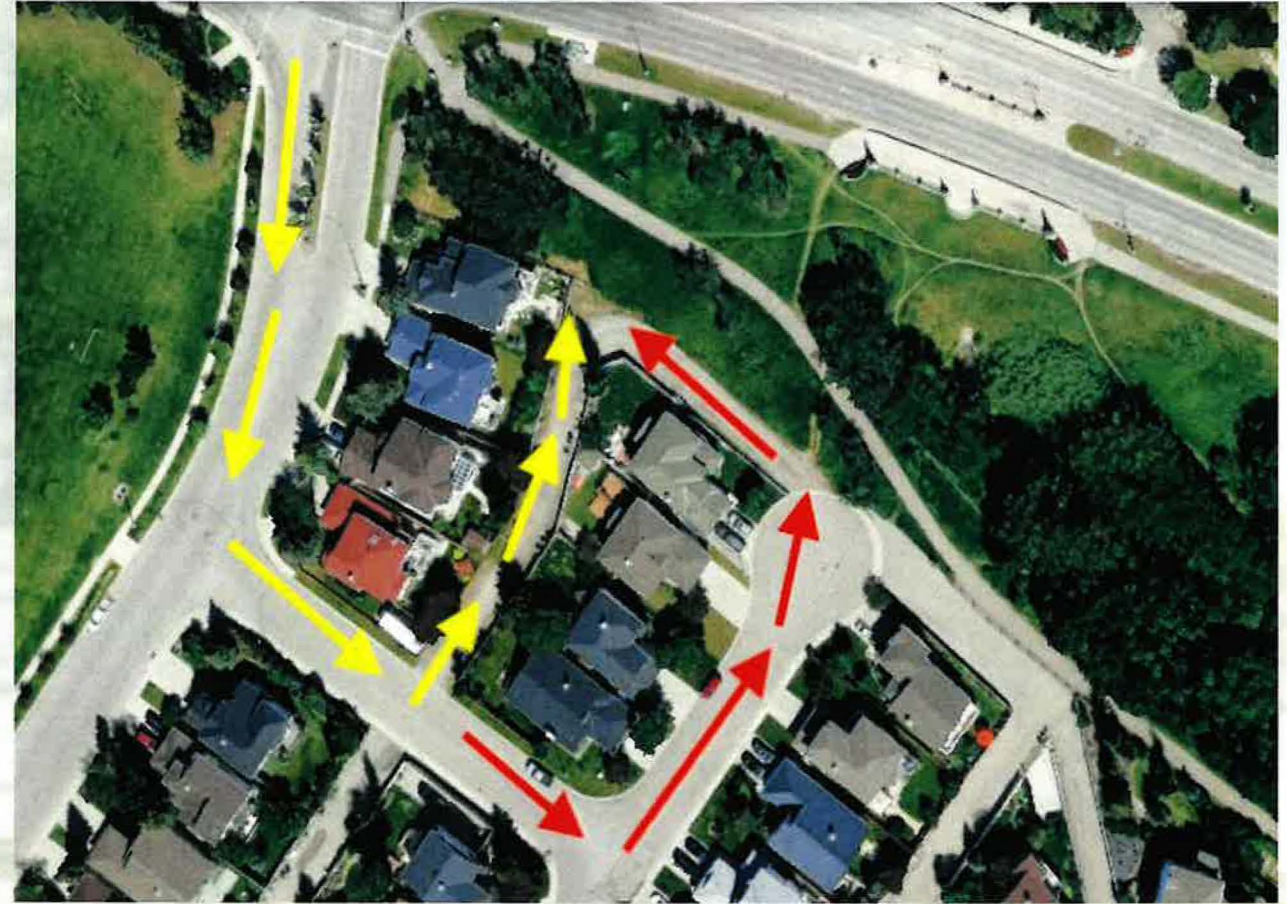
- U-turns
- pedestrian / sidewalk safety
- impeding neighbouring drive pad
- jaywalking
- parked cars impeding traffic leaving community, queueing to Tuscany Blvd
- addition of cars to already high traffic volume before/after school day
- increase of large trucks for commercial deliveries, cleaners, etc.
- access for emergency vehicles to potentially evacuate > 40 people

Access to rear of property requires traversing through residential area.



Potential Daily Impacts

- Based on DP indication of 39 children:
 - 39 x 2 trips (back & forth) through the lane or cul-de-sac at drop-off in AM = 78 passes
 - 39 x 2 trips (back & forth) through the lane or cul-de-sac at pick-up in PM = 78 passes
 - 156 additional vehicle trips through residential block every operational day



* All adjacent neighbours are either retired or work from home.

Lane Not Intended for Two-Way Traffic





Current View

- single, gravel lane
- blind corner
- waste & recycling bins
- utility box midway
- unanswered engagement questions (or inconsistent answers) around snow accumulation / removal, garbage removal, etc.

Lane would become a busier local road,
but with no set-backs to neighbouring properties or environmental greenspace.

- Traffic would be passing starred house on three sides



Concerns with Land Amendment

- Traffic flow, intensity and disruption
- Safety
- Parking
- Garbage
- Noise
- Environmental
- Lack of applicant – led outreach
- Site not meeting overall criteria for Child Care Service

*10 Tuscany Hills Road is not a viable parcel for a large-scale, Commercial Child Care Service.