

Road Closure and Land Use Amendment in Rocky Ridge (Ward 1) adjacent to 10313 Eamon Road NW, LOC2020-0202

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.10 hectares \pm (0.25 acres \pm) of road (Plan 2110081, Area 'A'), adjacent to 10313 Eamon Road NW, with conditions (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.25 acres \pm) of the closed road (Plan 2110081, Area 'A') adjacent to 10313 Eamon Road NW from Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District.

HIGHLIGHTS

- This application proposes to close a portion of the 104 Street NW road right-of-way adjacent to 10313 Eamon Road NW and redesignate it to allow for a City-owned surface parking lot for the use of Journey Church located at 10307 Eamon Road NW. The proposal would allow for a parking lot which will help address a previous contractual obligation between The City and the Church.
- The proposal contributes to the required parking supply for the church, allows for a more efficient use of the land, and aligns with the *Municipal Development Plan* (MDP) and the *Rocky Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for overflow parking for the church users – potentially freeing up more parking stalls within the Park-n-Ride facility for the Tuscany LRT Station users.
- Why does this matter? The proposal would promote more efficient use of the land.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application is located in the northwest community of Rocky Ridge, and was submitted by the landowner, The City of Calgary, on 2020 December 15. The 0.10 hectare (0.25 acre) site is currently an undesignated road-right-of-way, located adjacent and northwest to 10313 Eamon Road NW. The site is approximately 300 metres (five-minute walk) northwest of Tuscany LRT Station. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the intent is to develop the site with a City-owned surface parking lot for the use of the nearby Journey Church located at 10307 Eamon Road NW.

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

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed road closure and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and Rocky Ridge Royal Oak Community Association was appropriate. In response, the applicant delivered letters including a summary of the proposal to Eamon Road residents and hosted a virtual information session for nearby landowners and the Community Association. Additionally, the applicant organized an on-site meeting with the nearby landowners. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received seven letters of opposition from the public and a petition signed by 20 nearby residents opposing the proposed application. The letters of opposition and the petition included the following areas of concern:

- lack of justification to provide additional parking for the church use;
- incompatibility of S-CRI District with adjacent residential uses;
- increased pedestrian and general safety concerns;
- restricted ability to access adjacent lots;
- privacy concerns for adjacent lots;
- increased noise, lighting and dust impacts onto adjacent lots;
- loss of green areas within the road right-of-way; and
- potential conflicts with existing utilities.

No comments from the Rocky Ridge Royal Oak Community Association were received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal addresses a contractual obligation between The City and the Church (see Attachment 1 for the contractual obligation details) and will enable a parking lot and an improved design for an underutilized portion of the road right-of-way. Until further intensification happens on this site and in the surrounding area, the parking area would support the nearby institutional (church) use. The site design, vehicular and pedestrian access, utility conflicts, privacy, and lighting will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for 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.

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IMPLICATIONS

Social

The proposed application supports existing development in the community of Rocky Ridge.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

Economic

The proposed application supports the existing business to meet their ongoing operating requirements and business needs.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Registered Road Closure Plan
4. Road Closure Conditions
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform