

# Background and Planning Evaluation

## Background and Site Context

This application proposes to close a portion of the 104 Street NW road right-of-way located adjacent and northwest to 10313 Eamon Road NW in the community of Rocky Ridge. A land use redesignation is proposed to allow for a City-owned surface parking lot for the use of Journey Church located at 10307 Eamon Road NW.

Previously, The City acquired lands from the Church for the creation of the Tuscany LRT Park-n-Ride facility in the early 2000s. The previous development permit approval for the Church requires a total of 240 parking stalls (107 on the Church site and a minimum of 133 on the Park-n-Ride site). The agreement between The City and the Church allows the Church to use 175 parking stalls within the Park-n-Ride facility on Sundays and non-exclusive use of the same number of stalls on all days other than a Sunday. Because the Church does not have an exclusive use of the Park-n-Ride facility on days other than a Sunday, the Church does not meet their development permit requirement for 133 stalls within the Park-n-Ride facility. This impacts the Church's ability to host events and services on days other than a Sunday. The proposed road closure and land use amendment application would allow for a parking lot which will help address this contractual obligation between The City and the Church by providing approximately 24 additional stalls for exclusive use throughout the entire week.

The site is approximately 20 metres wide and 51 metres long and is an undesignated road-right-of-way with a total area of approximately 0.10 hectares (0.25 acres). The site is approximately 300 metres (five-minute walk) northwest of Tuscany LRT Station.

Surrounding development is characterized by low-density residential in form of single detached dwellings, a nearby place of worship located at 10307 Eamon Road NW and a Park-n-Ride facility for the LRT Station. To the northwest and southeast, single detached dwellings are located and designated Special Purpose – Future Urban Development (S-FUD) District. To the northeast, a stormpond is located across Eamon Road and designated S-CRI. The site is bounded by Crowchild Trail to the southwest. To the southeast, a private residence is located under S-FUD District between the proposed site for the parking area and the Church.

## Community Peak Population Table

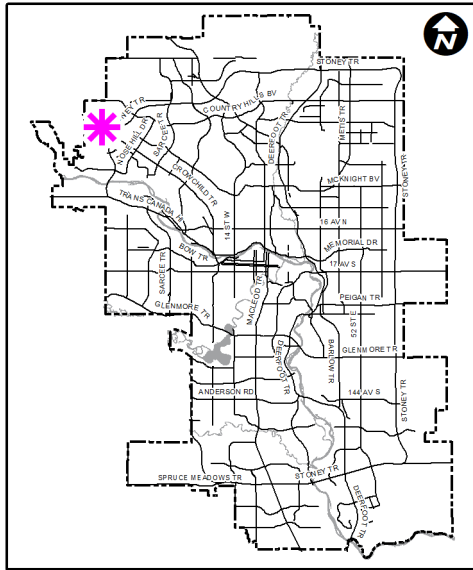
As identified below, the community of Rocky Ridge reached its peak population in 2019.

<b>Rocky Ridge</b>	
Peak Population Year	2019
Peak Population	8,398
2019 Current Population	8,398
Difference in Population (Number)	0
Difference in Population (Percent)	0%

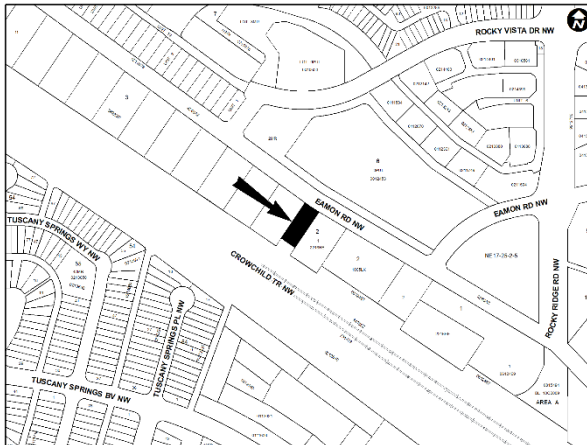
Source: *The City of Calgary 2019 Civic Census*

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

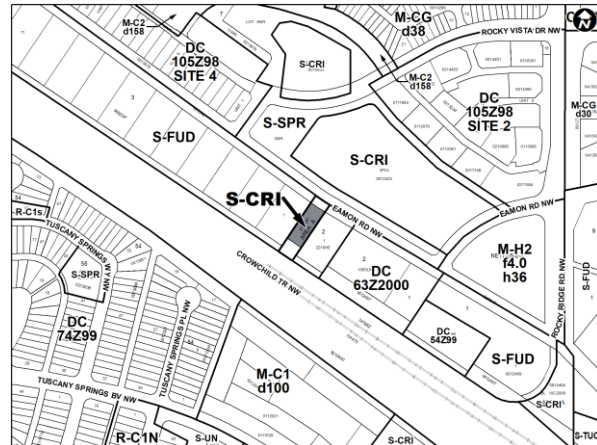
## Location Maps



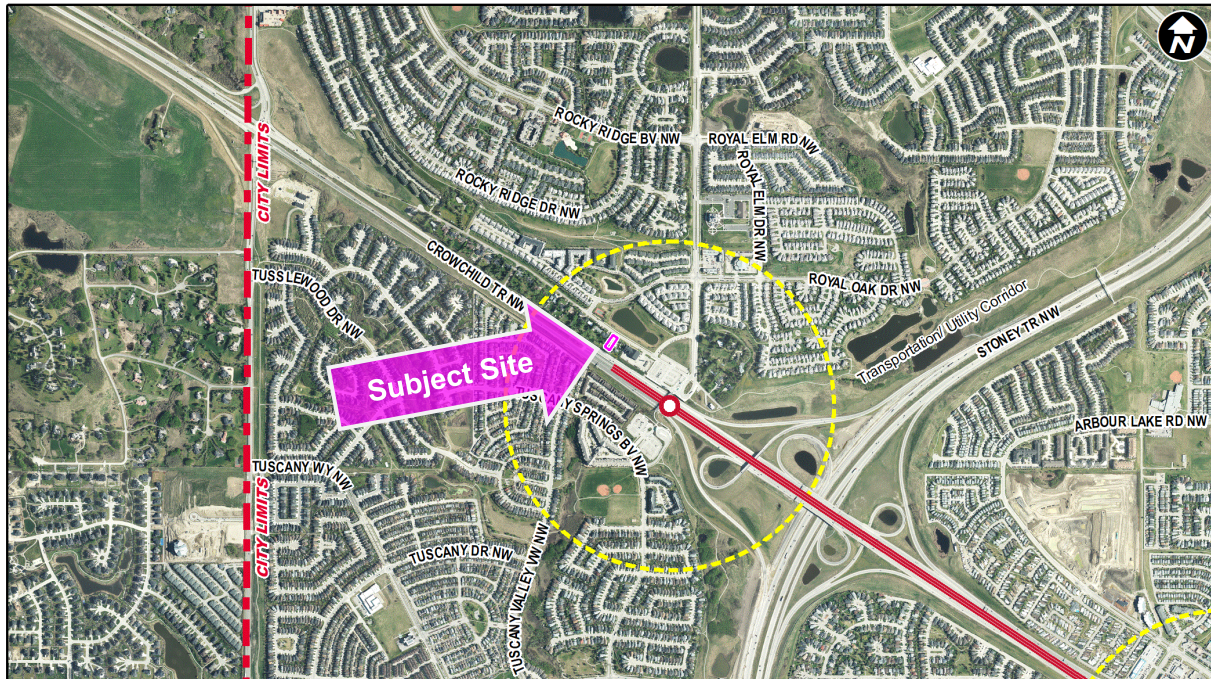
Road Closure Map



Land Use Amendment Map







## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

This application proposes to close a 0.10 hectare (0.25 acre) portion of the 104 Street NW road right-of-way located adjacently northwest to 10313 Eamon Road NW. The closure proposes creation of a new parcel which is intended to remain under The City's ownership and no consolidation is proposed at this time with any of the adjacent lots. The applicant intends 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.

The Registered Road Closure Plan is included as Attachment 3 and the Road Closure Conditions are provided in Attachment 4.

### Land Use

The subject site is a road right-of-way and currently has no land use designation. The application proposes redesignating an undesignated road right-of-way to S-CRI District which is intended to primarily provide for infrastructure and utility facilities. It allows uses operated by Federal, Provincial and Municipal levels of government. A Parking Lot – Grade use is a discretionary use under the S-CRI District.

The proposed S-CRI District was considered appropriate for The City's intent to develop the closed road right-of-way as a surface parking lot because the newly created parcel is intended to remain under municipal ownership. The S-CRI District does not allow for residential uses and allows for a very limited range of uses that are compatible with the adjacent S-FUD District.

### **Development and Site Design**

If approved by Council, the rules of the proposed S-CRI District will provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific mid-block context of this site, additional items that will be considered through the development permit process for a parking lot include, but are not limited to:

- ensuring functional access to adjacent residentially-developed lots impacted by the parking lot;
- ensuring pedestrian safety and efficient traffic management;
- ensuring neighbourhood safety through a Crime Prevention Through Environmental Design (CPTED) assessment;
- ensuring functional sidewalk connection is provided between the proposed parking lot and the Church building (currently, there are no sidewalks along Eamon Road NW);
- ensuring visually attractive appearance along Crowchild Trail NW entranceway; and
- mitigating noise, lighting, dust and privacy impacts onto adjacent lots.

### **Transportation**

A Transportation Impact Assessment was not required for this proposal. Vehicular and pedestrian access to the site will be available from Eamon Road NW. The site is approximately 300 metres (five-minute walk) northwest of Tuscany LRT Station.

At the development permit stage, no access will be allowed from the Crowchild Trail NW and a City-standard sidewalk will be required along Eamon Road NW providing barrier free connectivity to the Church's building entrances.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

ATCO, Telus and Enmax utilities exist within the subject parcel. They are to be protected by a Utility Right of Way at the development permit stage.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned 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.

### **Interim Growth Plan (2018)**

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

**Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)**

The site is located within the policy area of [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP). The IDP does not identify this site as a growth area or include any specific policies for this site. As required by the IDP, the application was circulated to the Rocky View County for their comments. The County had no objections to this application.

**Municipal Development Plan (Statutory – 2020)**

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) typology as identified on Map 1 of the [Municipal Development Plan](#) (MDP). The MDP recognizes that Area Structure Plans are appropriate policies to provide specific direction for development of local communities in these areas.

**Climate Resilience Strategy (2018)**

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

**Rocky Ridge Area Structure Plan (Statutory – 1992)**

The site is located within Residential and Related Uses typology as identified on Map 2 (Land Use and Transportation) of the [Rocky Ridge Area Structure Plan](#) (ASP). This typology includes single detached, semi-detached, duplex and multi-family dwellings; and such related uses as local commercial areas, neighbourhood shopping centres, churches, child care facilities, police and fire stations, libraries and neighbourhood parks. The proposal conforms to the ASP policies as it allows for a parking lot complementing a nearby institutional (church) use.

**Improving Calgary's Entranceways (Non-statutory – 2012)**

The subject site is located along Crowchild Trail NW which is identified as an Entranceway on Map 1 of this [Improving Calgary's Entranceways](#) policy. This policy states that it is necessary to ensure that this development is visually attractive and creates an appropriate public image. The proposed S-CRI District is identified as a district that may be compatible depending on the orientation of the uses and the design of required screening and setbacks – which will be further reviewed at the development permit stages.