

Applicant Outreach Summary

May 26, 2021

Project Name

LOC2020-0202 (104 ST NW Parking Lot - Journey Church)

Outreach Strategy

- A letter drop was undertaken in early December 2020 providing a brief summary of the road closure.
- A virtual information session was held in early March for neighbours and the community association. Not including city staff, 10 community members attended the virtual meeting.
- An on-site meeting was held in early May with neighbours that will be directly impacted by proposed development.

Stakeholders

- Area neighbours
- Rocky Ridge Royal Oak Community Association
- Rocky Ridge Ranch Homeowners Association

What did you hear?

Items discussed at March virtual info session event:

- development process: road closure, land use, and development permit;
- history of church development, including previous DPs;
- church's parking lot needs and requirements per DP;
- The City's contractual obligations of church lands for Tuscany LRT station development;
- alternate options to accommodate contractual obligations; and
- nuisance & safety: dust, noise, vehicle volumes.

Items discussed at May meeting with neighbours:

- prohibition of overnight parking
- prohibition of commercial vehicle parking
- possibility of asphalt parking instead of gravel to reduce noise and dust
- spillover lighting from parking lot onto neighbouring properties
- impact of construction on trees of neighbouring properties
- opportunity for DC land use to only allow parking lot use vs S-CRI, which allows other uses
- enforcements of operations and maintenance by the church
- sweep path of truck and trailer access to / egress from 10313 Eamon RD NW

How did stakeholder input influence decisions?

Given the legal/contractual nature of the proposed parking lot between The City and the Journey Church, RE&DS Development Services (DS) is unable to influence project decisions regarding the need for the road closure and land-use. DS will continue the LOC process to CPC and Council.

However, RE&DS have found the feedback very helpful, especially the comments from the May meeting, and will endeavour to address these issues at the time of Development Permit.