

RE:CP2021-0830 -closure of 104 Street NW road and redesignate to S-CRI

Journey Church needs 175 parking spots and not 24 spots.

As per the attachment 1 Background and Planning Evaluation:

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.

By offering only 24 stalls to the Church , it doesn't address the need for the future and present needs for the Church. We have discussed with the Church and it has tried to resolve this issue with the City for 20 years. I don't think the City is being fair to the Church and in addition, will create a parking issue for the community and the LRT users. We like the City to come up with a complete solution and not partial solution to address the parking needs for the Church and the community and the LRT users. The City should send this proposal back to the City planner to come up with a complete solution to address the parking needs of 175 parking stalls. The City is spending \$350,000 in creating this parking lot that may not be needed if another alternative can be found. We believe together with the city and the community and the Church, we can find a better solution than what is being proposed.

Question :

1. How does the City plan to address the deficiency of the Church parking issue by offering only 24 stalls vs 175 stalls the Church needs according to the Church existing development permit?
2. How does the City justify spending \$350,000 for 24 parking spots? Is this the best use of financial resources?
3. Will the City consider a deferment in order for the City, the Community and the Church to meet to come up with the best solution for all?

CITY OF CALGARY
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IN COUNCIL CHAMBER

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