

St. Mary's Malankara Orthodox Church

Master Site Development Plan

NE-23-23-28-W4M, being Plan 9411626; Block 1,
municipally located on Glenmore View Road



Example of Interior of Religious Assembly



Submitted, January 2019
Revised, July 2019

Table of Contents

Introduction	1
Scope of MSDP	1
Owners	1
Agent.....	1
Location	2
History	2
Legal Description	2
Aerial	3
Evaluation of Planning Policies	3
Rocky View County Municipal Development Plan (County Plan)	3
Land Use Bylaw	5
The Site	6
Building Placement and Setbacks.....	6
Agriculture Boundary Design Guidelines	7
Building Height and General Architectural Appearance.....	8
Phasing	9
Parking and Public Lighting	9
Landscaping for Visual Appearance and/or Mitigation Measures	9
Traffic.....	10
Potable Water.....	11
Pinchin West Ltd.	11
GRIT	11
Cistern for Water	12
Stormwater	12
Ghostpine.....	14
Pintail	15
Topographic Contours	17
Soils Mapping	18
Landscaping	19
Garbage Removal.....	19
Security.....	19
Operations Plan	19
Public Engagement	21
Conclusion	23

Table of Figures

Figure 1: Location Map	2
Figure 2: Aerial Images of Site	3
Figure 3: Land Use Bylaw	5
Figure 4: Structures, Park and Landscaping	6
Figure 5: Suggested Vegetation Buffer and Fencing options	7
Figure 6: Floorplan concept and rendering	8
Figure 7: Phase 1 Church	9
Figure 8: Future 2018 Horizon year Total Peak Hour Traffic Volumes	10
Figure 9: Geologic Cross Section A – A'	11
Figure 10: Cross-section of Stormwater Pond	12
Figure 11: Pre-development Drainage	13
Figure 12: Post development Drainage	13
Figure 13: Desktop Delineated Wetlands from September 2016 Imager (Ghost Pine)	14
Figure 14: Delineated Wetlands from site visit November 4, 2018 (Pintail)	15
Figure 15: Site photographs of Wetlands	16
Figure 16: Topographic Mapping	17
Figure 17: Soils Mapping	18
Figure 18: Photographs from the Site	20
Figure 19: Neighbouring Lands Aerial.....	21
Figure 20: Story Boards of Open House	22



Revised July 2019

- Project:** St. Mary's Malankara Orthodox Church
Master Site Development Plan in support of Redesignation
- Location:** NE-23-23-28-W4M, 11.33 ha (27.99 ac.)
Glenmore View Rd. in Rocky View County (RVC)
- Proposal:** Amendment to the Land Use Bylaw to redesignate lands from Ranch and Farm (RF) to Public Service (PS) for religious assembly land use.

Introduction

This report is to satisfy Rocky View County's (RVC's) County Plan, Bylaw C-7280-2013 Section 29 and Appendix C, Section 3 that deals with Master Site Development Plans (MSDP). The County Plan requests an MSDP for a Public Service District redesignation.

Scope of MSDP

The MSDP emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. More specifically, it is to address:

- a) building placement and setbacks;
- b) building height and general architectural appearance;
- c) parking and public lighting;
- d) landscaping for visual appearance and/or mitigation measures;
- e) agriculture boundary design guidelines; and
- f) anticipated phasing.

An **Operational Plan** forms part of the MSDP to fulfill criteria previously mentioned, basically hours of operation and how the facility is looked after.

Owners

St. Mary's Malankara Orthodox Church – Calgary
of P.O. Box 68112, Crowfoot Post Office
28 Crowfoot Terrance NW, Calgary AB T3G 3N8

Rev. Fr. Binny. M. Kuruvilla
E-Mail: frbinnyk@yahoo.co.in
Phone: 403-202-3959

Agent

Carswell Planning Inc.: Bart Carswell

E-Mail: bart.carswell@carswellplanning.ca
Phone: 587-437-6750

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (Remax Complete Commercial)
Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7



Location

Figure 1: Location Map, shows the proposal is located in southeast Rocky View, south of Glenmore Trail (Highway 560) and south of Chestermere in the country residential community of Glenmore View. Geographic coordinates are N 50° 58' 30", E -113° 48' 23".

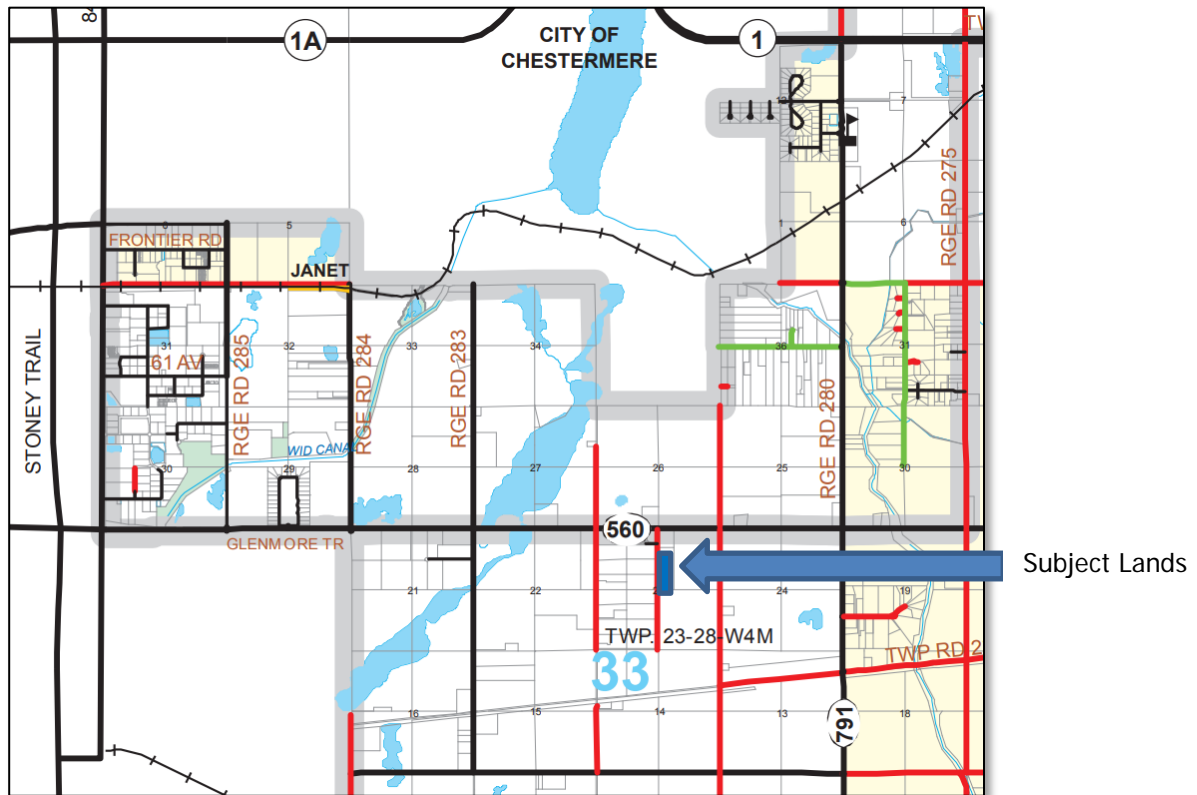
History

St. Mary's Malankara Orthodox Church was established in 2002 and has been fully operational since then. Currently, church activities are performed in a rented church facility and services are conducted regularly on Saturdays. Limited availability of the rental church is causing challenges as the congregation is not able to conduct all spiritual activities and special services. The membership of the congregation is steadily increasing and a permanent building is required. The church is growing, the majority of the church members are Indian origin and their families are established in the community of Calgary, Chestermere and RVC.

Legal Description

The proposed church site is 11.33 ha (27.99 ac.), legal description Plan 9411626; Block 1, municipally address unknown on Glenmore View Road.

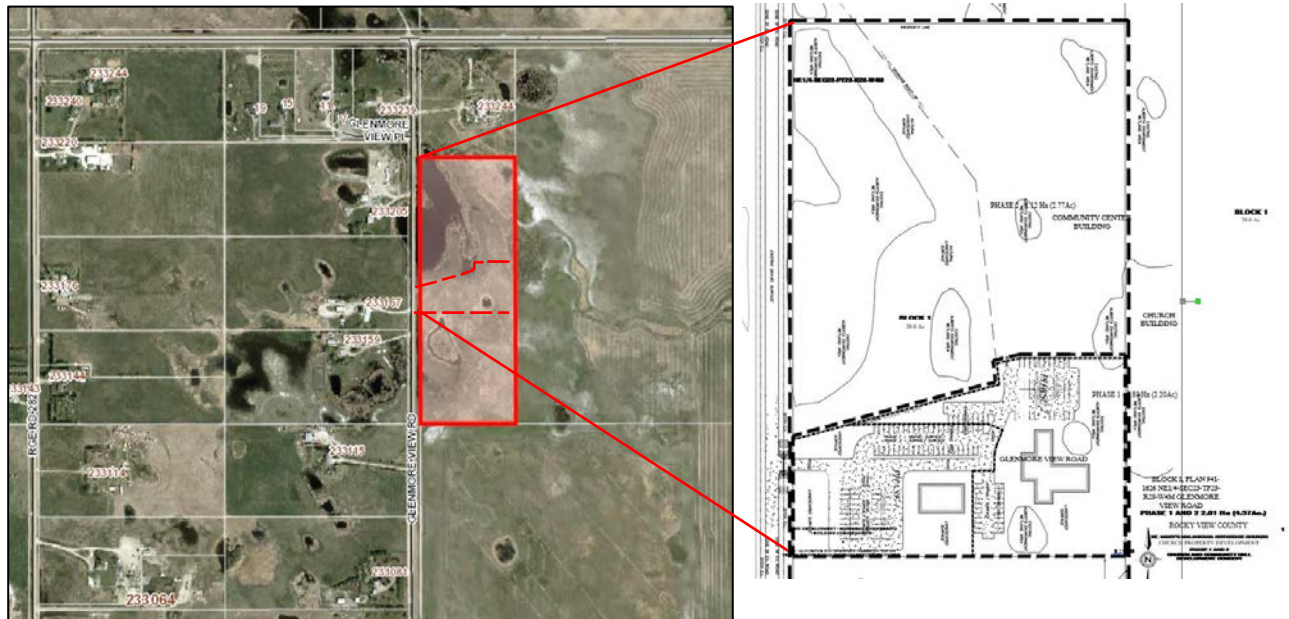
Figure 1: Location Map



Aerial

Figure 2: Aerial Images of Site, shows the site in NE-23-23-28-W4M, RVC and an accompanying inset of the property itself showing the proposed layout.

Figure 2: Aerial Images of Site



It is the intention to preserve the wetlands on the northern portion of the property with sufficient buffer to the proposed layout showing the buildings and parking area to be described later.

Evaluation of Planning Policies

Rocky View County Municipal Development Plan (County Plan)

RVC's County Plan, Bylaw C-7280-2013 provides for development within the County. As per Section 11 of the County Plan, the use is an institutional land use that benefits residents and contributes to the community by serving religious needs. Goals include institutional land uses being appropriately located and well designed and enhance the local community, while being compatible with surrounding land uses. Policy suggests this use is encouraged to locate in country residential communities. It is on the periphery of the Glenmore View.

Section 11.3 directs that the “Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:

- a. justification of the proposed location;
- b. demonstration of the benefit to the broader public;
- c. compatibility and integration with existing land uses or nearby communities;
- d. infrastructure with the capacity to service the proposed development; and
- e. the development review criteria identified in section 29.

The proposed location is in the vicinity of RVC's country residential dwellings, south of the City of



Chestermere and east of the City of Calgary and is expected to draw from those catchment areas for the church. This lets most get away from the noise and business of life in the City to encounter God through silence and solitude. The country setting allows parishioners to quiet their minds, pray and listen with their spirit. This is the reason people go to spiritual retreats. For St. Mary's, this is opportunity for having their own church in the setting of their choice and not leasing a space in the City on a day other than their day of worship.

In the first phase, a church benefits the existing parish and provides an outreach to residents in the area. In a future phase, a community centre is envisioned for the benefit of the area where such uses may be: community get-togethers, social groups, scouting/guiding/4-H clubs, daycares, and receptions could be held for the broader public.

Compatibility involves landscaping, plantings and retention/enhancement of wetlands intended to add to the beauty of the rural setting. This is a low density development with structures setback from Glenmore View Road for greater privacy to neighbouring residents.

Infrastructure is addressed later in this MSDP. The Phase 1 Groundwater Site Assessment concluded that there is sufficient quantity of water to meet the needs of the proposal without causing adverse affects to existing groundwater users in the surrounding area. Sanitary sewage is handled by a holding tank as per County policy. The Traffic Impact Assessment concluded that there is no adverse impact of the proposed development on Glenmore View Rd. or the intersection with Glenmore Trail.

Section 29 makes reference to Appendix C on matters of County interest. An MSDP,
29.6 "*where applicable...*shall guide the implementation and sequencing of development permit applications, as determined by the County"

29.7 "*...should* address all matters identified in Appendix C, Sections 1 and 3".

Note, these matters are addressed through this MSDP and supporting documentation.

Section 11.5 for "redesignation ... applications for institutional ... land uses *should* provide:

- a) an **operational plan** outlining details such as facility hours, capacity, staff and public numbers, facility use, parking requirements, garbage collection, and security; and
- b) a **master site development plan**, as per section 29. The master site development plan shall address servicing and transportation requirements and sure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw."



Land Use Bylaw

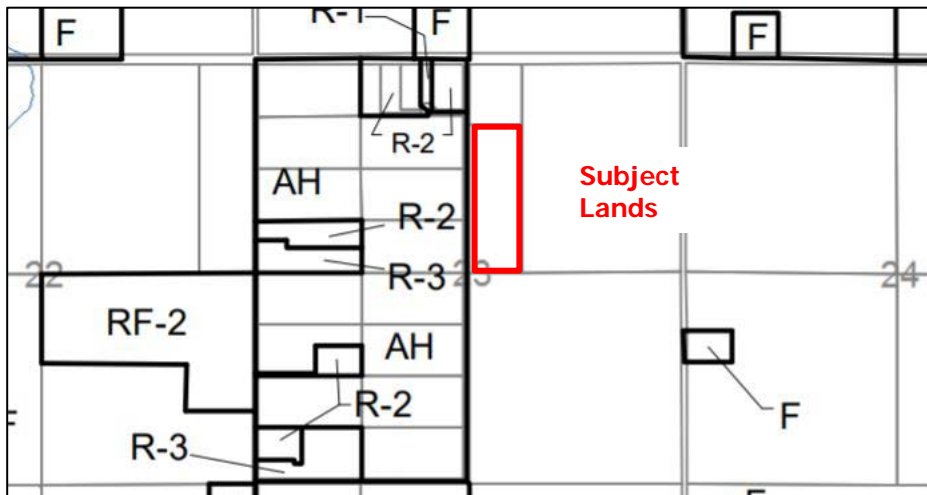
Figure 3: Land Use Bylaw, shows the current land use district and the neighbouring country residential development to the west. To meet the uses proposed, redesignation from Ranch and Farm (RF) District to Public Service (PS) District is recommended. In this instance, PS District benefits residents and contributes to the community by serving religious needs.

Land use definitions that best fit the uses proposed would be Religious Assembly. This is a discretionary use in the PS District.

"Religious Assembly means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries."

Minimum parcel size for a PS District is 0.50 hectares (1.24 acres). The site is 11.33 ha (27.99 ac.) and easily meets this requirement. Another requirement is a minimum of 10% of the site area shall be landscaped. Landscaping adds to the impression of the church grounds and is intended to be pleasing to neighbouring residents. Figure 3: Land Use Bylaw, shows the parcel is east of land use districts that are country residential in character.

Figure 3: Land Use Bylaw

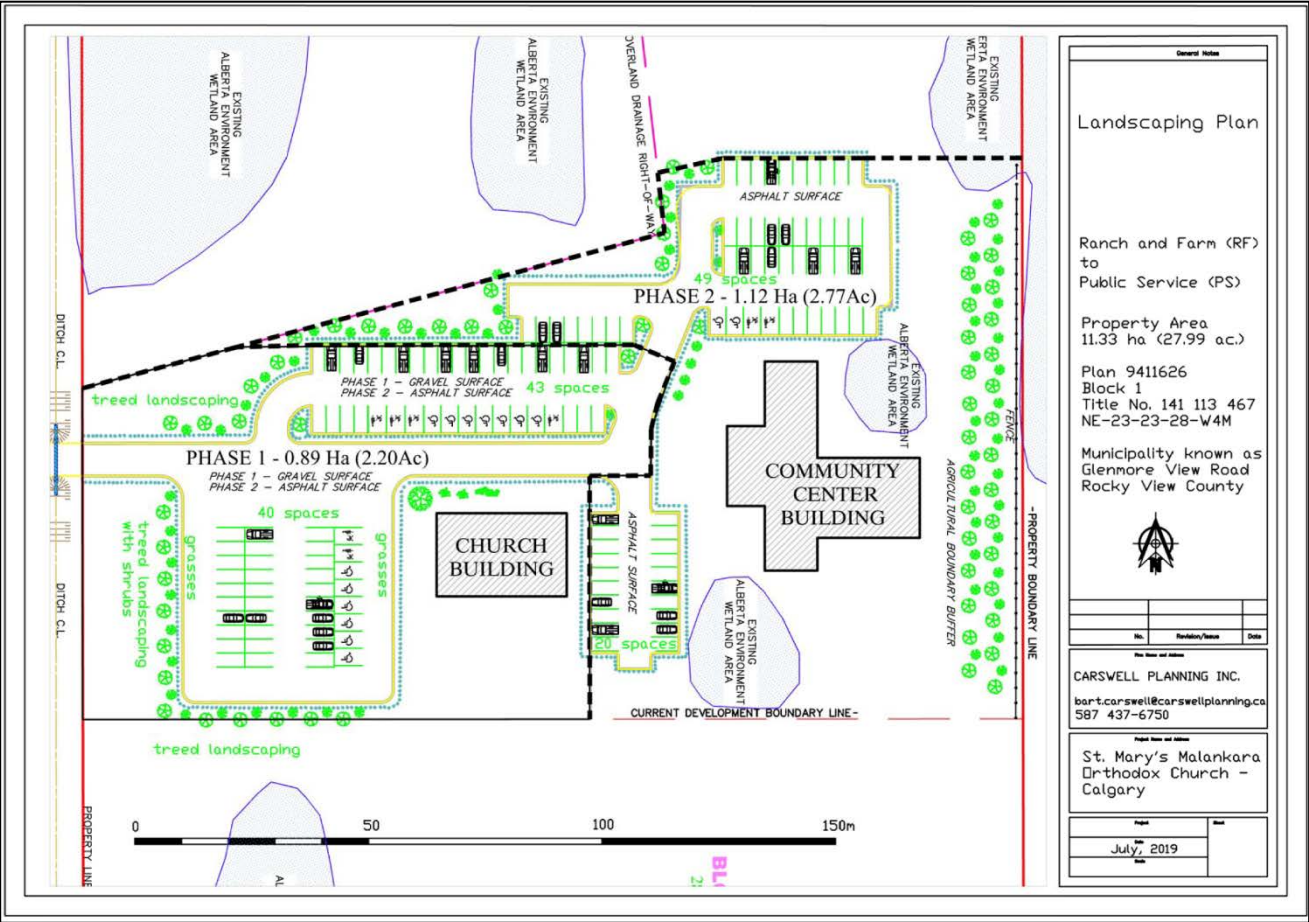


The Site

Building Placement and Setbacks

Figure 4: Structures, Parking and Landscaping, shows the building placement well back from Glenmore View Road. Landscaping is shown next to the road and next to parking. Recommendations from neighbours included Schubert Chokecherry for trees @ 6 m spacing, Green Ash and Spruce suitable for the acidic soils. Suggested shrubs included Saskatoon Berry. Grasses would be planted next the parking area to soften the edge. Phase one would include 83 parking spaces including accessible parking for handicapped, expectant and new moms with babies. Parking stalls and aisle separation shall be to RVC standards. Agricultural Boundary Design Guidelines shall be followed on the eastern property line with a vegetated buffer and fence as discussed in the next section.

Figure 4: Structures, Parking and Landscaping



Agriculture Boundary Design Guidelines

Agricultural boundary design guidelines would apply to the eastern boundary of the proposal. The application of the Agricultural Boundary Design Guidelines (ABDG) may be beneficial in buffering the religious assembly land use from the agricultural land uses to the east of the parcel. The guidelines would help mitigate areas of concern including concern over fertilizers, dust and normal agricultural practices.

The predominant use of lands in the area is residential to the west and agricultural to the east. Glenmore View Road, a gravel/paved road, separates the country residential to the west from the subject lands. The proposal does not prevent access to surrounding lots. The type of agricultural operation to the east is cultivation/cropping as evident from aerial images and confirmed by RVC. Prevailing winds would have any dust and odours from the neighbouring agricultural operations directed downwind and away from the subject lands.

Recommendations to meet ABDG could include various designs to provide compatibility. Site layout could include: setbacks, building placement, and location of a small wetland providing a buffer. Edge treatments could include: landscaping, fencing and berming within the property line next to lands designated as Ranch and Farm (RF). Figure 5: Suggested Vegetative Buffer and Fencing Choices, shows a vegetative barrier in the 15-metre buffer area adds visual separation. It will also reduce dust, trespassing, and noise.

On the agricultural side of the property line there is a substantial wetland that acts as a buffer to the proposal. Farm operations are further away from the property line and offer greater compatibility.

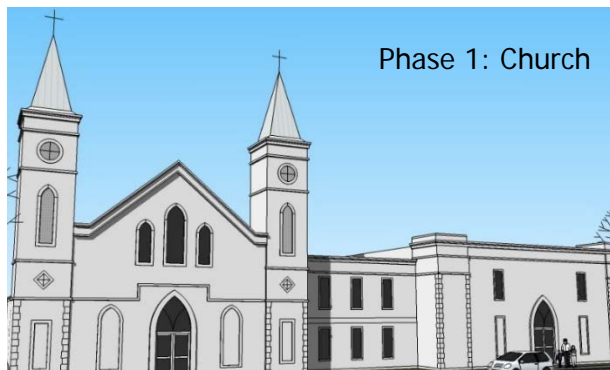
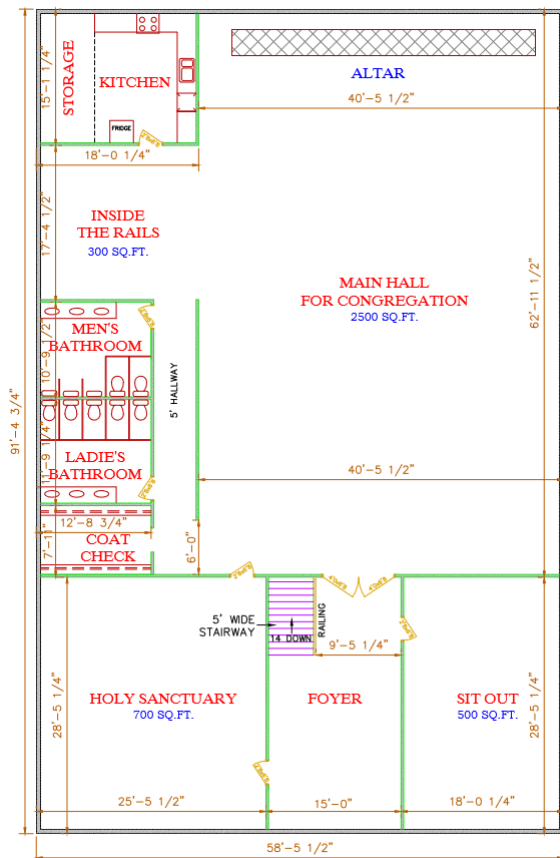
Figure 5: Suggested Vegetative Buffer and Fencing Choices



Building Height and General Architectural Appearance

For all intents and purposes, the building height and general architectural appearance is proposed to be in character with the surrounding area. Phase 1 for the church is a modest structure with a 484 sq. m (5,207 sq. ft.) footprint. Figure 6: Floorplan Concept and Interior, shows a main congregation hall of 232 sq. m (2,500 sq. ft.) with a foyer, small kitchen, washrooms, sanctuary room on the main floor. Building height and general architectural are yet to be determined. It is expected that the entrance and foyer would face west towards the proposed primary parking area and avoid wetlands, while providing landscaping.

Figure 6: Floorplan Concept and Interior



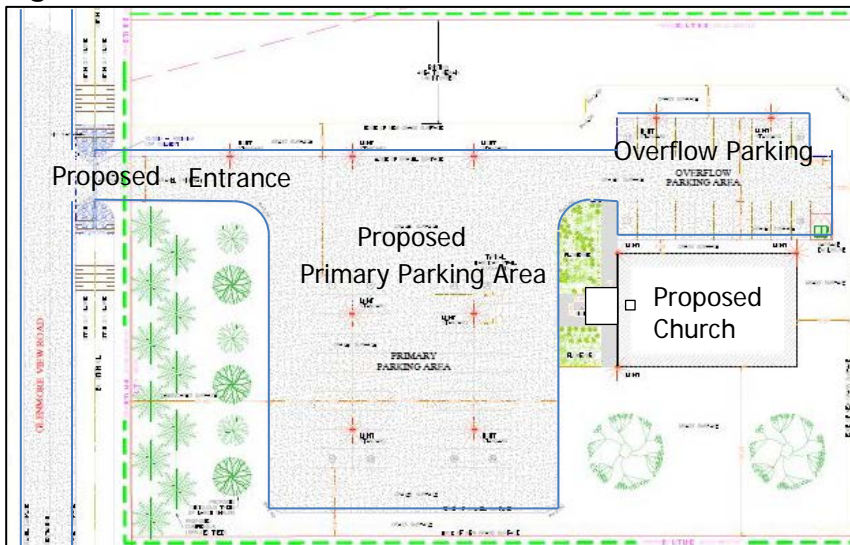
Phase 2: Community Centre



Phasing

Figure 7: Phase 1 Church, shows greater detail of the west side's layout, parking and landscaping. The church would have a footprint of about 484 sq. m (5,207 sq. ft.). The intent is to focus on getting the church built to alleviate the limited availability of the existing rental church that is causing challenges as the congregation is not able to conduct all spiritual activities. There has been a financial commitment from the members, the church and other sources. Initially, the land was acquired. Now at this stage, planning permissions are being sought. It is the hope of the congregation that the proposed church can be built in Phase 1 before Phase 2 can proceed.

Figure 7: Phase 1 Church



Phase 2 could be a community centre with associated parking and landscaping. Being next to agricultural lands, setbacks, berms, vegetation and fencing are proposed at the eastern property line. Figure 4: Structures, Parking and Landscaping shows Phase 2 Community Centre on the east side's layout. It appears that the Community Centre would be about 1,108 sq. m (11,920 sq. ft.) with only a main floor, twice the footprint of the Church. It would serve the immediate community in Rocky View County as well as neighbouring municipalities.

Parking and Public Lighting

Approximately 70 families attend services at the church for a congregation of 100-150 adults and children. The proposed primary parking area could accommodate this. Additional overflow parking is also proposed. Initially proposed parking would be gravel with paving anticipated later. In keeping with the character of its country setting, lighting is proposed to be dark sky friendly.

Landscaping for Visual Appearance and/or Mitigation Measures

Landscaping is proposed to enhance the property and screen the parking area. Additional landscaping is proposed near the buildings and near the eastern property line as a buffer to agricultural operations as presented earlier.



Traffic

LSL Engineering Consultants Inc., Oct 2018 (revised July 2019) *Traffic Impact Assessment Study Report* was prepared for the St. Mary's Malankara Orthodox Church development. Glenmore Trail/AB560 and Glenmore View Road Intersection is minor street Stop Controlled on the northbound Glenmore View Road approach. There are no dedicated eastbound or westbound left-turn lanes on Glenmore Trail/AB560.

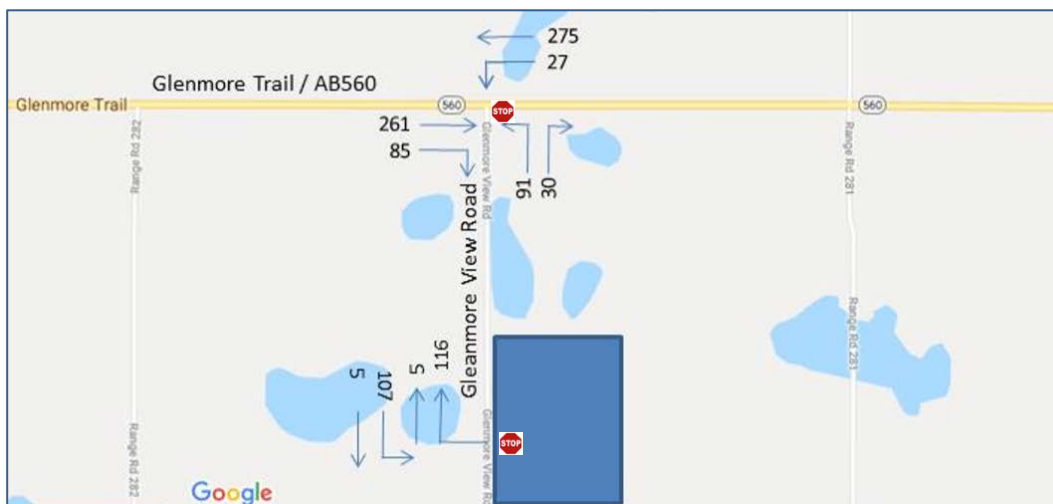
Glenmore Trail/AB560 is an east-west two lane paved roadway with one travel lane each direction and narrow shoulders on both sides of the roadway. Glenmore Trail/AB560 has a posted speed limit of 100 km/hr. Glenmore View Road is an unpaved, north - south gravel road immediately adjacent to the proposed St. Mary's Malankara Orthodox Church Development. It has a stop sign control at the intersection at the north end and a dead end on the south end. Figure 1: Location Map, shows Glenmore View Road serving lands to the end of Section 23, about 1600 m (1 mile).

On Sunday September 16, 2018, between 10 a.m. and 2 p.m. turning movements were collected to establish a database of existing conditions. Peak traffic was 12:45 p.m. – 1:45 p.m. for the study intersection. Counts were 1 leaving eastbound, 3 vehicles leaving westbound; and 4 entering eastbound, 0 entering westbound. Meanwhile traffic counts on Glenmore Trail/AB560 were 227 eastbound and 239 westbound.

Addoz Engineering Inc., 2019 supplemented and validated the Traffic Impact Assessment through a peer review and came to similar conclusions.

The Alberta Transportation Highway Geometric Design Guide requires three warrants are all required to justify a right-turn lane installation at the 'T' intersection. Further analysis concluded that an exclusive eastbound right-turn lane would not be warranted under the 2028 future horizon total traffic conditions as it only meets one warrant. In conclusion, traffic impacts would be considered insignificant. Minor street stop signs at the intersection and at the driveway entrance onto the road are suggested. Alberta Transportation should have the revised Traffic Impact Assessment reviewed for determining the intersection configuration prior to approval of a Development Permit.

Figure 8: Future 2028 Horizon Year Total Peak Hour Traffic Volumes





Potable Water

Pinchin West Ltd.

Pinchin West Ltd., March 2014, submitted a formal Groundwater Assessment to St. Mary's Malankara Orthodox Church. A number of water well records were examined and categorized based on distance from the site.

Within 100 m of the site, drilling records reported clay to an approx. depth of 8.5 m. The clay was underlain by alternating layers of shale and sandstone bedrock to an approx. depth of 105 m. The static water level in the well measured approx. 20 m below the ground surface. Further analysis was provided in a subsequent study by GRIT.

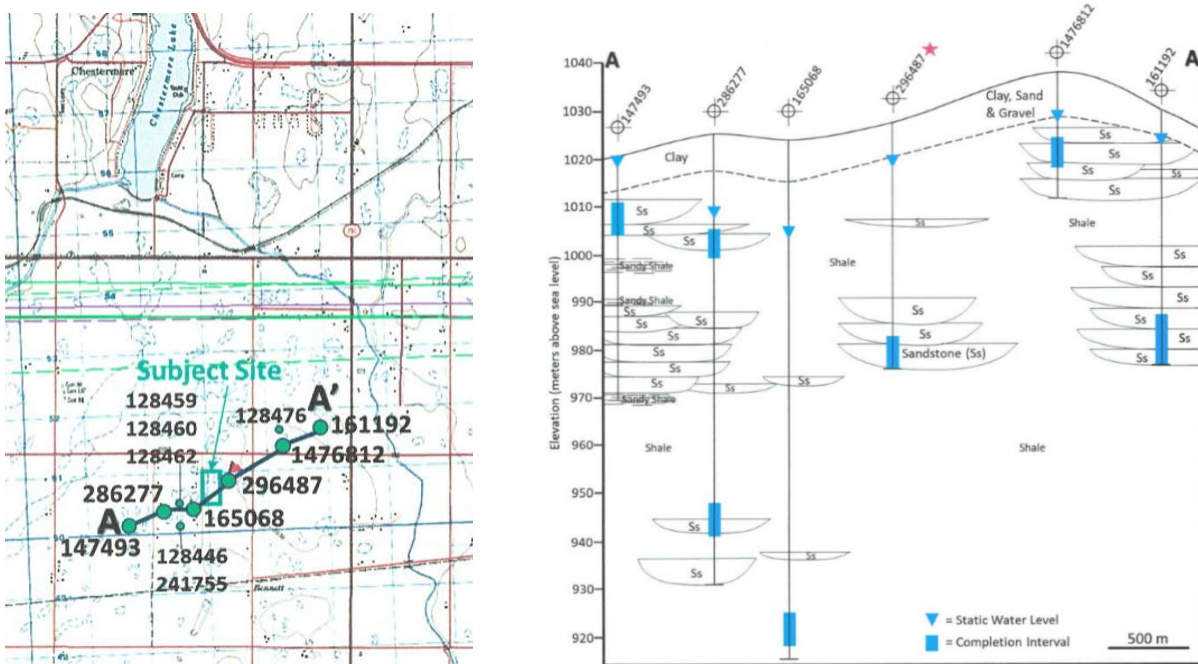
GRIT

Ken Hugo of Groundwater Information Technologies Ltd. (GRIT), December 2018, submitted a Phase 1 Groundwater Site Assessment based on Alberta Water Well data searches in the area (<http://groundwater.alberta.ca/WaterWells/d/>). The purpose was to understand aquifer resources in the area as they relate to the future development of the property and water requirements.

Figure 9: Geologic Cross Section A – A', shows the sandstone channel aquifers and their varying depths and water levels, indicating they are not all hydraulically connected to one another. A groundwater well in the same quarter section as the site (indicated by a pink star) is completed within deposits belonging to the Lacombe aquifer. Based on pump yields in the area, an anticipated yield of 5 - 75 m³/day (0.8 – 11.5 imperial gallons/min) can be expected. The church would use about 1,000 m³/year (3 m³/day) to meet the needs of parishioners, staff and kitchen facility.

A moderate amount of the groundwater supply is currently supplying groundwater users in the area and sufficient quantities should exist for the proposal without causing adverse affects to existing groundwater users in the surrounding area.

Figure 9: Geologic Cross Section A – A'





Cistern for Water

Currently and in keeping with RVC Standards for institutional use, a cistern is proposed to handle peak demand when ceremonies take place once a week, then pumped from the well to replenish the water. The water would be treated to deal with total dissolved solids, notable sodium chloride and calcium sulfate. An application has been submitted to the Province (Alberta Environment and Parks) for a water license to supply the St. Mary's Malankara Orthodox Church.

Sanitary Sewage

RVC Servicing Standards 507.2 Industrial, Commercial and Institutional (IC&I) Private Wastewater Treatment Systems and Disposal Systems notes, "The County generally requires sewage holding tanks for IC&I PSTS. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for all IC&I lot developments. The use of septic fields for other than normal domestic sewage will not be supported by the County." For institutional use, a holding tank is proposed as a means to collect and temporarily store sewage, for subsequent removal and transport to an approved treatment and disposal site.

Stormwater

Stormwater Solutions, September 2018, submitted a stormwater management plan for this parcel. Stormwater management is to be designed at a scale the services the property in accordance with the Shepard Regional Drainage Plan. One of the goals is to allow the wetlands to attain approximately the same amount of runoff volumes and peak flows to preserve them.

The property lies along a typical prairie chain of topographical depressions that contain water for varying durations. One of these depressions lies in the west portion of the property as an overland drainage generally flowing from east to west. Offsite discharge is limited to pre-development rates and volumes. To accomplish this, a stormwater pond was designed to collect overland flow from the development with ditching along the parking lot.

Figure 10: Cross-section of Stormwater Pond, shows the design with the following parameters:

- Depth from bottom to normal water level is 2.0 m,
- Depth from normal water level to high water level is 1.5 m,
- Freeboard is 500 mm minimum,
- Side slope from depth from bottom to high water level is 5:1,
- Discharge from the stormwater facility is through a control structure at normal water level.

In addition, the roofs, paved areas and an effective drainage conveyance system such as ditches and underground storm sewers where necessary will direct flow to the stormwater pond. Figures 11 and 12 show the overland flow pre- and post-development on the property. The natural topography is preserved for the most part with minor diversions in the parking area and where structures are located. Flow would be directed northward to the proposed stormwater pond.

Figure 10: Cross-section of Stormwater Pond

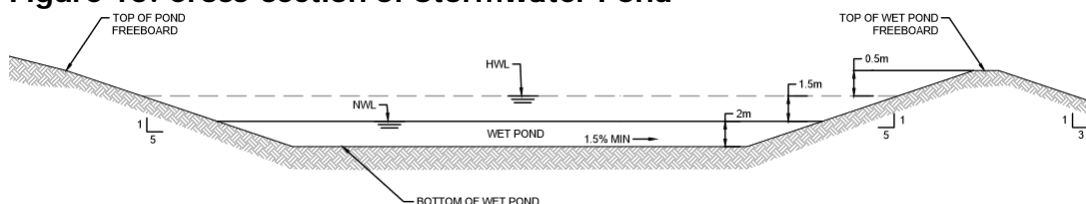




Figure 11: Pre-Development Drainage

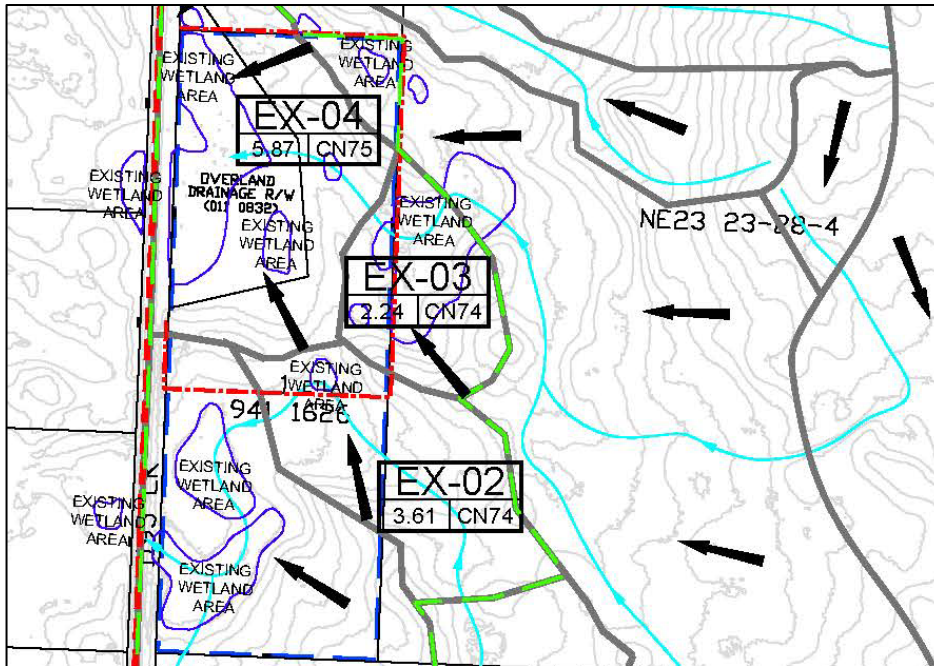
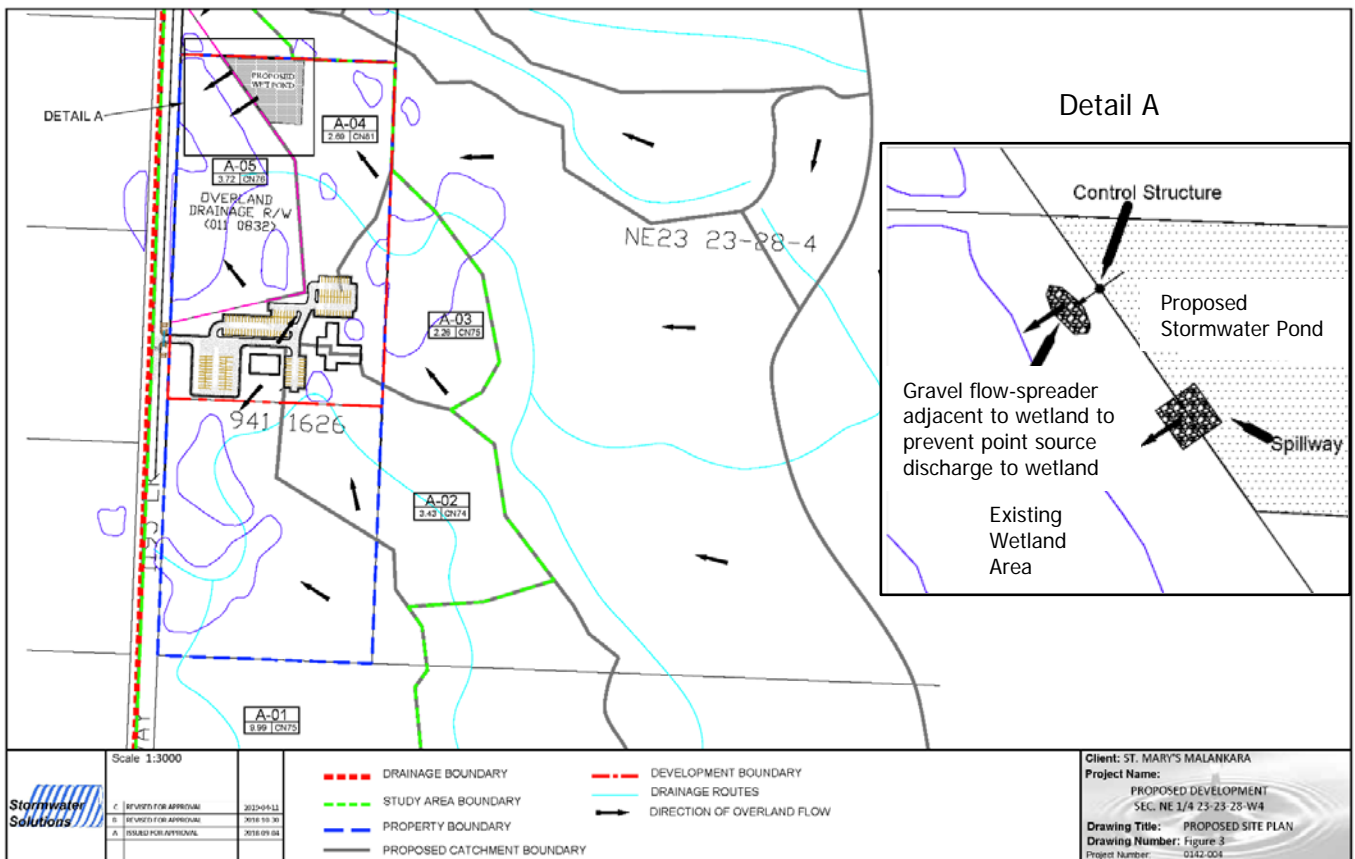


Figure 12: Post-Development Drainage



Environmental Component and Wetlands

Ghostpine

Figure 13: Desktop Delineated Wetlands from Sep. 2016 Imagery (Ghostpine), shows work by Ghostpine Environmental Services Ltd., submitted September 2018 as a desktop environmental assessment for the proposal. The site is part of the Foothills Fescue (Grassland) natural region and the sharp tailed grouse, sora, sensitive raptor (bald eagle, golden eagle, prairie falcon) wildlife region. Rare plants were not previously identified in the vicinity. Approximately 5 wetlands and 2 ephemeral (temporary) waterbodies were identified within and/or adjacent to the parcel. A field assessment was recommended to confirm. Additional work was contracted out to Pintail Environmental Consulting Inc., initiated November 2018 before snowcover.

Figure 13: Desktop Delineated Wetlands from Sep. 2016 Imagery (Ghostpine)



Pintail

Pintail Environmental Consulting Inc., November 2018 submitted an additional desktop review for the proposal and a preliminary site visit November 4, 2018 during snow free conditions. The purpose of the site visit was to confirm the presence of the wetlands, waterbodies and their boundaries. Figure 14: Delineated Wetlands from Site Visit Nov. 4, 2018 (Pintail), shows a comparison of wetland identification. Figure 15: Site Photographs of the Wetlands, shows what these wetlands look like in the field. Further field work is required during the growing season should wetland compensation be considered. The proposal is not considering a reduction/removal of the wetlands, but choosing avoidance in its layout and where buildings and parking is located, where possible.

Figure 14: Delineated Wetlands from Site Visit Nov. 4, 2018 (Pintail)





Figure 15: Site Photographs of Wetlands



Wetland 1 looking north



Wetland 2 looking east-northeast to 3



Wetland 4 looking east



Wetland 5 looking west-southwest



Wetland 6 looking west-southwest

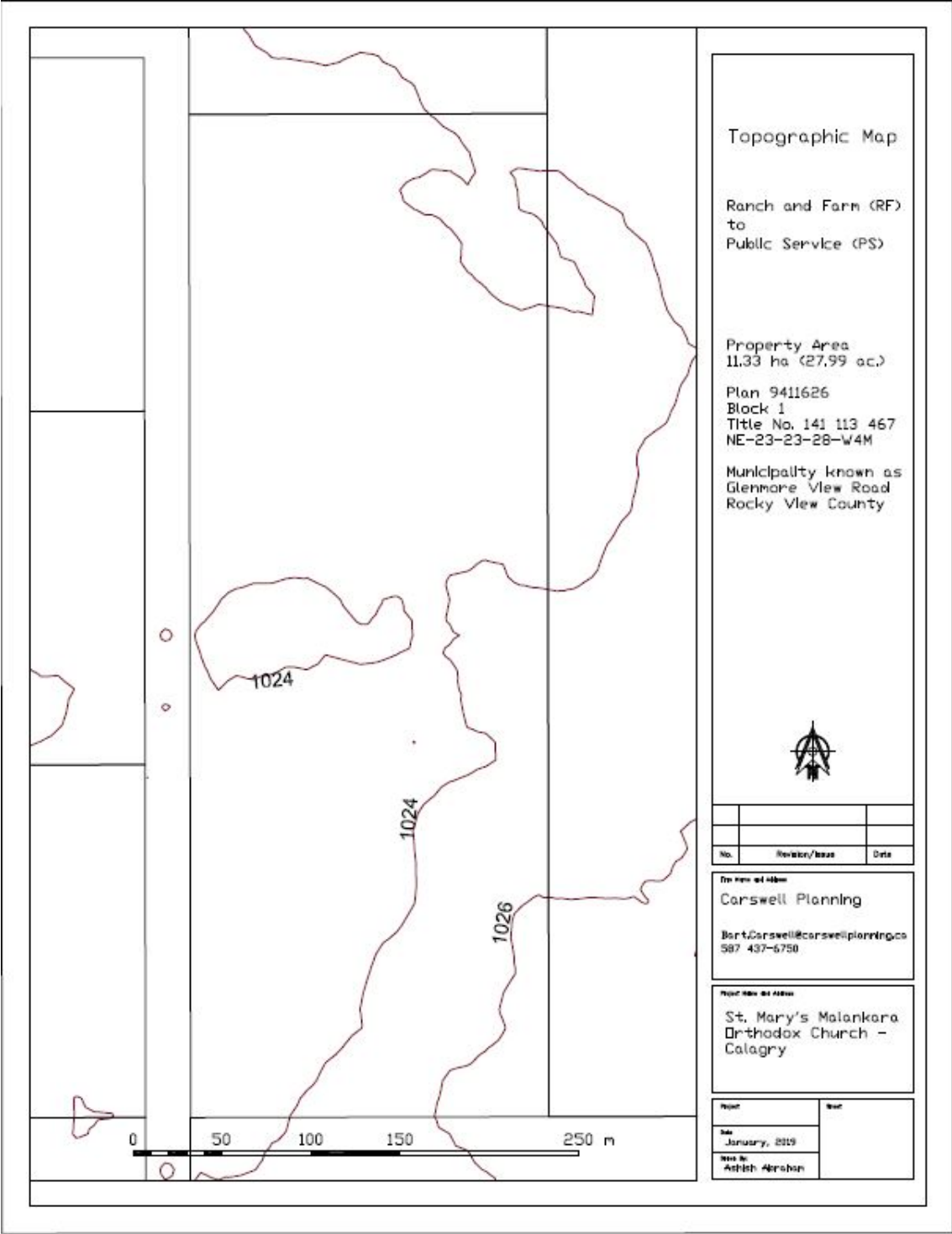


Wetland 7 looking west-southwest

Topographic Contours

Figure 16: Topographic Mapping, shows the proposal is flat to undulating due to glacial collapse and has with a gentle slope towards the northwest being less than 5 m elevation change across the site and at an elevation around 1,024 meters above sea level (m asl). No land grading is proposed that would change this.

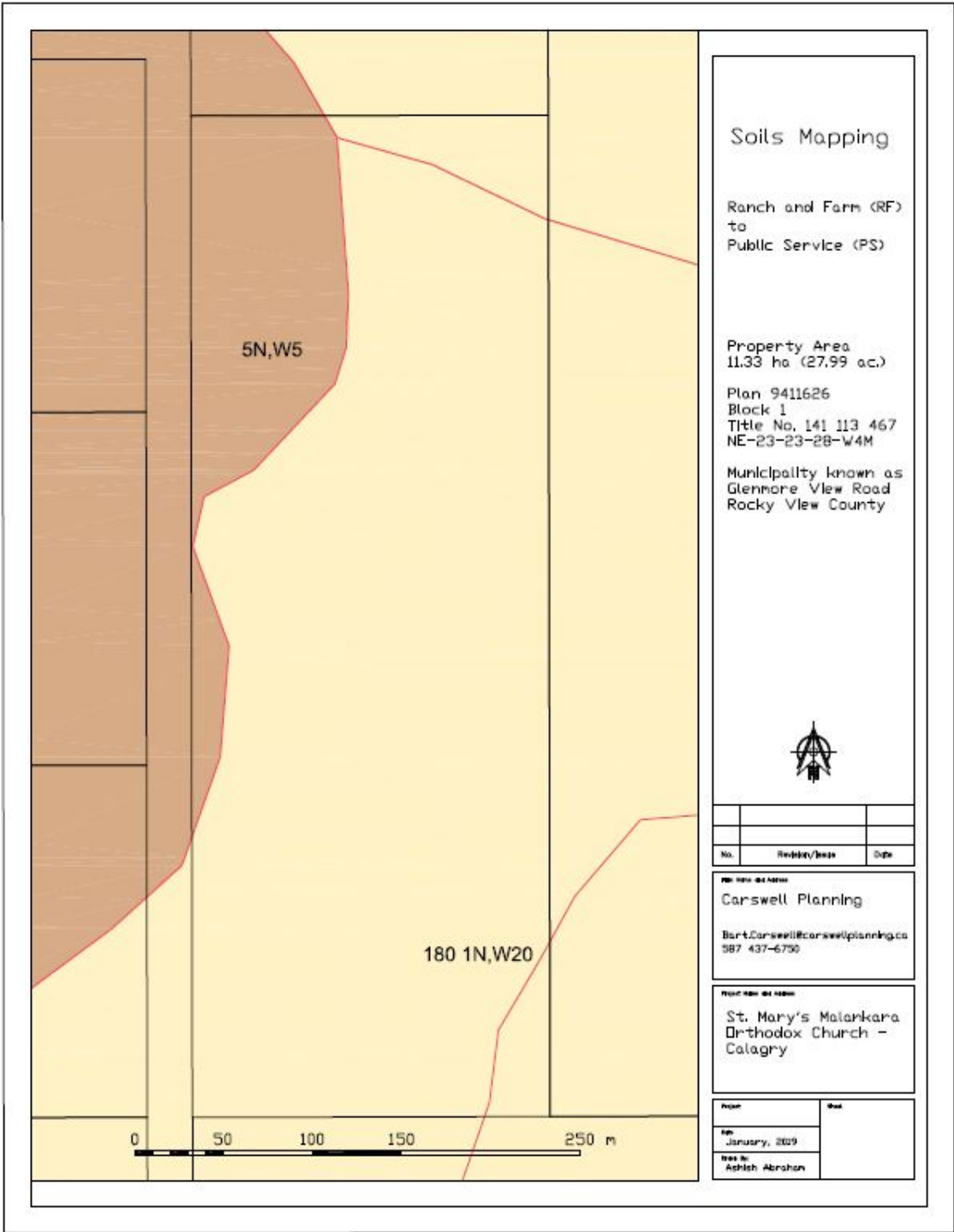
Figure 16: Topographic Mapping



Soils Mapping

Figure 17: Soils Mapping, shows mostly Class 1 with no significant limitation other than salinity and excessive wetness. Limited potential exists with Class 5 soils in the western portion of the property due to interruption by wetlands where poorly-drained soils and fine-textured soils are present. From drilling data, soil stratigraphy was reported to consist of clay, sand and gravel depth of less than 10 m below ground surface.

Figure 17: Soils Mapping





Landscaping

As previously mentioned, policy suggests 10% of the site landscaped. Figure 4: Structures, Parking and Landscaping, shows trees are proposed to be planted on most of the perimeter with shrubs and for aesthetics near the parking area and structures. Grasses would be planted on the parking area parameter to soften the edge. Maintenance of the car parking area and landscape is proposed to be conducted by officials/volunteers and/or local contractors.

Garbage Removal

Waste/garbage collection and disposal will be contracted out to a local contractor.

Security

Outdoor and indoor video surveillance could be installed with sensor operated outside lighting. A third-party company could also be engaged to provide security services to the facility at night. Consideration is given to dark sky friendly lighting.

Operations Plan

The following operations plan addresses most of the aforementioned matters.

St. Mary's Malankara Orthodox Church

Glenmore View Road

NE-23-23-28-W04M

Rocky View, AB T1X 05H

Operations Plan

This facility may be operated on any day when bookings occur, for anyone, regardless of origins, location, political belief and religion, that needs to pray, or wish to learn about Orthodox Church practices. There are volunteers, not employees for the Church.

1. This facility will be used for the St. Mary's Malankara Orthodox Church ceremony once a week. This ceremony usually takes place on Sunday from 8 AM to 12:30 PM and Special days as per the Church calendar.
2. Any gathering or event used at this facility will not include unlawful activities. The officials will ensure compliance with these conditions.
3. The Church officials will use this facility for meetings.
4. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by officials/volunteers and/or local contractors.
5. Garbage collection and disposal will be contracted out to local contractors.
6. The facility is to be equipped with outside sensor lights, fire extinguishers, and security system with surveillance cameras.



Land Use Compatibility

Figure 18: Photos from the Site, show views to the north at a rural residence, to the east at farmland, to the south at farmland, and to the west at Glenmore View Road and residence. There are few trees on the landscape. The proposal will add to the area with landscaping and vegetation planted on the property.

Figure 18: Photos from the Site



View to the north at rural residence



View to the east at farmland



View to the south at farmland



View to the west at Glenmore View Rd. residence

Figure 19: Neighbouring Lands Aerial, shows how their compatibility should be addressed and not just the proposal (source: RVC Atlas aerial 2018). To the north, also in RF, appears to be a business with several (four dozen based on aerial imagery) derelict vehicles. To the west, it appears to be a business with a large parking area and a number of tractor trailers/seacans.

Figure 19: Neighbouring Lands Aerial



Public Engagement

An open house was held at Shepard Community Centre on Dec. 20, 2018 from 6:00 – 8:00 pm and two people attended. Notices supplied to RVC were mailed to engage neighbours regarding the proposed development. Figure 20: Storyboards of Open House, shows the key issues addressed. Bart Carswell and Lois Holloway from Carswell Planning Inc., Ken Hugo of Groundwater Information Technologies (GRIT) and representatives from the church were present. Brief surveys were available to seek public input.

Two emails were received. One comment suggests paving of Glenmore View Rd., posting a reduced speed limit, preserving wetlands, and addressing stormwater. The Traffic Impact Assessment, Wetland Evaluation and Stormwater Management Report address these matters. The other comment relates to: flooding and the need for culverts to move water; traffic safety at Glenmore View Rd. and Highway 560; fear of losing wetlands that help control flooding; and not wanting change. Again, the studies previously mentioned address most of these matters. Having a development that enhances the area through landscaping, retention of wetlands and architectural controls for the proposed use is an improvement to what is revealed in Figure 19: Neighbouring Lands Aerial, and will benefit the community.



Figure 20: Storyboards of Open House

St. Mary's Malankara Orthodox Church

Welcome to the Open House for the Master Site Development Plan & Redesignation

NE-23-23-28 W4M, Glenmore View Road



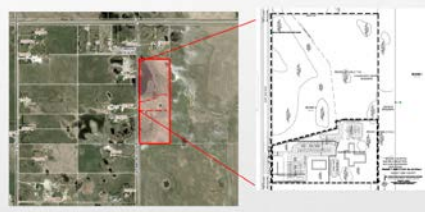
Neighbours are encouraged to participate in the policy consultation process and fill out the Open House Feedback Form

Contact: Bart.Carswell@carswellplanning.ca 587 437 6750

St. Mary's Malankara Orthodox Church

Aerial Image

Aerial image shows the site in relation to the neighbourhood with an inset showing the parking lot and proposed structures of a church and community centre.



Neighbourhood Inset of Site

St. Mary's Malankara Orthodox Church

Traffic Impact Assessment


A traffic count conducted by LSL Sunday Sept. 16, 2018. Peak traffic at the intersection was 12:45-1:45 p.m.:

- 1 leaving eastbound
- 3 leaving westbound
- 4 entering eastbound
- 0 entering westbound

Projected traffic for 2028:

- 30 leaving eastbound
- 91 leaving westbound
- 27 entering eastbound
- 85 entering westbound

Future 2028 Horizon Year Total Peak Hour Traffic Volumes shows church development traffic with a minor increase in delays for traffic leaving Glenmore View Road. Traffic entering Glenmore View Road would have few delays and many gaps in traffic. In conclusion, traffic impacts would be considered insignificant.




St. Mary's Malankara Orthodox Church

Stormwater

Stormwater Solutions submitted a stormwater management plan for this parcel. Stormwater management satisfies the Shepard Regional Drainage Plan.



One of the goals is to preserve wetlands.



St. Mary's Malankara Orthodox Church

Building and Architectural Appearance

Phase 1 for the church is a modest structure with a 484 sq. m (5,207 sq. ft.) footprint. The Floorplan Concept and Rendering shows a main congregation hall of 232 sq. m (2,500 sq. ft.) with a foyer, small kitchen, washrooms, sanctuary room on the main floor. Building height and general architectural style are yet to be determined, but would likely be modest.

St. Mary's Malankara Orthodox Church

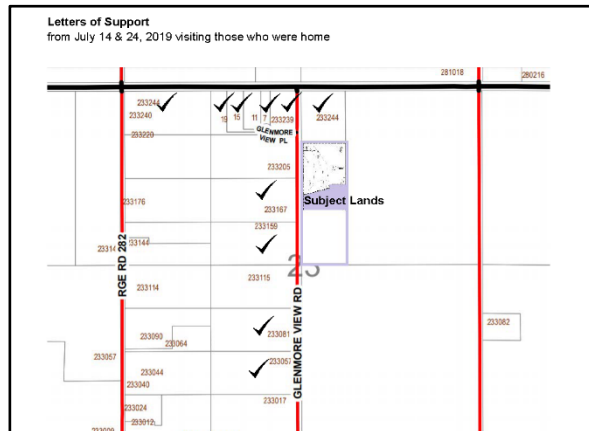
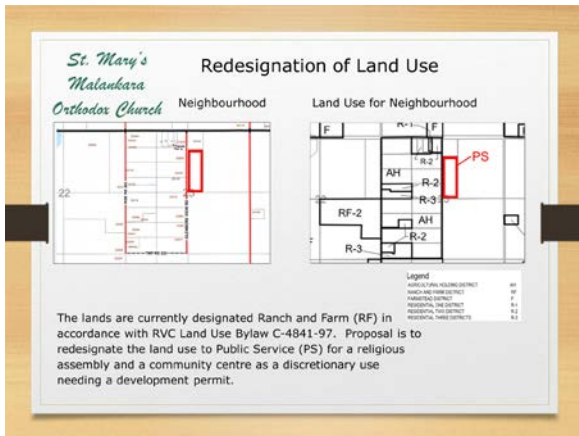
Operations Plan

This facility may be operated on any day when bookings occur, for anyone, regardless of origins, location, political belief and religion, that needs to pray, or wish to learn about Orthodox Church practices.

1. This facility will be used for the St. Mary's Malankara Orthodox Church ceremony once a week. This ceremony usually takes place on Sunday from 8 AM to 12:30 PM and Special days as per the Church calendar.
2. Any gathering or event used at this facility will not include unlawful activities. The officials will ensure compliance with these conditions.
3. The Church officials will use this facility for meetings.
4. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by officials/volunteers and/or local contractors.
5. Garbage collection and disposal will be contracted out to local contractors.
6. The facility is to be equipped with outside sensor lights, fire extinguishers, and security system with surveillance cameras and will meet Rocky View County requirements.



Figure 20: Storyboards of Open House (continued)



Follow-up visits to the neighbours conducted in July, 2019 resulted in 10 (ten) letters of support.

Conclusion

After careful consideration of policies, meetings with RVC staff, findings of studies, and public engagement, Carswell Planning recommends support for the proposed Land Use Redesignation followed by a DP for St. Mary's Malankara Orthodox Church as a religious assembly. This would provide the congregation the opportunity to have their own church in a country setting that allows parishioners to quiet their minds, pray and listen with their spirit.

Respectfully submitted,

Bart Carswell

Bart Carswell, Carswell Planning Inc.

Office Address: #205, 525 – 28th Street SE, Calgary, AB T2A 6W9

Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

bart.carswell@carswellplanning.ca

Mobile 587.437.6750