

# PROPOSED OPERATIONAL PLAN

## Zoning Redesignation Application Al-Makkah Community Hub

15205 Park Lane NW  
Calgary, AB T3P 1A6

 : (403) 831-6330

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 : (403) 605 -7584

Date: January 11, 2022

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3. Al-Makkah Community Centre – Proposed DC District
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## Project

Al-Makkah Community Centre  
15205 Park Lane  
Rockyview, Alberta

## Proposal

Land Use Amendment to re-designate lands from Residential Rural District (**R-RUR**) to Special Public District (**S-PUB**) Land Use District for a religious assembly/Community Centre.

The subject Land Use Amendment **from** existing Residential, Rural District (R-RUR) **to** a Direct Control (DC) Land Use District with Special – Public Service (S-PUB) guidelines is submitted by Manu Chugh Architect on behalf of the owners (AMCIA) of the property.

Al-Madinah Calgary Islamic Assembly is a registered charitable organization with revenue Canada and was established in February 2005.

## Land Use

The land use shall be as per the proposed Direct Control District (DC). The permitted and discretionary uses of S-PUB (Special, Public Service District) shall be permitted uses and be limited to the following only:

- Religious assembly
  - Occupancy – 30-35 people on regular weekdays  
40-60 people on Fridays  
Except for the month of Ramadan and Eid festival.
- Dwelling unit, accessory to the principal use
- Community centre

## Development Guidelines

- The General Rules of Special, Public service district (S-PUB) shall apply except as outlined below:
  - No changes to both the existing principle and accessory building in terms of building size and height is neither proposed nor is part of the Land Use Amendment to alter the residential chamber of the existing structures.

**Introduction**

The attached report is as required under Rockyview County’s County Plan Bylaw C 7280-2013 Section 29 which covers information required as part of Master Site Development Plan (MSDP).

The county plan requires an MSDP as part of any and all Public Service District Re-designation application.

**Scope of Work**

In preparation for the subject Land Use Amendment application, during our initial review with RVC administration, we were advised that limiting the scope of the Master Site Development Plan (MSDP) to the subject (3.68±) above parcel should be sufficient.

The MSDP emphasis is on site design, as the basic intent is to provide the council and members of the public a good idea of the proposed development to cover certain specific items as outlined below but not limited to in terms of proposed use and site development:

- Building placement -no changes
- Building Height -no changes
- Architecture -no changes
- Parking & Lighting -to meet county’s standards and requirements
- Landscaping -to meet county’s standards and requirements
- Phasing, if any.

An **operational plan** outlining basically hours of operation and running and management of the facility provided by the client is attached herewith and forms part of the MSDP.

**Owner**

Al-Madinah Calgary Islamic Assembly  
4616-80 Ave N.E  
Calgary, Alberta. T3J 4B7

**Applicant**

Manu Chugh Architect Ltd  
401-1040, 7<sup>th</sup> Ave SW  
Calgary, Alberta.  
T2P 3G9

**History**

Al-Madinah Calgary Islamic Assembly has been active in Calgary and area since February 2005.

Al-Madinah Calgary Islamic Assembly has owned the subject property for the last twelve (12) years and intends to use the property for religious assembly and community centre and in particular as youth guidance centre and to lead this generation to create a highly spiritual and moral environment at all their schools, communities and homes.

Since Al-Madinah Calgary Islamic Assembly was established, it is the largest Ahl-us-Sunnah Wa-Al-Jama’ah congregation in Calgary. Al-Madinah Calgary Islamic Assembly is a registered charity with Revenue Canada and follows the Sufi tradition of Islam.

The property is currently rented as a residence and immediately following the approval of our Land Use Amendment, the lease would be terminated, and the property will be used as a religious assembly/ Community centre as intended.

**Legal Description**

The proposed site is 1.49 ha (3.68 Acs) with legal description outlined below:

Plan	9010345
Lot	4
Municipal	
address	15205 Park Lane Rockyview, Alberta.

**Mission**

We believe our religious assembly/ Community centre can provide proper guidance for healthy lifestyle choices for the community and our youth in particular which they will continue to create a highly spiritual and moral environment to build a strong, healthy and proud individual and community.

To empower all to make positive change and decisions in their lives and to lead and guide our future generations to be most proud and contributing citizens of Canada.

**Evaluation of planning policies**

Rockyview county municipal plan (county plan), By-Law **C-7280-2013**, outlines vision and principles which serve as a guide for county’s development and the future aspirations of county residents.

**The subject site is outside the “Area Structure Plan”** where any growth is focused, and the proposed use serves the **community and the spiritual needs** of the community.

The proposed use, as per Section 11 of the county plan is an **institutional Land Use** that benefits residents and contributes to the community by serving their social, cultural and religious groups.

As per section 11.2, the proposed use clearly demonstrates

- A benefit to the local area or a community,
- Compatibility with existing land uses

Both benefits and compatibilities are evident from the size of the congregation and a demonstrated positive history of helping neighbors (in Calgary and surrounding communities) and not raising any (recorded) concerns since their formation in 2005.

Further, with reference to any Land Use Re-designation in accordance with section 11.5 and requirement for

- Operational plan
- Master Site Development Plan

An operational plan outlining details such as facility hours capacity, staff and public numbers, facility use and parking requirements is attached herewith.

As per section 29, a Master Site Development Plan (MSDP) addressing servicing and transportation requirements and to ensure the site is of sufficient size to accommodate the parking requirements as outlined in the Land Use Bylaw, **A traffic study as submitted earlier is attached herewith** along with other site services reports.

## Land Use Bylaw

The existing building is currently rented and is being used as a residence and to meet the requirements of the proposed use (religious assembly/Community centre) and as per Mr. Soharwardy's meeting with neighbours, councillors and the administration a Land Use Re-designation from existing Residential two (R-2) one dwelling Land Use District to Public Service (PS) Land Use District was submitted (following preliminary investigation and completeness, our application was accepted on February 6, 2020.)

The proposed use community/youth hub means a development owned by an organization used as a place where people who live in an area (including surrounding areas) can meet each other and take part in activities of common interest (social, philanthropic, religious) and for the benefit of individual and community is listed as a **Discretionary use in Special, Public Service District (S-PUB)** Land Use District.

The subject site is 1.48 Ha (2.68 Acs) larger than the minimum lot area (1.0 Ha - 2.47 Acs) required for a **S-PUB** (Special, Public Service District) Land Use District.

## **The Site**

The existing building (as located and existing) meets all the required setbacks and landscaping etc and allows the site to be developed to provide for all the necessary parking (gravel) as required for the attendees/occupants as outlined above in our application.

In keeping with the character of the county setting, all exterior lighting is dark sky friendly.

The proposal calls for the existing property (existing structure) with 1100 sq. ft floor area to be used for community meetings (and other such uses as described in this documents) to remain as it exists and without any major addition and/or extensive (interior/exterior) renovations in order to **maintain** the building height, architecture of a residential dwelling and the general character of the surrounding area.

Refer to the attached figures no. 1, 2 and 3.

Landscaping for visual appearance and/or mitigation measures.

Given its social character, official / volunteers are going to ensure that the lawn is properly manicured, and all the trees and hedges are well maintained. All the existing landscaping (except for the few which may be required to be relocated to make for parking area) will be maintained and enhanced.

## **Agriculture Boundary Design Guidelines**

Since the property is predominantly surrounded by residential use and not agricultural and as such agriculture boundary design guidelines do not apply.

## **Traffic**

Please see attached report as prepared by Scheffer Andrew Ltd.

## **Sanitary Service**

Please see attached report as prepared by Scheffer Andrew Ltd.

## **Water Service**

Please see attached report as prepared by Scheffer Andrew Ltd.

## **Storm Water Management**

Please see attached report as prepared by Scheffer Andrew Ltd.

## **Architecture**

Please see attached drawing (CP1.01) from MC+A.



## **Parking and Public Lighting**

Please see attached drawings (E101,E102,E103) from EMBE.

## **Landscaping for Visual Appearance**

Please see attached drawing (DP.L1) from Navagrah.

## **Operational Plan**

The existing property/facility is owned by AMCIA and following the approval of our proposed Land Use Amendment is intended with an experienced official/volunteer on site for supportive counselling for the community and particularly the youth regardless of origin, location, caste and creed, political belief and most importantly religion, to serve as a community centre and religious assembly.

The facility also provides and is committed to fostering a sense of community, promoting civic engagement and enhancing the quality of life through community's social service program.

The core administrative activities of the religious assembly/community centre will be funded by AMCIA.

AMCIA is a registered charitable organization

Our initial opening hours would be

**Monday to Friday**

**12 noon to 3:00 pm**

**5:00 pm to 7:00 pm**

Except for the month of Ramadan (fasting) and Eid Celebration (twice a year).

A resident official/volunteer, as community service will ensure that the facility will not ever be used for:

- Any gambling activities
- Any consumption of alcohol and other drugs

All snow removal (parking lot, driveway) landscaping and other necessary maintenance will be taken care by resident official/volunteer.

Maintenance of septic tank and garbage collection will be contracted out to local contractors serving in the area.

The facility will be equipped with sensor lights, fire extinguishers, security system complete with audio/video surveillance and CCTV cameras.

## Why Al Makkah Community Hub in Rocky View County?

Rocky View County is a rapidly growing community in Alberta. It is the fastest growing county in Alberta in terms of commercial, industrial and residential diversity. Hundreds of new immigrants from all over the world have established their businesses in the Rocky View County OR they live in the Rocky View County. The diversity among tax payers in the Rocky View County has expanded significantly over the past two decades.

According to 2016 census among 39, 407 Rocky View residence, the visible minority residence was about 4,245. Based upon our community survey we believe the visible minority residents and the commercial ownership of visible minority businesses in the Rocky View County now surpasses 6,000. In New Horizon Mall and Cross Iron Mills Mall alone more than 300 businesses are owned by the visible minority entrepreneurs. Several industrial and commercial business ventures owned by Muslims and other visible minority entrepreneurs are underway in the Rocky View County.

Due to such exponential growth in the Rocky View commercial, industrial and residential diversity, it is critical that the society must help and provide useful guidance and services to the growing visible minority youth population and new immigrants, especially women who are not yet able to speak or understand English language OR due to some cultural / religious differences need some guidance and training.

Al Madinah Calgary Islamic Assembly (AMCIA) has been serving the Rocky View County, City of Calgary, Airdrie, Chestermere and the surrounding communities for the past 14 years. AMCIA provides counselling and guidance to the youth, families and individuals. AMCIA is registered charity and operates Foodbank and several communities including some Islamic centres. These centres provide family counselling, youth counselling, social services, language services and above all educates new immigrants about Canadian lifestyle, laws and values. The society helps the new immigrants in integrating in the Canadian society.

One of our first organization, Muslims Against Terrorism (MAT) was founded in Calgary in 1997 which is now a worldwide organization. Another umbrella organization is one of the largest National Islamic organization called Islamic Supreme Council of Canada (ISCC). ISCC helps and guides Muslim youth not be involved in extremist violent organizations like ISIS. ISCC runs the largest anti-radicalization program in the country without a single penny of tax payers dollars. ISCC is the first and only Islamic organization in Canada that published the following edicts in order to prevent Muslim families and youth from getting misguided by few misguided people.

Security and safety of Canada and all Canadians

- Criminal nature of terrorist organizations like ISIS

- Criminal interpretation of Islam to justify hate and violence towards Jews and Christians.
- The un-Islamic and criminal nature of misogyny and honour killings.

Prof. Imam Syed Soharwardy is the founder and chairman of the Al Madinah Calgary Islamic Assembly, ([www.amcia.org](http://www.amcia.org)). He follows the tradition of Islam which is based upon the unity and inclusiveness of all humanity regardless of beliefs or ethnicity. He is very well known across Canada for his interfaith work. Following are some of the highlights of his work.

1. Founded Muslims Against Terrorism ([www.m-a-t.org](http://www.m-a-t.org)) in 1998 in Calgary which is now in more than 23 countries.
2. Co-founded the Jewish-Muslim Council of Calgary in 2015.
3. Founding member of Interfaith Council of Calgary
4. Walked across Canada and lead Multi-Faith Walk Against Violence in 2008 from Halifax, N.S to Victoria, B.C., 6500KM in almost seven months.
5. Initiated Christian- Muslim gatherings on the Christmas Eve. This was the first time a mosque started holding Christian Muslim programs to mark Christmas. It is going on every year for the past 22 years.
6. Initiated Jewish- Muslim programs to mark Hanukah. This was the first time a mosque started holding Hanukah. It is going on every year for the past 13 years.
7. Has spoken at more than 200 churches and other places of worship of non-Muslim faiths including churches in Rocky View County.
8. Along with other AMCIA staff Imam Soharwardy provides counselling and guidance to Muslim and non-Muslim youth to stay away from drugs, gangs and extremism.
9. Provides career guidance to youth.
10. Works with Police and RCMP on domestic issues.

The residents of Rocky View County can and will benefit from this community hub regardless of their beliefs or ethnicity. This community hub will help and guide youth in the Rocky View County to be good citizens of Canada.

Appeared in front of THE STANDING SENATE COMMITTEE ON NATIONAL SECURITY AND DEFENCE to discuss the issues of radicalization.

(<https://sencanada.ca/en/Content/Sen/committee/412/secd/51874-e>)

(<https://www.cbc.ca/radio/sunday/muslims-against-terror-starving-isis-of-and-arms-pope-francis-s-climate-letter-radical-divesting-1.3326005/combating-radicalization-at-home-and-abroad-1.3326042>)

Al Madinah Calgary Islamic Assembly has purchased the subject property located at 15205 Park Lane, Calgary, T3P 1A6 in Rocky View County, Alberta with a goal to establish a community hub where families can come together to have healthy discussions and engage youth in healthy activities.

Al Makkah Community Hub in Rocky View County is not expected to be a Muslim only place. It will be a place available to all Rocky View County residents regardless of their ethnicity, religion or colour of skin. It is a community hub to educate youth and families about healthy and responsible lifestyle, it's a community Hub to have interfaith dialogue and build bridges among various communities. Al Makkah Community Hub will provide guidance to the new entrepreneurs, residents and youth who are new in this country and need some directions and guidance.

For the past 12 years, we are using two churches; Symons Valley United Church and St. Thomas United Church in Calgary, NW and have excellent relationships with our Christian and Jewish partners.

We also commit to our neighbours and Rocky View County that we will make every effort possible to minimize the traffic noise in the area. We will not encourage an increase in traffic which may increase the noise. We are willing to accept any restrictions that Rocky View County puts on us regarding the number of people attending the facility.

Al Makkah Community Hub is willing to take on any volunteer responsibility that Rocky View County and our neighbours find helpful in the community such as taking care off the adjacent park, cleaning of the neighbourhood, and providing assistance to our senior citizens for issues such as snow removal or cutting grass, etc. These volunteer services are guaranteed services from Al Makkah to the Rocky View County as we will have signed contract with landscaping company to provide these services for park and in our neighbourhood on our own expenses.

In short, Al Makkah Community Hub is committed to be a very useful and highly beneficial resource for all Rocky View residents and businesses.

November 30, 2020

Dear Residents,

**RE:** Proposed Land Use Amendment  
15205 Park Lane  
Rockyview, Alberta.

**“Your comments”**

With reference to the above this is to acknowledge your concerns expressed to the approving authorities, and we wish to advise you that we respect your “position” but also request an opportunity to address your concerns.

To start with, we feel that some part of your concerns may be based on the **“fear of the unknown”** and for that we draw the following to your attention:

**Traffic**

- We have engaged Mr. Ross Thurmeier, P.Eng. (Schaffer Andrew Ltd) to prepare and provide us with a copy of a transportation impact analysis (T.I.A) for our use. The approving authorities were provided with a copy of the report. An updated copy of their report with an executive summary of their findings is attached herewith for your information and use.

**Rural Character**

- As indicated in our application, it is not our intent nor it's a part of our amendment application to change the character of the existing structure (residential building- currently rented and occupied by a family) in terms of any exterior changes including the building height.
- Any additional parking as required by the approving authorities for the total attendees on a daily basis (maximum of 10 to 12) or by the attendees on Friday of each week (max of 20-30 attendees) will be well screened from Park Lane and travelling vehicles not by any wooden fence but by means of enhanced landscaping to maintain the rural character.
- Not to change the real character but to increase the safety in the community, the facility will be equipped with sensor lights, fire extinguishers, a security system complete with audio/video surveillance and CCTV cameras.
- We further confirm that in spite of some of the neighbour's observations, **no outside loudspeakers** to call the faithful to prayers are proposed to be installed. That was done in the 19<sup>th</sup> Century and here in Canada we are in the 21<sup>st</sup> Century and we use cellphones for communication, besides that the local bylaws do not even allow any outside speakers.

### The Use

- The property/facility is owned by Al-Medina Calgary Islamic assembly (AMCIA). AMCIA is registered **charitable organization** and proposes to run the facility for the community and particularly the youth **regardless of origin, location, Creed and political beliefs and most importantly religion** to serve as a community centre hub.

### Mission

- We believe our community hub will provide proper guidance for healthy lifestyle choices for the community and our youth in particular which they will continue to create a highly spiritual and moral environment to build a strong, healthy and proud individual and community.
- Mr. Syed Soharwardy Is the leader of the community and has been active in numerous inter-faith services since 1998. Please visit our website to learn more about his interfaith activities and contributions to the multi faith fabric of Canada

In your objection, as indicated above there seems to be a “fear of the unknown” factor and to address that we are fully aware of the current Covid19 pandemic and as such we are proposing an **open house** for not more than five to seven residents at a time (by appointment only) to try to answer your questions in a proper setting and discuss our proposal.

Please call me at **(403) 966-0071** to arrange an appointment

**Date:** Friday, December 4, 2020

**Place:** Symons Valley United Church  
38, Kincora Rise N.W. Calgary, AB.

**Time:** (Between 2:00-5:00 pm)

2:00 – 2:30 pm

2:30 – 3:00 pm

3:00 – 3:30 pm

4:00 – 4:30 pm

4:30 – 5:00 pm

In addition, we also request you to visit our website: [www.almakkah.ca](http://www.almakkah.ca)

We appreciate your time and support.

I hope you trust the above in order and to your satisfaction.

Sincerely,

**Malik Ashraf**

## Conclusion

Based on the above documentation, supporting reports and a very careful and diligent consideration of all the policies and meetings with Rockyview County (The Reeve and Chief Administrative Officer), Rockyview County Bylaw and Master Site Development Plan and findings of all the relevant studies, and their recommendation, we very humbly request yours and County Council's support for the proposed Land Use Amendment recognizing the proposed centre/hub is not for profit and **not** for any particular ethnic group but for all the residents of the county regardless of their caste, creed, colour or religion based beliefs and/or lifestyle.

**The proposed Land Use Amendment is for a hub where hate and discrimination on any ground has no place.**



SITE LOCATION



144 AVE NW

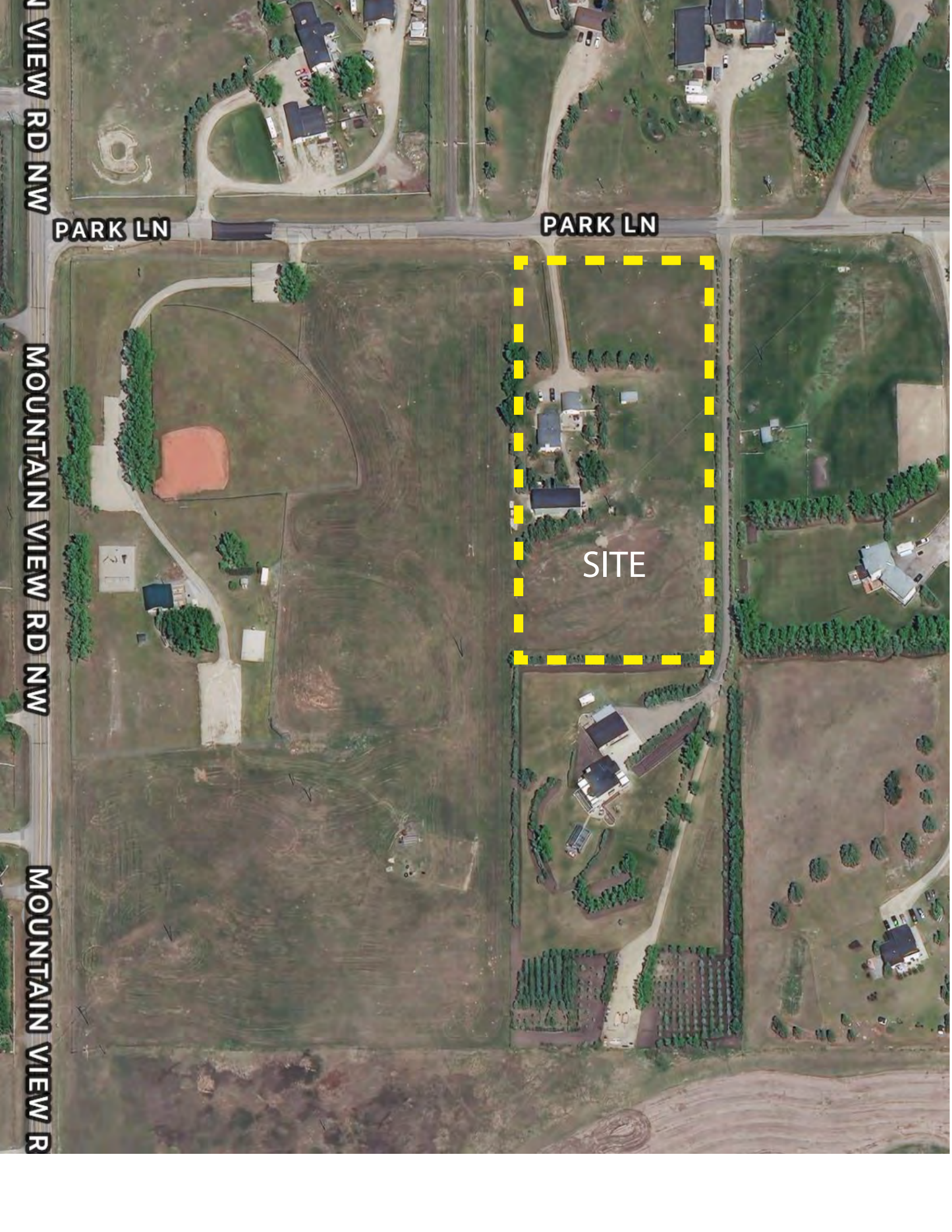
SHAGANAPI TR NW

SYMONS VALLEY RD NW

ST







VIEW RD NW

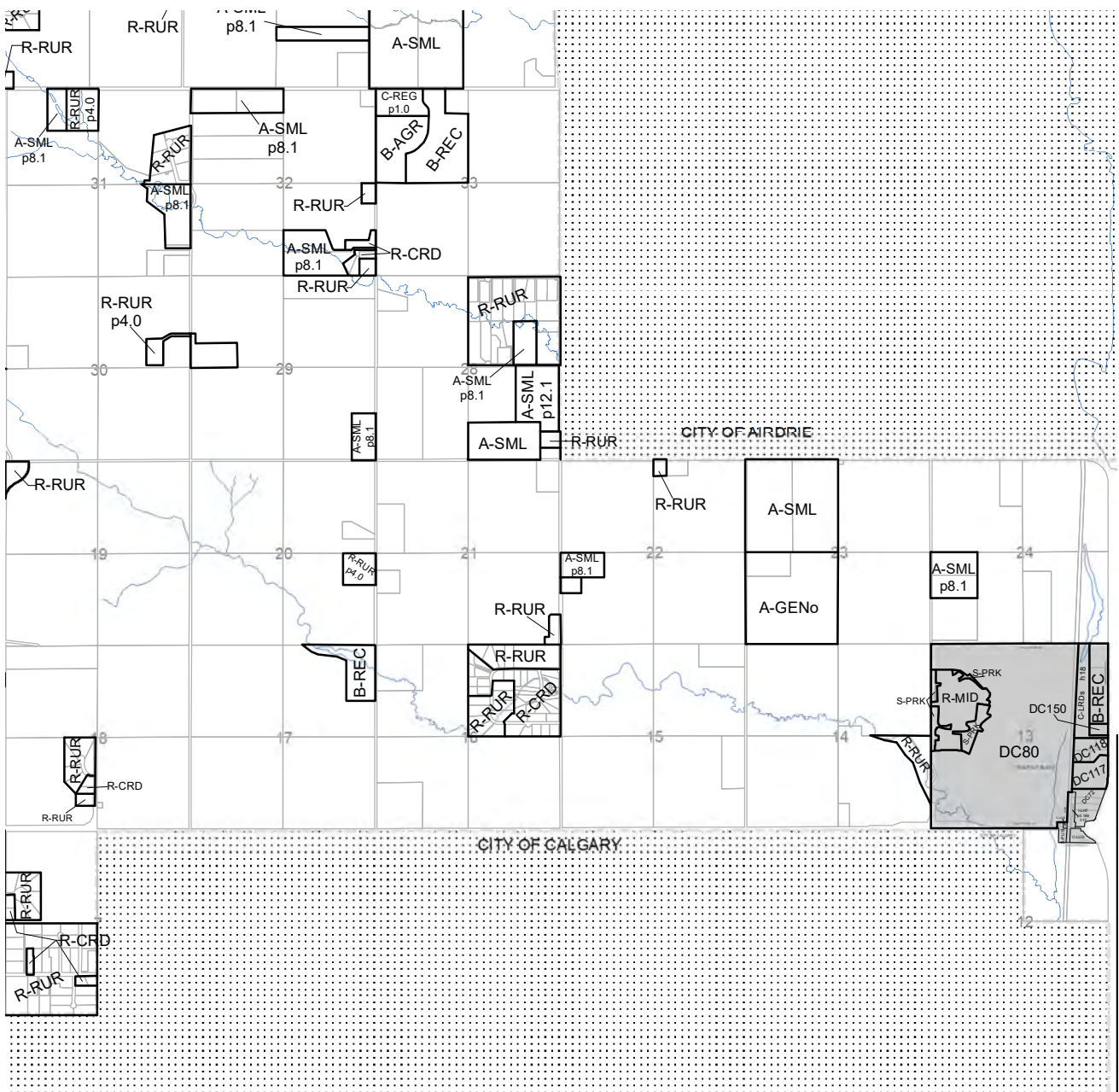
PARK LN

PARK LN

MOUNTAIN VIEW RD NW

SITE

MOUNTAIN VIEW R

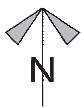


ALL LANDS ARE DESIGNATED A-GEN UNLESS NOTED OTHERWISE

A-GEN	Agricultural, General District
A-SML	Agricultural, Small Parcel District
R-RUR	Residential, Rural District
R-CRD	Residential, Country Residential District
R-URB	Residential, Urban District
R-SML	Residential, Small Lot Urban District
R-MID	Residential, Mid-Density Urban District
R-MRU	Residential, Multi-Residential Urban District
B-AGR	Business, Agricultural District
B-REC	Business, Recreation District
B-REG	Business, Regional Campus District
B-LOC	Business, Local Campus District
B-LWK	Business, Live-Work District

Contact the  
County Planning  
Department for  
Official Confirmation

C-HWY	Commercial, Highway District
C-LRD	Commercial, Local Rural District
C-LUD	Commercial, Local Urban District
C-MX	Commercial, Mixed Urban District
C-REG	Commercial, Regional District
I-LHT	Industrial, Light District
I-HVY	Industrial, Heavy District
S-PUB	Special, Public Service District
S-FUD	Special, Future Urban Development District
S-PRK	Special, Parks and Recreation District
S-NOS	Special, Natural Open Space District
S-NAT	Special, Natural Resource District



ROCKY VIEW COUNTY  
TWP. 26-1-W5M

LAND USE MAP NO. 65

Date: Dec 16 , 2021



Figure 1



Figure 2



Figure 3

# **Al-Makkah Community Centre – Proposed DC District**

## **1.0 GENERAL REGULATIONS**

- 1.1 The regulations contained within this bylaw are applicable to the Direct Control (DC) parcel within the Development Site as shown on the attached Schedule “A”.
- 1.2 Land Use Bylaw C-8000-2020 as amended is applicable unless otherwise stated in this Bylaw.
- 1.3 The rules regulating the Special, Public Service District (S-PUB) of the Land Use Bylaw C-8000-2020 as amended, shall apply unless otherwise specified in this Bylaw.
- 1.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the uses subject to this Bylaw.
- 1.5 Definitions and terms not defined in this bylaw have the same meaning as
- 1.6 defined in Part 8 of Land Use Bylaw C-8000-2020 (as amended) and the Municipal Government Act.

## **2.0 PURPOSE**

- 2.1. The purpose and intent of this District is to provide for a religious assembly, community/youth hub at 15205 Park Lane, Rocky View, Alberta.

## **3.0 USES**

- 3.1. Religious assembly
  - 3.1.1 Occupancy
    - 30-35 people on regular weekdays
    - 60 people on Fridays
    - Except for the month of Ramadan and Eid festival. (Twice a year)
- 3.2 Dwelling unit, accessory to the principal use
- 3.3 Community Centre
- 3.4 Community Hub

## **4.0 USES NOT DEFINED**

- 4.1. Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

## **5.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT**

- 5.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:
  - 5.1.1 Freestanding Signs
  - 5.1.2 Temporary Signs

## **6.0 MAXIMUM PARCEL COVERAGE**

- 6.1. No change to existing building location or addition of new building.

## **7.0 ARCHITECTURAL DESIGN**

- 7.1. No major change to existing architectural design of the building.

## **8.0 MAXIMUM BUILDING HEIGHT**

8.1. No change to existing building heights.

## **9.0 MINIMUM SETBACKS**

9.1. No change to existing setbacks.

## **10.0 PARKING AND LIGHTING**

10.1. Meet the County's standards and requirements.

## **11.0 LANDSCAPING**

11.1. Meet the County's standards and requirements.

## **12.0 ADDITIONAL REQUIREMENTS**

PUBLIC ENGAGEMENT REPORT  
For the AL-MAKKAH COMMUNITY HUB PROPOSAL  
At 15205 Park Lane in Rocky View County

September 28, 2021

Prepared by Cameron Wallace, Real Estate Advisor-Baker Tilly Catalyst LLP

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The attached Project Information Summary and attached Site Plan were hand delivered to the neighbors on September 21 and 22, 2021 by knocking on 45 doors -14 doors on the west side of Mountain View Road and 31 doors on the east side of this roadway for the properties along Park Lane and/or off this roadway. The 45 doors may or may not represent the exact number of homes in this area since some "No Trespassing" signs and closed Security gates were respected so that Notices were not left at these locations. For people who were not home or even at home but decided not to answer the knock or doorbell ring, the information was placed under the front door mat or on the windshield of a vehicle in the driveway or in a planter, which were all in conspicuous locations for the homeowner to pick up.

Comments by people who answered the door:

- I am fine with whatever people want to do on their own property,
- I am not in support of this proposal,
- I attended the last open house on this proposal on a late Friday afternoon- December 4, 2020- at which time there were only 3-4 of us, all opposed to this proposal because this is a residential area,
- I just purchased a property on Park Lane and I will do everything to fight this proposal and I am giving you an advanced notice of my intentions,
- Teaching people life skills is a good thing being presented by this proposal,
- Two(2) telephone calls were received with both being opposed to this proposal,
- We are just renting this property and so we will drop off this information to the property owner,
- This property owner should find another location because this is a residential area with some nice big homes,
- There seems to be more and more commercial activity in this area with storage and landscaping companies operating and one night there was even fireworks from one of the property owners in this area, and
- I have no problem with this proposal.

To date, no email responses have been received from the homeowners in this area.

## THE AL-MAKKAH COMMUNITY HUB PROPOSAL

September 21, 2021

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1. Location-in the community of Park Lane in Rocky View County.
2. Municipal Address-15205 Park Lane in the Symons Valley area.
3. Legal Description of the Property-Lot 4 Plan 9010345
4. Property Description-this property contains 3.68 acres of land and a single family home on it with 1,100 square feet of living area. No additional buildings are planned on this property. 18 new parking stalls will be added to this property if the Land Use change is approved.
5. Land Use/Zoning Change Proposed-to change it from the current Residential Two (2) District(R-RUR) to Special Public District (PS).
6. Operations of the Future Community Hub-it will be a social services, counselling, and guidance centre focused on youth to help them with healthy life choices .A maximum of 25-30 people would be in the on-site building. The hours of operation would be Noon-3pm and 5-7pm on Mondays to Fridays.
7. Property Owner-Al-Madinah Calgary Islamic Assembly (AMCIA) represented by Malik Ashraf
8. Timing of Approvals @ Rocky View County-November/December, 2021 for a Public Hearing at Rocky View County Council
9. Consulting Team
  - Architect-Manu Chugh
  - Servicing Engineer-Scheffer Andrew Ltd.
  - Development Consultant-Catalyst-Cameron Wallace
10. For more information and answers to questions, please contact Cameron Wallace- email address [cameronw@thecatalystgroup.ca](mailto:cameronw@thecatalystgroup.ca) or Cell # 403-850-2719



**Al-Mekkah Community Hub**  
Traffic Review Report

**December 2, 2020**

File #1514-01



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## 1 Background Information

Scheffer Andrew Ltd (SAL) was retained by Al-Mekkah Community Hub (AMCH) to conduct a Traffic Review in support of the application for land use re-designation in Rocky View County. The parcel currently has Residential Two (R2) zoning and is seeking to obtain re-designation to Public Service (PS) within Rocky View County. The initial report was prepared in February 2020 and updated in December 2020 to address resident concerns and to also consider the proposal for a nearby Buddhist Meditation Center.

### 1.1 Proposed Site

The site is legally described as Lot 4 plan 9010345 with the municipal address 15205 Park Lane, Rocky View County, AB. The site location is shown in Figure 1. The site is bounded by Park Lane to the south, Mountain View Close to the east and other properties to the north and west. The site is approximately 1.5 km from Symons Valley Road NW to the south and 1.5 km from Highway 566 to the north. The site is approximately 1.62 Ha. The proposed development will not entail constructing a new structure or substantial site modification and the existing structure on the site will be used as a community gathering place. The site's largest gathering is expected to be Friday's from 1pm to 3pm which would be attended by 25-30 people with smaller gatherings on weekdays from 12pm to 3pm and 5pm to 7pm. The site is accessible through Park Lane only which connects to Mountain View Road with Highway 564 to the north and Symons Valley Road NW to the south. The site currently has an access onto Park Lane which will be utilized by the proposed site.

There is a similar application for a redesignation from R2 to PS to accommodate a Buddhist Meditation Center (BMC) east of the site at 15150 Park Lane. This application is Rocky View County file number PL20200015, and we understand that it is proposed to have a peak attendance of 25-30 people on Saturdays and only 4-5 visitors on weekdays.

Figure 1: Site Location



## 1.2 Study Scope

This study will provide a high-level evaluation of the potential impact of the proposed site re-designations by examining the following:

- Review of existing road network and background traffic volumes
- Discussion about the proposed Al-Mekkah Community Hub trip generation and distribution
- Discussion about the adjacent Buddhist Meditation Center trip generation and distribution
- High level review of the safety and operation of the intersection of Symons Valley Road NW and Mountain View Road which the majority of site traffic is expected to use

## 2 Existing Infrastructure & Conditions

### 2.1 Existing Roadway Conditions

Symons Valley Road – is a two-way undivided arterial running between Rocky View County and City of Calgary, with an 8m pavement width near the intersection with Mountain View Road with no dedicated turning lanes and 80 km/hr posted speed limit. The intersection is stop controlled for southbound traffic and free flow for traffic along Symons Valley Road. Further south, in the City of Calgary, it is four-lane divided arterial with approximately 30 m cross-section and urban curbs and sidewalks. It is anticipated that long term upgrades to Symons Valley Road near the site will have a similar four-lane divided cross-section.

**Mountain View Road** - is a two-way undivided paved rural road with dedicated turning lanes running north south between Symons Valley Road and Highway 566, with an 8m pavement and 60 km/hr posted speed limit. The road intersects Park Lane which is the primary access to the proposed site. The intersection is yield controlled for westbound traffic and free flow for northbound and southbound traffic

**Highway 566** – is a two-way undivided level 3 highway that runs east-west with approximately 9 m wide pavement width and 100 km/hr posted speed. The highway intersects with Mountain View Road and has unrestricted visibility of traffic in both east and west directions. The intersection has Alberta Transportation Type-1b treatment with no dedicated turning lanes. Northbound and southbound traffic are stop controlled and free flow for eastbound and westbound traffic.

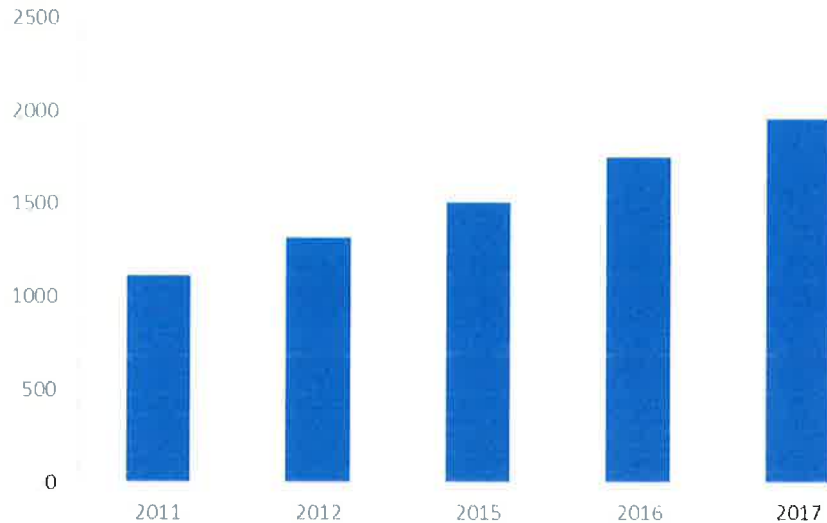
**Park Lane** – is a local two-way undivided road with 7 m wide pavement, no shoulders and a posted speed limit of 50 km/hr within Rocky View County with a 30 km/h playground zone near Mountain View Road. The road provides access for local traffic from the existing country residential development. The road will be the primary connection between the proposed site and the external road network. If Park Lane were to be built today as a Country Collector Road accessing 10 to 200 lots, the County's standards would require a minimum surface width of 8m.

**Site Access** – The site has direct access onto Park Lane which is expected to be utilized by the proposed community gathering place. The access is currently 3.7m wide gravel road.

## 2.2 Existing Traffic Volumes

Traffic count data was available from the City of Calgary for Mountain View Road for 2011, 2012, 2015, 2016, and 2017 just north of Symons Valley Road. Given the limited traffic volume anticipated to be generated by the AMCH (maximum of 25-30 people on a Friday) and discussion with Rocky View County staff, no traffic count was completed. The City of Calgary traffic count data is summarized in Table 1 below showing an annual average growth rate of approximately 12% on Mountain View Road. Traffic count data from Alberta Transportation was not available for the intersection of Mountain View Road and Highway 566. The closest AT traffic counts available are at the intersection of Highway 566 and Centre Street NW and Highway 566 and Highway 772 and indicate that the AADT on Highway 566 is in the range of 1,300 AADT at Highway 772 and 2,800 AADT at Centre Street NW.

**Table 1: Mountain View Road City of Calgary Traffic Counts Volume 2011 – 2017 AADT**



### 3 Traffic Projections

#### 3.1 Trip Generation

Trip generation is defined as traffic generated by a development site. Typically, SAL estimates trips generated by site using the Institute of Transportation Engineers (ITE) 10<sup>th</sup> Edition Trip Generation Manual (September 2017). For the purpose of this study, the number of trips was estimated based on the number of visitors anticipated by the client and compared to the ITE trip generation rates for similar uses. The available ITE rates for a Mosque (ITE Code 562) were limited to one survey point, therefore, the trip generation rates for a Church (ITE Code 560) was reviewed as it contains multiple survey points and was conservatively higher than the survey point in ITE Code 562. Due to the proposed nature of the site, a Church was considered reasonably representative as the proposed AMCH will have a similar use.

Based on the existing building footprint of 288 m<sup>2</sup> (3,100 ft<sup>2</sup> GFA) and the ITE Trip Generation Manual's Church Use Code 560, the building could generate approximately 30 peak hour trips during its peak use. This was calculated based on ITE Code 560's and using the "Sunday Peak Hour of Generator". It was noted that the surveyed churches in ITE Code 560 were all significantly larger than the proposed 288 m<sup>2</sup>. The estimated 30 peak hour trips were therefore compared to the maximum number of visitors to the proposed AMCH of 25-30. As with other worship facilities, carpooling is common for arriving families and based on the Census Canada average family size of 2.4<sup>1</sup> the number of generated trips per 30 visitors could be close to 13 trips in and 13 trips out per event or 26 peak hour trips. Using either method, the proposed 18 stalls parking lot would therefore provide sufficient parking capacity in the event of slightly larger number of trips arrives on site.

<sup>1</sup>Census Profile, 2016 Census, <https://www12.statcan.gc.ca/census-recensement/2016/>, Accessed Feb 5 2020

The proposed site peak hour on Friday between 1:00 PM and 3:00 PM, which include people arriving and departing from weekly prayers, will differ from the peak hour of the adjacent roads. Currently Symons Valley Road has morning peak hour between 7:30 – 8:30 and afternoon peak hour between 4:15pm and 5:15pm. Weekday peak hour traffic is expected to be minimal to and from the site as it does not require a large number of daily employees and therefore its peak time will not add to the peak hours of the adjacent roadways.

We understand that the adjacent Buddhist Meditation Center would have a similar peak attendance of 25-30 people or 30 peak hour trips, however its peak is expected on Saturdays. It is expected to have 4-5 visitors on weekdays.

### 3.2 Trip Distribution and Trip Assignment

The trip distribution breakdown is based on discussion with Rocky View County staff and proximity of the City of Calgary. The traffic distribution was assumed as follows:

- 80 percent of the traffic travels to and from the south on Symons Valley Road NW
- 20 percent of the traffic travels to and from the east on Highway 566

Using the Trip Generation from Section 3.1, the AMCH is forecasted to generate 30 trips during Friday prayers between 1:00 PM and 3:00PM. Trip assignment was calculated at 24 trips to and from the south on Symons Valley Road NW and 6 trips to and from the east on Highway 566.

Using the Trip Generation from Section 3.1, the BMC is forecasted to generate 30 trips on Saturdays. Trip assignment was calculated at 24 trips to and from the south on Symons Valley Road NW and 6 trips to and from the east on Highway 566.

### 3.3 Projected Background Traffic Volume

Background traffic is the component of traffic on adjacent streets that would be present regardless of traffic activity at AMCH. The background traffic growth was projected using a 10% linear annual growth rate on the 2017 traffic volume. In the short term, in the absence of major development projects in North Calgary, and compared to the observed 12% growth rate, this is considered reasonable.

Table 2: Background Traffic (AADT) Growth - 20 years

Intersection	2020	2025	2030	2040
Mountain View Road at Symons Valley Boulevard	2349	3530	4510	6471

It is noted that the area south of the site and surrounding Symons Valley Road within the City of Calgary corporate limits has been approved as part of Glacier Ridge Area Structure Plan for future development. This ASP indicates that Symons Valley Road NW west of Mountain View Road will be closed, and that all motor traffic will be directed through Mountain View Road to Highway 566. The ASP indicates the realigned Symons Valley Road along Mountain View Road will have a Local Arterial classification with 15,000 – 20,000 vehicles per day capacity. Relative to the larger development plans for the area, the daily and peak hour trips expected to be generated by the AMCH and BMC are considered to be negligible to the surrounding road network.

### 3.4 Parking

Based on the attached site layout drawing, the AMCH will have 18 parking stalls available for visitors on Fridays. This provides more parking space than the 15 spots based on the ITE 30 peak hour trips, and the 13 spots required based on 30 users and 2.4 people per vehicle. The potential parking layout also offers some room for overflow within the site prior to it ever backing up onto Park Lane.

## 4 Intersection and Roadway Assessment

### 4.1 Intersection of Park Lane and Mountain View Road

Assuming that all trips to the AMCH and BMC arrive and depart within a peak hour of their events, the current traffic on Mountain View Road would leave plenty of gaps for turn movements to be made from Mountain View Road without queuing or significant delays. For example, City of Calgary 2017 traffic count data shows that Mountain View Road has about 1,961 vehicles per day which is estimated to be about 197 per peak hour (north and south combined), or one vehicle every 18 seconds. This average peak hour gap on Mountain View Road would allow many openings for turn movements to be made for traffic from the site and community, without resulting in significant queuing. During non-peak hours, when gatherings are planned, the traffic on Mountain View Road and to and from the site and community would be reduced and therefore operate adequately as well.

As background traffic on Mountain View Road increases over time as a result of other developments in the area, the intersection treatment at Park Lane may have to be upgraded as a result. These upgrades would be required by background traffic regardless of the non-peak hour trips generated by the AMCH and BMC.

### 4.2 Intersection of Symons Valley Road NW and Mountain View Road

#### Intersection Layout Assessment

The existing intersection is three-leg (T-type) intersection and is estimated to have a 60° skew angle which is below the Alberta Transportation Highway Geometric Design recommended 70° skew. Intersections are recommended to be constructed to 90° or near 90° therefore any future upgrades at the listed intersection should incorporate intersection realignment to improve the 60° skew angle.

The sight distance was also examined as Symons valley road has a curve east and west of the intersection with Mountain View Road. The sight distance at the intersection appears to be limited to approximately 283m by a crest (vertical curve) to the west. As Symons Valley Road operates as a rural road near the site, Alberta Transportation Highway Geometric Design Guide (HGDG) was referenced and Figure 4.2.2.2 shows the required site distance for a large recreational vehicle on Mountain View Road turning left onto Symons Valley Road is approximately 350m based on road design speed of 90km/hr. The recreational vehicle type is considered a worst case design vehicle as long-haul trucks are not permitted on Mountain View Road as indicated by road signage. A passenger vehicle is the design vehicle from the proposed site, and for it to make the same movement only requires 120m therefore adequate sight distance for the passenger vehicles exists.

According to HGDG Figure B-4.4.2a, the minimum stopping sight distance required for vehicles travelling on Symons Valley Road at design speed of 90 km/h is 170m which is available for both the east and west approaches to the intersection.

The intersection of Mountain View Road and Highway 566 has unrestricted sight distance in both east and west directions exceeding 400 m therefore it was considered to have adequate sight distance.

### **Warrants for Intersection Illumination**

The analysis was completed for the present year only as future traffic volume is highly variable and depends on the speed at which surrounding areas are developed. The TAC warrant score for the projected traffic in 2020 is 103, therefore intersection illumination is not currently warranted. Future TIAs associated with the approved Glacier Ridge ASP developments should address requirements for illumination along with their required upgrades.

## **5 Conclusions**

This review was completed to understand the potential traffic impact of land use re-designation for the Al-Mekkah Community Hub (AMCH) while also considering the potential impact of the adjacent Buddhist Meditation Center (BMC). Both developments are expected to use their existing building and generate approximately 30 trips (15 in and 15 out) during their busiest gathering. The AMCH peak attendance is expected Friday between 1pm and 3pm, whereas the BMC peak attendance is expected to be on Saturdays, therefore they do not overlap with each other or with the peak hours of the adjacent roads.

The AMCH peak event is expected to result in about 13 vehicles Fridays between 1pm and 3pm and therefore will not have an impact on the peak hour operations of adjacent roadways. The analysis shows that the proposed AMCH will have minimal impact on the operation of the adjacent road network and that future development within the area will have substantially more impact on the road network. Therefore, intersection and road improvements should be completed by others along with their developments.

Yours truly,  
**Scheffer Andrew Ltd.**

Prepared by:



2020-12-02

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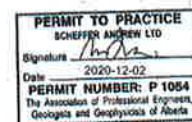
Reviewed by:



2020-12-02

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Permit to Practice:





This report was prepared by Scheffer Andrew Ltd. ("SAL") for the benefit of the client to whom it is addressed. The information and data contained herein represent SAL's best professional judgement in light of the knowledge and information available to SAL at the time of preparation. SAL accepts no liability whatsoever for any loss or damage suffered by any third party arising from their use of, or reliance upon, this report or any of its contents without the express written consent of SAL and the client

**Appendix A Intersection Illumination Warrant**

Intersection of Highway 791 and Canal Court:

Guide for the Design of Roadway Lighting Volume 2 – Design TAC

Item No.	Classification Factor	Rating Factor "R":					Weight Subcategory (If applicable)	Weight "W"	Enter "R" Here	Score "R" * "W" 2038
		0	1	2	3	4				
Geometric Factors										
1	Channelization	None	Right and/or Left Turn Approach only	Right Turn Lanes only on Major Leg(s)	Left Turn Lane(s) on Major Leg(s)	Left and Right Turn Lanes on all legs	Raised and Operating Speed Less than 70 km/h on at least One Channelized Approach or	15		
							Raised and Operating Speed Less than 70 km/h or More on at least One Channelized Approach or	20		
							Painted Only	5	0	0
2	Approach Sight Distance on the Most Constrained Approach (Relative to Recommended Minimum Intersection Sight Distance)	100% or More	75% to 99%	50% to 74%	25% to 49%	< 25%		10	0	0
3	Horizontal Curvature Radius at or immediately Before Intersection on Any leg for Posted Speed limit of									
	110 km/hr	Tangent	>1800m	1150 to 1800m	750 to 1150 m	<750m		5	3	15
	90 or 100 km/hr	Tangent	>1400m	950 to 1400m	600 to 950 m	<600m				
	70 or 80 km/hr	Tangent	>950m	550 to 950m	340 to 550 m	<340m				
60 km/hr	Tangent	>575m	320 to 575m	190 to 320 m	<190m					
4	Angle of Intersection or offset intersection	90 Degree Angle	80 or 100 Degree Angle		70 or 110 Degree Angle	<70 or >110 Degree or Offset Intersection		5	4	20
5	Downhill Approach Grades at or immediately Before Intersection on Any Leg	< 3.0%	3.1 to 3.9% and Meets Design Guidelines for Type and Speed of Road	4.0 to 4.9% and Meets Design Guidelines for Type and Speed of Road	5.0 to 7.0% and Meets Design Guidelines for Type and Speed of Road	>7% or Exceeds Maximum Guidelines for Type and Speed of Road		3	0	0
6	Number of Legs		3	4	5	>=6		3	1	3
<b>Subtotal Geometric Factors</b>										<b>38</b>
Operational Factors (O)										

Either AADT (2-Way)										
7	On Major Road and	<1000	1000 to 2000	2000 to 3000	3000 to 5000	> 5000		10	1	10
	On Minor Road or	<500	500 to 1000	1000 to 1500	1500 to 2000	> 2000		20	2	20
	Signalization Warrant	Intersection Not Signalized and Volume based Signal Warrant is Less than 20% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 20% to 40% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 40% to 60% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is 60% to 80% Satisfied	Intersection Not Signalized and Volume based Signal Warrant is over 80% Satisfied		30	0	0
8	Regular Nighttime Hourly Pedestrian Volume	No Pedestrian	Up to 10	10 to 30	30 to 50	Over 50		10	0	0
9	Intersection Roadway Classifications	No Primary Road Involved	Primary/Rural Major, Primary/Rural Minor, or Primary/Designated Community Access	Primary/Secondary	Primary/Primary	Intersection includes Divided Highway		5	2	10
10	Operating Speed or Posted Speed Limit on Major Road	50 km/h or less	60 km/h	70 km/h	80 km/h	90 km/h or Over		5	3	15
11	Operating Speed or Posted Speed Limit on Minor Road	50 km/h or less	60 km/h	70 km/h	80 km/h	90 km/h or Over		5	1	5
<b>Subtotal Operational Factors</b>										
<b>50</b>										
Environmental Factors (E)										
12	Lighted Development Within 150 m Radius of Intersection	-	In One Quadrant	In Two Quadrant	In Three Quadrant	In Four Quadrant		5	0	0
Subtotal Environmental Factors										
Collision Factors (A)										
13	Average Annual Nighttime Collision Frequency or Rate over Last Three Year (Only Collisions Potentially Attributable to Inadequate Lighting)	0 Collisions per year	1 Collisions per year		3 or More Collisions per year or At least 1.5 Collisions per Million Entering Vehicles per Year and an Average Ratio of All Night-to-Day Collisions of at least 1.5	1 or 2 Collisions per year		15	1	15
Subtotal Collision Factors										
<b>Total Warranting Points</b>										
<b>72</b>										

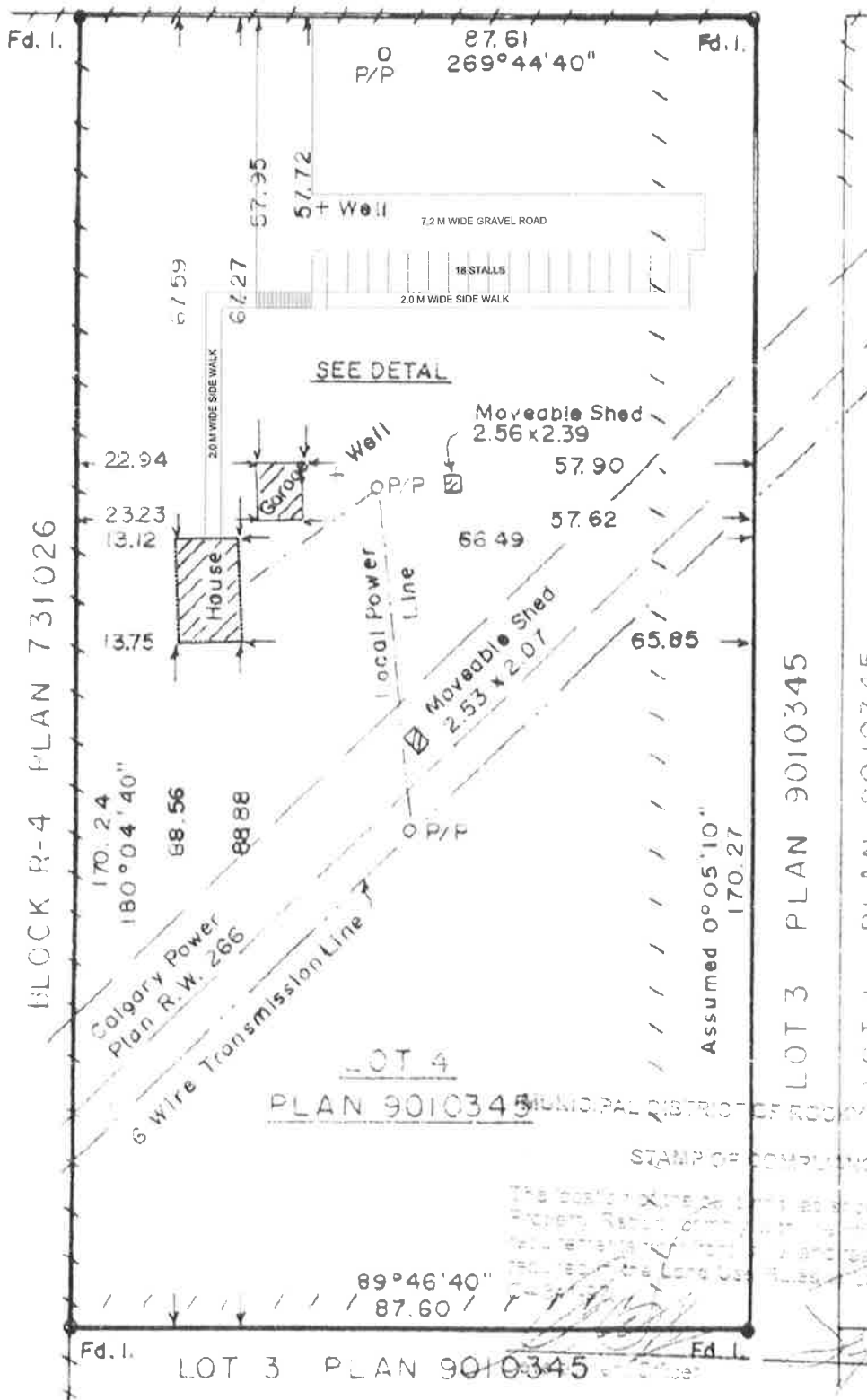
Warrant for Partial or Delineation Lighting: Greater or equal to 120 points, but less than 240 Points. Warrant for Full Illumination: Greater than 240 Points.

**Appendix B Site Layout Plan**

LOT 4 PLAN 9010345, 15205 Park Lane, M...

PARK LANE ROAD PLAN 731026

1 SITE PLAN  
SCALE: 1:50



BLOCK R-4 PLAN 731026

LOT 3 PLAN 9010345

LOT 1 PLAN 9010345

MUNICIPAL DISTRICT OF ROCKY MOUNTAINS

STAMP OF COMPLETION

The local planning officer has reviewed the site plan and found it to be in compliance with the provisions of the Land Use Bylaw. The local planning officer has also reviewed the site plan and found it to be in compliance with the provisions of the Land Use Bylaw.

LOT 3 PLAN 9010345

MANU CHUGH ARCHITECT  
JAN 24, 2020

February 4, 2020

FILE NO: 1514-01

Attn: Rocky View County  
Planning and Development,  
Calgary, AB

**RE: AL MEKKAH COMMUNITY HUB – PROPOSED LAND REDESIGNATION**

This memo outlines the existing water and sanitary services available at lot 4 plan 9010345 with the municipal address 15205 Park Lane, Rocky View County. The owner is proposing land use redesignation from the current Residential Two (R2) zoning to Public Service (PS) zoning within Rocky View County to allow for use of the existing acreage home as a community gathering place. The owner has indicated that no modifications are anticipated on the existing building with a new gravel parking lot for 18 vehicles and a concrete sidewalk to be added. Should future development be proposed on site, it is recommended for Rocky View County to evaluate the proposed changes at the Development Permit stage to determine the required upgrades on the utilities and stormwater management system.

**Sanitary Service**

The existing site is currently serviced using septic tank which is maintained regularly by the site owner. This is the recommended method by Rocky View County for sanitary service to institutional sites. No existing tank specifications are available. A third-party maintenance service provider estimates that the tank requires emptying once every 1 – 2 month based on 30-40 people usage. This is the same number of users anticipated by the client following the approval of the proposed land use redesignation. The existing house has 3 bathrooms, 1 shower, 1 dishwasher and 1 laundry machine. The number of equipment, bathrooms and fixtures are not expected to change after the proposed land use redesignation as no significant upgrades of the existing building is anticipated or proposed at this point.

**Water Service**

The recommended Rocky View County method of water supply to institutional sites is trucking, however, the existing site is currently serviced with a groundwater well. As the proposed use of the lot is not anticipated to change water demand significantly, the existing groundwater well will continue to provide adequate supplies based on the anticipated demand of 25-30 people during Friday prayer gatherings. As well, the number of appliances and bathrooms within the house is not anticipated to change.

**Stormwater Management**

The attached proposed site layout shows the addition of a 2m side walk and 7.2 m wide gravel parking lot with 18 parking stalls. The existing site topography indicates a general north to south flow for stormwater runoff. The area surrounding the proposed parking lot and sidewalk will continue to consist of grass and trees to permit infiltration of runoff before it leaves the boundaries of the lot. With a flow length of 140m to the southern boundary of the lot, the proposed sidewalk and parking lot are not anticipated to significantly increase runoff to downstream lots. The majority of runoff is anticipated to be captured by the surrounding grass area. At the time of DP for the proposed parking lot, there are



various measures that could be implemented to capture and infiltrate the limited additional runoff that will be generated, such as a shallow bioswale, raingarden if it is found to be required. Within the large percentage of the lot that is proposed to remain grassed the parcel has enough area to implement these measures.

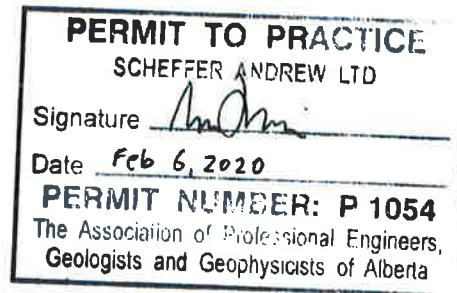
APEGA Permit #1054

Prepared By:



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November 24, 2020

File No.: 151401 1.5

Rocky View County c/o  
Manu Chugh Architect

**RE: Al-Madinah Calgary Islamic Master Site Development Plan and Redesignation  
PL20190177/20200068 – Landowner comments**

Please find attached our response from a utility servicing and transportation perspective to the landowner concerns relating to this application. The concerns were sent from Andrea Bryden of Rocky View County to Manu Chugh Architect on October 22, 2020 and forwarded to us on October 27, 2020 by Manu Chugh Architect. They are attached to this letter for reference.

Our initial assessments of the servicing and transportation systems were prepared in support of the redesignation application in February of 2020. At that, time we were told by the owner/applicant that the owner's intention for the use of the site was to retain the existing building to host once per week gatherings. The gatherings were to be held on Fridays from 1pm to 3pm and to be attended by 25-30 people, and our assessments were prepared based on that understanding. We now understand that the current intent is to have the facility open from Monday to Friday from 12pm to 3pm and 5pm to 7pm, and that the largest gathering would still be Fridays from 1pm to 3pm, which would be attended by 25-30 people.

The attached resident concerns include many concerns that are not necessarily related to servicing or transportation that will have to be considered by the owner and County. In particular, the likelihood and impacts of a future building expansion or future increase or changes in use of the site beyond the 25-30 person maximum were not considered in our February 2020 assessments.

The primary concerns expressed by residents related to the utility servicing were:

- Concern: The existing septic system would not be adequate for 30 people.  
Response: Our understanding at the time of our February 2020 assessment was that the number of fixtures (toilets, sinks etc.) in the house was not planned to be changed, and the proposed use was for 25-30 people for about 2 hours per week. Based on this understanding we believed that the existing services would be comparable to a residential use. Knowing that the number of fixtures is not proposed to be changed, but daily use is planned by multiple people, assessment by a septic designer would be required to determine whether the existing septic field is adequately sized.

The primary concerns expressed by residents related to the transportation were:

- Concern: Traffic backup leaving the site turning onto Mountain View Road after a prayer session.  
Response: The owner has indicated that there would be a maximum of 25-30 users for each Friday gathering session, and fewer visitors during other days or times of the week. The TIA estimated 30 peak hour trips (24 trips going to/from the south on Mountain View Road and 6 trips going to/from the north on Mountain View Road) and these may be clumped together within a 5-15 minute period after a session. City of Calgary 2017 traffic count data shows that Mountain View Road has about 1,961 vehicles per day which is estimated to be about 197 per peak hour (north and south combined), or one vehicle every 18 seconds. This peak hour volume on Mountain View Road will allow many openings for turn movements to be made for traffic from the site and community, without resulting in significant queuing. During non-peak hours,



the traffic on Mountain View Road and to and from the site and community would be reduced and therefore operate adequately as well.

- Concern: The existing 7m road width is too narrow for pedestrians, mailboxes, snow clearing, playground zone and increased traffic.

Response: The existing road serves about 25 homes, which is about 250 trips per day. Looking at the County's current standards, for 25 homes, it looks like current standards would require it to be an 8m wide Country Collector with 1m shoulders. The existing road width, with or without the proposed land use amendment can physically accommodate additional traffic, however its width does not meet the County's current standards for the current or proposed number of users.

- Concern: The existing road structure is failing and will need to be repaired.

Response: We do not have information about the existing road structure. The County's road maintenance department may best be able to comment on the this and the road's maintenance history.

In conclusion, the current traffic at the intersection of Park Lane and Mountain View Road is low enough that the traffic from the proposed gathering space (at most 30 visitors during a once per week gathering) will not result in unacceptable delays, or unsafe volumes at the intersection. The existing paved width of Park Lane is narrower than the County's current standard, but the width can accommodate the additional traffic movement.

Yours truly,

**Scheffer Andrew Ltd.**



Ross Thurmeier, P. Eng., LEED Green Assoc.  
Branch Manager

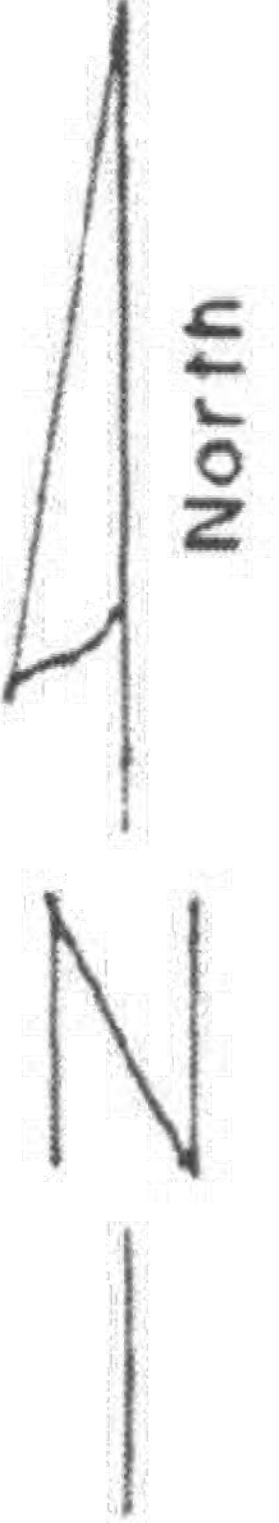
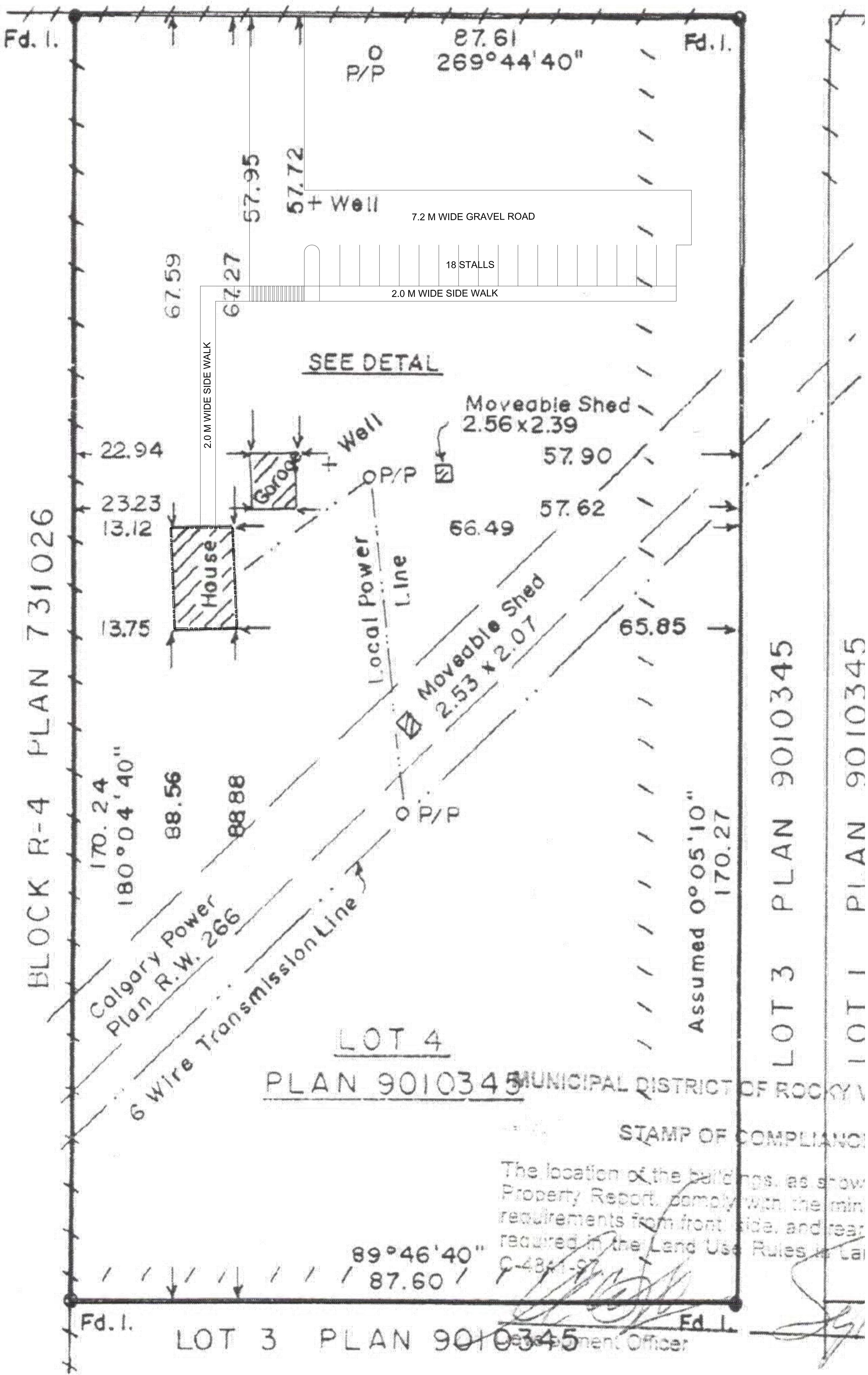
Direct: 403.244.9710 Ext #205, Cell: 403.200.9919

Email: [r.thurmeier@schefferandrew.com](mailto:r.thurmeier@schefferandrew.com)

Encl:

cc:

PARK LANE ROAD PLAN 731026



BLOCK R-4 PLAN 731026

LOT 3 PLAN 9010345

LOT 1 PLAN 9010345

LOT 4 PLAN 9010345

MUNICIPAL DISTRICT OF ROCKY MOUNTAIN

STAMP OF COMPLIANCE

The location of the buildings, as shown on the Property Report, comply with the minimum requirements from front, side, and rear required in the Land Use Rules for Lot C-48-1-97

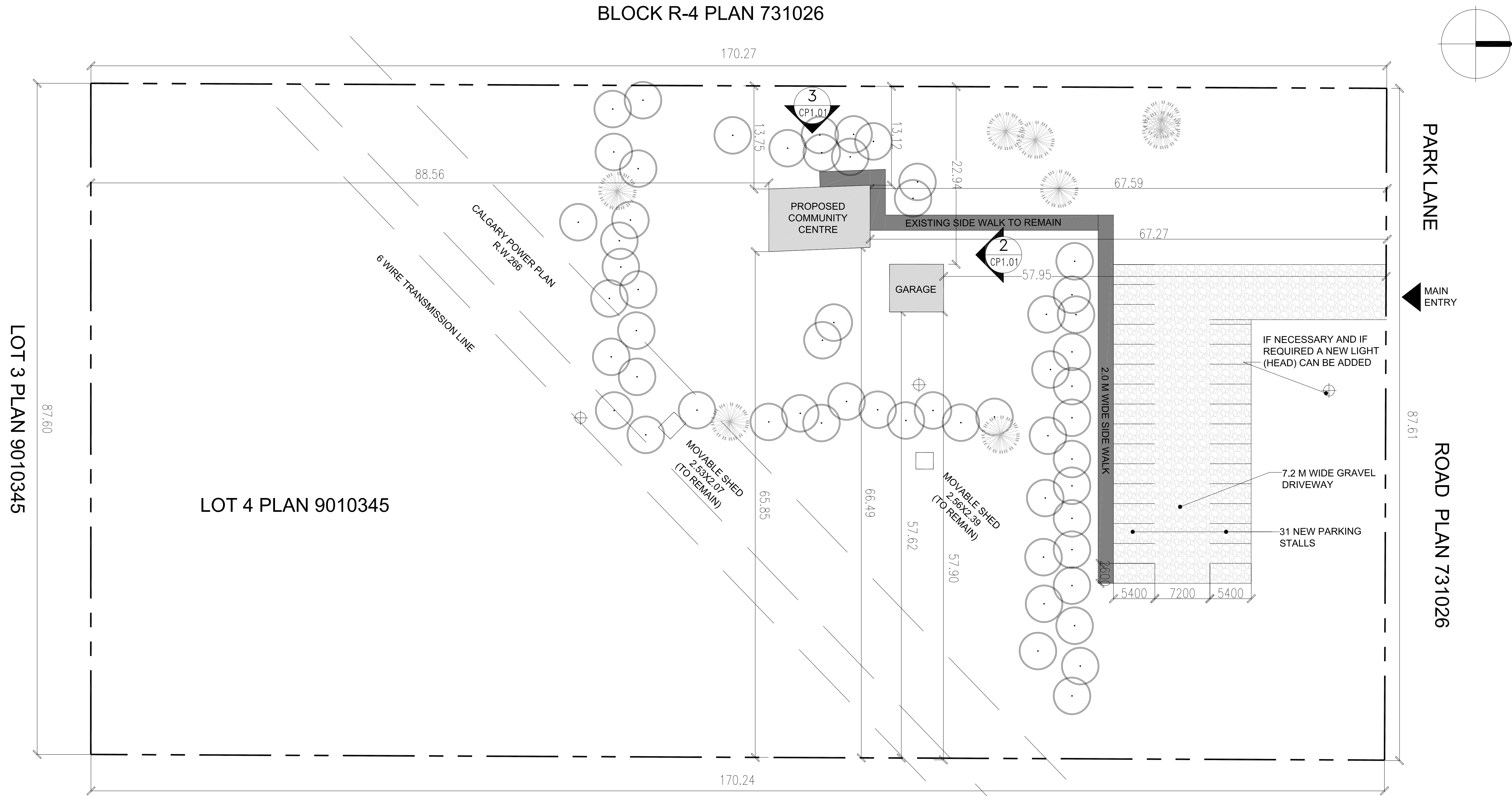
*[Signature]*  
 Planning Officer

LOT 3 PLAN 9010345

1  
 CP1.01  
 SCALE: 1:50  
 SITE PLAN

MANU CHUGH ARCHITECT  
 JAN 24, 2020

### BLOCK R-4 PLAN 731026



**1 SITE PLAN**  
CP1.01 SCALE: 1:300

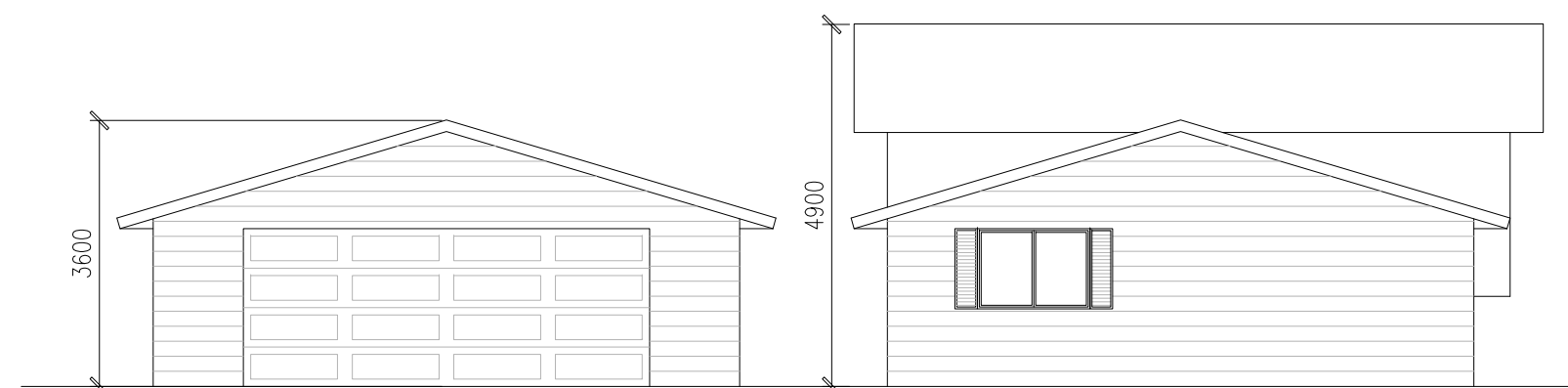
NOTE:  
WITH THE EXCEPTION OF SHADED AREA (NEW PARKING STALLS) THE REST OF THE SITE LANDSCAPE IS TO REMAIN UNCHANGED  
NO TREES TO BE DEMOLISHED

**EXISTING LANDSCAPING**

CONIFEROUS TREE	COMMON NAME	LATIN NAME	SIZE	QTY
	CS-COLORADO SPRUCE	PICEA PUNGENS	3.0 MHT	59
DECIDUOUS TREE	COMMON NAME	LATIN NAME	SIZE	QTY
	MD-MAYDAY	PRUNUS PADUS	75MM CAL	8

**LEGEND**

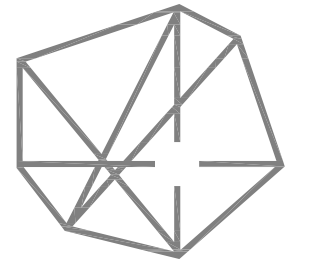
14'0" HIGH SINGLE HEAD LIGHT POLE



**2 NORTH SIDE ELEVATION**  
CP1.01 SCALE: 1:100



**3 WEST SIDE ELEVATION**  
CP1.01 SCALE: 1:100



professional seal  
architect



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client

consultant

phase / date

issue description

issue date

issue description

issue date

project title

LAND USE AMENDMENT

project municipal address

15205  
PARK LANE ROCKYVIEW,  
ALBERTA

project legal address

LOT 4,  
PLAN 9010345

MC+A file No.

2019\_MC\_1218

phase

DEVELOPMENT PERMIT

date

2020 AUGUST 17

scale

drafted by

checked by

MCA - HM

sheet title

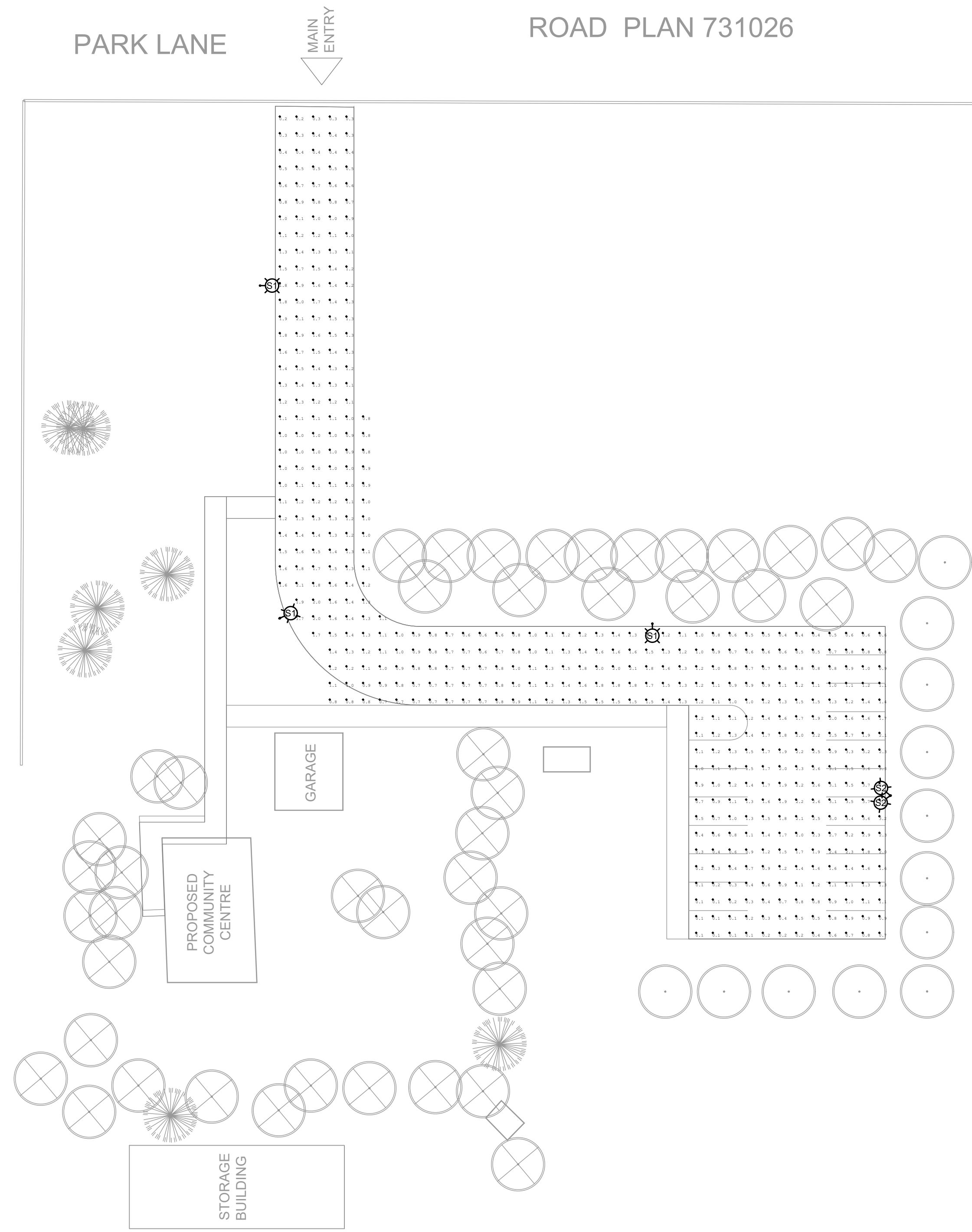
**SITE PLAN AND  
ELEVATIONS**


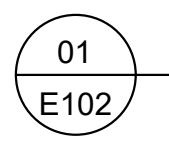
sheet number

**CP1.01**



BLOCK R-4 PLAN 731026

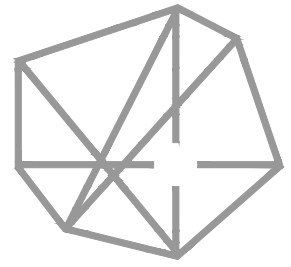




**ELECTRICAL SITE PLAN**  
 SCALE: 1:300

LUMINAIRE SCHEDULE				
TAGS	DESCRIPTION	LAMP	MOUNTING	MANUFACTURER
S1	SINGLE POLE LUMINAIRE	6663LM LED	20FT POLE	LITHONIA DSX1 LED - 40C-700-40K-T4M-MVOLT-MA-HS
S2	DOUBLE POLE LUMINAIRE	2 X 6663LM LED	20FT POLE	LITHONIA DSX1 LED - 40C-700-40K-T4M-MVOLT-MA-HS (2 HEADS 45 DEGREE)

\* CONFIRM LIGHTING SPECIFICATION WITH INTERIOR DESIGN AND OWNER PRIOR TO ORDER.

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
PARKING	FC	1.31	3.7	0.1



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architect



client

consultant



phase / date

issue description

issue date

issue description

issue date

issue description

issue date

project title

project municipal address

project legal address

MC+A file No.

phase

date

scale

drafted by

checked by

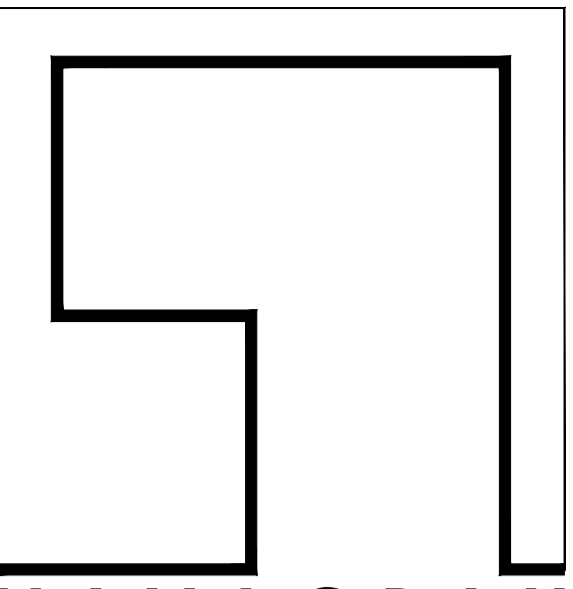
sheet title

sheet number

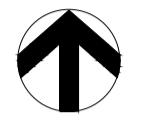
E102

E102





**NAVAGRAH**  
LANDSCAPE ARCHITECTURE + URBAN DESIGN  
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211179PALA  
**PARK LANE**

### NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ALL PLANT MATERIAL TO CONFIRM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
4. DO NOT SCALE DRAWINGS.
5. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CEDAR MULCH UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. ALL NEW PLANTING IS TO BE MANUALLY WATERED UNTIL ESTABLISHMENT OF THE PLANTS.
8. ALL PLANTING AREAS ARE TO BE PROVIDED WITH MIN. 300MM DEPTH TOPSOIL.

### LANDSCAPE ANALYSIS

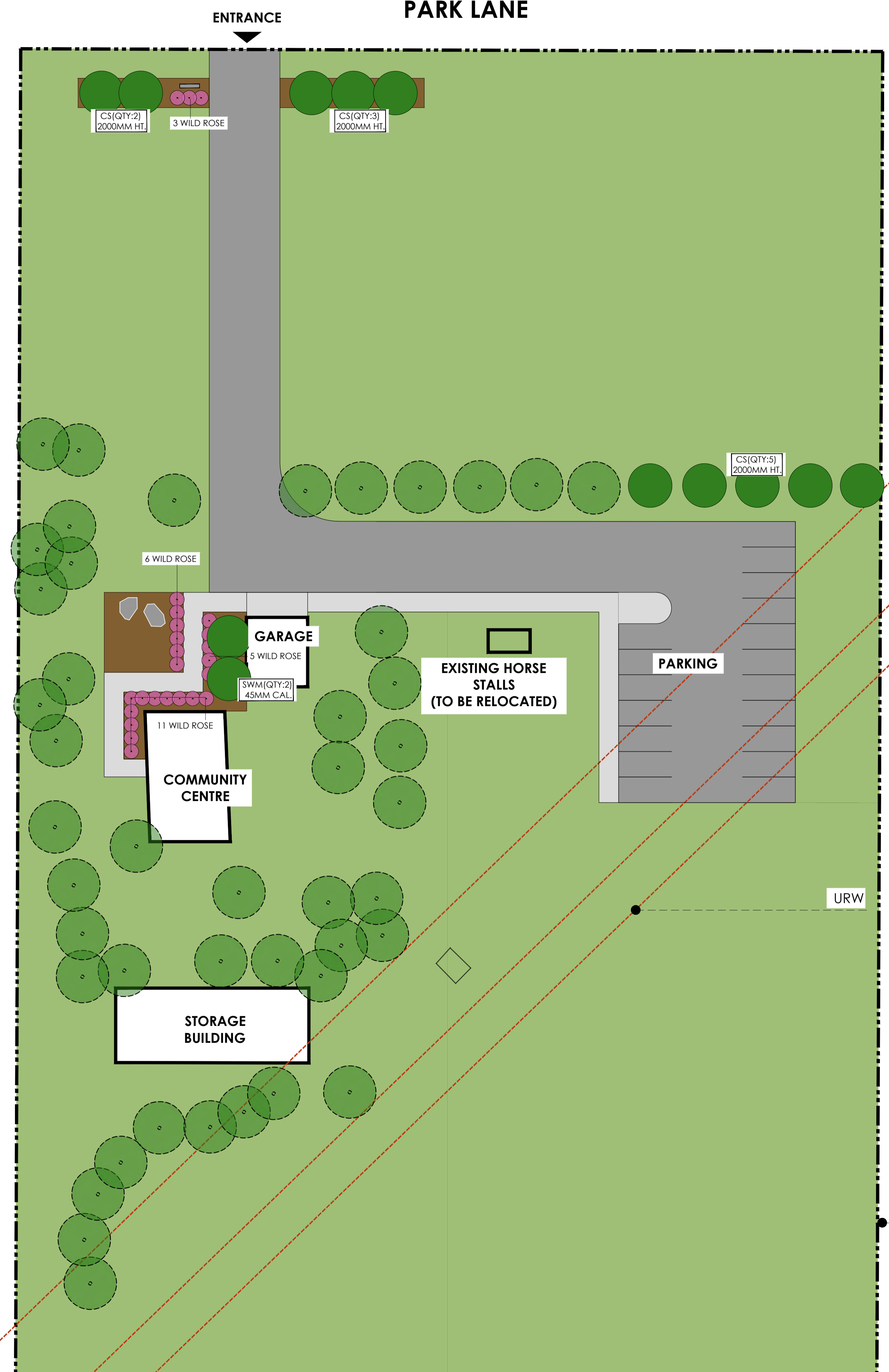
SITE AREA: 14819.64 SQ.M.  
TOTAL TREES PROVIDED = 12  
TOTAL SHRUBS PROVIDED = 25

### LEGEND

- REGULAR GREY COLOR CONCRETE WALKWAY
- GRAVEL SURFACE FOR DRIVEWAY
- PLANTING BED WITH CEDAR MULCH
- EXISTING SEEDED AREA
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- PROPOSED DECIDUOUS SHRUBS
- ENTRY SIGNAGE
- BOULDER

### PLANTING SCHEDULE

common name	latin name	size/ spread	quantity
deciduous trees			
SWEETHEART MAYDAY	PRUNUS PADUS 'SWEETHEART'	45MM CAL.	02
coniferous trees			
COLORADO SPRUCE	PICEA PUNGENS	2000MM HT.	10
deciduous shrubs			
WILD ROSE	ROSA WOODSII	600MM HT.	25



NOT FOR CONSTRUCTION

SEAL

ISSUED FOR DP RENDER PLAN	DATE 210602 210610
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SCALE DATE DRAWN BY CHECKED BY	1:250 210528 CC YN
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**DP-L1** LAYOUT PLAN

THIS DRAWING SUPERSEDES PREVIOUS ISSUES. DO NOT SCALE THE DRAWING. ALL LANDSCAPE DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. THIS DRAWING IS THE PROPERTY OF NAVAGRAH LANDSCAPE ARCHITECTURE + URBAN DESIGN. THE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.