
SUPPLEMENTARY REPORT TO MARTINDALE LAND USE ITEM CPC2017-156

EXECUTIVE SUMMARY

At the 2017 June 12 combined meeting of Council, a land use application for 7451 Falconridge Boulevard NE (LOC2016-0320) was given a public hearing. Amid deliberations, Council voted to give the Bylaw 163D2017 first reading, but to withhold second and third readings until 2017 September 11 to allow for further consultation with the applicants and the public.

Council also carried a Motion Arising that directed Administration to develop comprehensive measures to address parking concerns, including transit connections in the communities of Martindale, Taradale and Saddle Ridge. Administration will be reporting back on this Motion Arising in 2018 Q1.

Results of consultation that occurred in 2017 August at public information sessions and via the online Engage Portal are provided in Attachment 2 of this report. The results of the report provide a summary of the conversations captured at in-person events and online. Feedback forms were also collected in person and online specifically related to the Motion Arising that are also included in the report.

ADMINISTRATION RECOMMENDATION(S)

That Council:

1. Give second and third reading to Bylaw 163D2017 (Attachment 1); and
2. Receive for information the Martindale Land Use Redesignation What We Heard Summary (Attachment 2).

PREVIOUS COUNCIL DIRECTION / POLICY

On 2017 June 12 Council gave First reading of Bylaw 163D2017 for a land use redesignation of 1.9 hectares of land at 7451 Falconridge Boulevard NE from Special Purpose – Recreation (S-R) District to Multi-Residential – Contextual Medium Profile (M-C2) District. Council passed the following motion as it relates to CPC2017-156:

Adopt, Moved by Councillor Jones, Seconded by Councillor Stevenson, that Calgary Planning Commission Recommendations 1 and 2 contained in Report CPC2017-156, be adopted, after amendment, as follows:

That Council:

- 1) ADOPT the proposed redesignation of 1.90 hectares ± (4.68 acres ±) located at 7451 Falconridge Boulevard NE (Plan 1510804, Block 1, Lot 6) from Special Purpose Recreation (S-R) District to Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation;
- 2) Give first reading to proposed Bylaw 163D2017; and

ADOPT, Moved by Councillor Jones, Seconded by Councillor Pincott, that Calgary Planning Commission Recommendation 3 contained in Report CPC2017-156, be adopted, after amendment, as follows:

SUPPLEMENTARY REPORT TO MARTINDALE LAND USE ITEM CPC2017-156

That Council:

- 3) Refer second and third readings to Administration for further consultation with the applicants and the community to return to Council no later than 2017 September 11 Combined Meeting of Council.

MOTION ARISING, Moved by Councillor Stevenson, Seconded by Councillor Jones, that with respect to Report CPC2017-156, Council direct Administration to work with the Genesis Centre, the communities of Martindale, Taradale and Saddle Ridge, Attainable Homes and other stakeholders to develop comprehensive measures to address parking concerns, including better transit connections to the Genesis Centre, within the communities of Martindale, Taradale and Saddle Ridge and report back to Council with possible solutions and budgetary implications no later than 2018 Q1.

BACKGROUND

In 2014 the subject parcel was deemed as surplus to municipal needs when Calgary Housing realized that the property did not meet their specific needs. Attainable Homes approached the Joint Use Coordinating Committee (JUCC) with the interest of purchasing the land, which was approved by JUCC. A Method of Disposition was approved by Council on 2014 October 6. On 2015 April 09 the sales terms and conditions were approved.

The land use redesignation (LOC2016-0320) was submitted on 24 November 2016. On 2016 December 12 the application was circulated and on 2017 March 13, Administration hosted an information session at the Genesis Centre to provide information on the land use redesignation process. The applicant also attended and/or hosted ten meetings or events with community stakeholders regarding this parcel between 2014 February and 2017 March.

The proposed redesignation was presented at the 2017 March 23 meeting of the Calgary Planning Commission, where Commission unanimously recommended that Council adopt Administration's recommendation.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

On 2017 June 12 at the Combined Meeting of Council, a public hearing was held where Council gave First reading to the bylaw, but withheld Second and Third readings pending additional consultation.

Administration held two drop-in sessions on 2017 August 15 and 2017 August 17, providing the same information online through The City's Engage Portal. The drop-in sessions had a large turnout with 407 attendees at the evening session and 87 at the daytime session. Interpreters were available to translate from Punjabi, Tagalog and Urdu, which were identified as the most popular non-English spoken languages in the area. Session materials were also provided in these languages.

Stakeholder Engagement, Research and Communication

Consultation undertaken in 2017 August primarily focused on Council's referral to Administration for further consultation, while including initial engagement related to the Motion Arising that will allow Administration to develop an engagement plan for the Motion Arising.

SUPPLEMENTARY REPORT TO MARTINDALE LAND USE ITEM CPC2017-156

The scope for the consultation related to the referral was to provide the following:

1. General information regarding the land acquisition process in 2014.
2. Information on the land use redesignation process and what to expect at the 2017 September 11 Combined Meeting of Council.
3. Information on the development permit process.
4. An overview of Attainable Homes corporation and ownership eligibility requirements.

The sessions included a gallery walk with information boards which was supplemented by conversation tables that consisted of a subject matter expert, an interpreter and a facilitator. The format of the sessions allowed attendees to sit at a table and converse with City staff about the land use redesignation proposal in a comfortable and friendly environment.

High level themes that were heard at the conversation tables included:

- Use of space: Concern with the potential loss of green space
- Impact on current infrastructure and buildings with additional development
- City process: Concern that there was an inability to influence the decision as Council has already given First reading to the application

Engagement related to the Motion Arising was aimed at gathering feedback and information on parking and transit concerns in Martindale, Taradale and Saddle Ridge. A total of 262 feedback forms were collected in-person and 16 were submitted online. This feedback will inform the development of an engagement plan to assist Administration in developing transportation solutions with corresponding budgetary information to be presented to Council in 2018 Q1.

Feedback collected regarding the Motion Arising included concerns related to:

- Parking: Lack of event space parking for the Genesis Centre
- Congestion: Impact of additional vehicles on congested areas; Saddletowne traffic circle design is problematic for drivers and pedestrians
- Walking and biking: Need for additional pathways and connections

A complete summary of collected feedback and comments from the in-person events and online Engage Portal is found in Attachment 2 (Martindale Land Use Redesignation What We Heard Summary).

Strategic Alignment

Public input gathered related to the Motion Arising will inform work to be undertaken by Administration to address transportation solutions with corresponding budgetary information to be presented to Council in 2018 Q1.

Social, Environmental, Economic

Social

The 2017 August consultation provided an additional opportunity for residents to speak with City staff and learn more about the land use redesignation and development permit process.

Economic

The cost to plan and implement this consultation was approximately \$40,000. This includes City of Calgary staff time, translation services and venue rentals.

SUPPLEMENTARY REPORT TO MARTINDALE LAND USE ITEM CPC2017-156

Environmental

The 2017 August consultation focused on providing general information about the planning process; details regarding specific environmental impacts were not included in presentation materials.

Financial Capacity

Current and Future Operating Budget

Public input provided that relates to the Motion Arising may have an impact on a future operating budget. Potential traffic and parking solutions in the community along with budgetary implications will be presented to Council no later than 2018 Q1.

Current and Future Capital Budget

Public input provided that relates to the Motion Arising may have an impact on a future capital budget. Potential traffic and parking solutions in the community along with budgetary implications will be presented to Council no later than 2018 Q1.

Risk Assessment

Not using the consultation results in Council's deliberation of this land use proposal may result in stakeholder's feeling that the exercise was not meaningful, and could hinder future planning and development discussions with community members.

REASON(S) FOR RECOMMENDATION(S):

Public consultation undertaken in 2017 August provided an additional opportunity for members of the public to better understand the land acquisition, land use redesignation and development permit processes for this parcel of land and to gain a better understanding of Attainable Homes' vision and eligibility criteria.

ATTACHMENT(S)

1. Bylaw 163D2017
2. Martindale Land Use Redesignation What We Heard Summary