

## Martindale Land use Redesignation What We Heard Summary



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## What we Heard Summary

August 2017

### Martindale Community Consultation Process – August 2017

Information Sessions: August 15, 5:00 p.m. – 8:00 p.m. (407 attendees)  
August 17, 11:00 a.m. – 3:00 p.m. (87 attendees)  
Online: August 10 – 20, 2017 (185 visitors to the site, 16 responses)

At the June 12, 2017 Combined Meeting of Council, Council directed Administration to undertake additional public consultation after giving first reading to a land use redesignation in Martindale that would allow for the development of multi-residential units by Attainable Homes. This was an opportunity to strengthen the relationship between The City of Calgary and the communities of Martindale, Taradale and Saddle Ridge. By sharing information about the planning process and listening to the concerns of citizens, staff from Community Planning better understand concerns that the public may bring up at the Development Permit stage of this project.

This consultation provided stakeholders with an additional opportunity to learn about The City's planning process and another format to share their concerns. As this land use redesignation proposal has been given first reading by Council when the public hearing occurred in June, Administration provided information about what to expect at the September 11, 2017 Council meeting.

As part of a related Motion Arising where Administration was asked to work with stakeholders and the communities of Martindale, Taradale and Saddle Ridge to develop comprehensive measures to address parking, transit and traffic concerns, feedback related to parking and traffic concerns was collected. Administration will be reporting back on this Motion Arising in Q1 2018.

### Information Session Design:

Two drop-in sessions including a gallery walk to view information and an opportunity to sit at tables for conversation. Sessions were offered at two different times, evening and daytime. The applicant was also available to answer questions about Attainable Homes. Feedback was collected in two ways:

1. Table groups for a facilitated conversation related to Council's referral to administration (facilitator, interpreters and subject matter experts)
2. Feedback forms specifically regarding the Motion Arising

Interpreters were available to translate to community members in Punjabi, Urdu and Tagalog. In addition to English, these three languages were identified as most commonly spoken languages in the area.

### General observations

Overall the events were very successful and well attended. Tables were well used during both sessions and there was much discussion and sharing of information between attendees and subject matter experts. Interpreters were able to assist attendees in their understanding of the content and sharing their questions and comments. A few attendees expressed dissatisfaction that there was minimal opportunity to influence the land use decision as Council has already given first reading to the proposed bylaw.

### What We Heard

All of the table feedback has been reviewed and a summary of input has been compiled to reflect the diversity of opinions that were shared by the community. This feedback was used to create high-level themes. Some of the main themes that emerged through all of the comments were:

| High Level Theme                              | Example   | The City's response  |
|---|---|--|
| Use of space                                  | Some respondents are concerned with the potential loss of green space   | Recreation determined that this parcel was surplus to need in 2014.  |
|   | Concerned over playground access for children and open space for seniors.   | A Preliminary Transportation Assessment was required to be submitted by the applicant and approved by Transportation Planning as part of this application whereby Transportation Planning did not indicate any concerns.<br><br>A Transportation Impact Assessment will be required at the Development Permit stage. |
| Impacts on current uses and nearby structures | Density concerns regarding the impact increased volume could have on existing and anticipated parking and congestion challenges | A Preliminary Transportation Assessment was required to be submitted by the applicant and approved by Transportation Planning as part of this application whereby Transportation Planning did not indicate any concerns.<br><br>A Transportation Impact Assessment will be required at the Development Permit stage. |
|   | Some respondents are concerned with the potential negative impacts of the development on Genesis Centre                         | The Genesis Centre was involved in conversations regarding the land use proposal.  |
| City process                                  | Concerns regarding City processes including; land sale, zoning and when there is an ability to influence decisions.             | Information provided at the August 2017 sessions clarified the planning process for community residents. Lessons learned based on feedback provided will influence future engagement in the area.  |

For a detailed summary of the input that was provided, including all verbatim input, please see the full report engagement report back here: <http://engage.calgary.ca/martindale>

### What We Asked (Feedback form)

In addition to discussing the Land Use Redesignation, participants were also asked to complete a feedback form to provide information specifically about transportation concerns related to Council's Motion Arising. A total of 262 forms were submitted.

We asked: What are your concerns about walking, biking, parking and transit in your community?

| High Level Theme   | Example   |
|--------------------|---|
| Parking            | Lack of space for event parking at Genesis Centre.<br>Housing development will create more cars and reduce available parking space  |
| Congestion         | This area is already very congested. Excess traffic will create even more traffic issues.<br>More building will create more congestion.<br>Saddletowne traffic circle already so busy and unsafe. |
| Walking and biking | There is a need for more pathways   |

Additional themes that were identified from the feedback form and online survey and were not directly related to the question included: green space, density, space for the Genesis Centre.

| What community do you live in? | Number of Responses |
|--------------------------------|---------------------|
| Martindale                     | 28                  |
| Saddle Ridge                   | 15                  |
| Taradale                       | 12                  |
| Other                          | 12                  |

### How did people hear about the information sessions?

- Eight bold signs in the surrounding community up from August 1 to 18.
- Mail out to 13,000 residents of Martindale, Saddle Ridge and Taradale.
- Engage portal open for input August 10 to 20.
- Social media campaign:
  - Facebook: one advertisement from July 28 to August 17
  - Twitter: one tweet from @cityofcalgary corporate account and four from @nextcityyc

### Next Steps

Referral from Council: comments collected from the conversations tables at the in-person events and online are being provided through this document and a supplementary report to Council to assist in their decision regarding the land use amendment redesignation proposal.

Motion Arising: feedback provided will be reviewed and used to develop a work plan and engagement strategy. Administration will report back to Council no later than Q1 2018 with potential solutions and associated budgetary costs.