

LAND USE AMENDMENT
MARTINDALE (WARD 5)
NORTH OF MARTINDALE BOULEVARD NE AND WEST OF
FALCONRIDGE BOULEVARD NE
BYLAW 163D2017

MAP 11NE

EXECUTIVE SUMMARY

This application proposes to redesignate the subject parcel from Special Purpose – Recreation (S-R) District to Multi-Residential – Contextual Medium Profile (M-C2) District. The intent of the redesignation is to allow for a multi-residential development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 March 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 163D2017; and

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; and
2. Give three readings to the proposed Bylaw 163D2017.

REASON(S) FOR RECOMMENDATION:

The site is currently vacant and the proposed M-C2 land use district allows for an intensification of the site that is sensitive and compatible with the surrounding low-density residential and recreation land uses. The proposal is consistent with relevant policies identified in the Municipal Development Plan (MDP) and Saddle Ridge Area Structure Plan (ASP). The proposal is supported by Administration as:

- It allows a moderate intensification of a developed residential community;
- It provides a broader range of housing choices to meet affordability, accessibility, life cycle and lifestyle needs of different groups;
- It allows for multi-residential development in proximity to existing schools, recreation facilities, and primary transit; and
- It fosters a more compact and efficient use of the subject land.

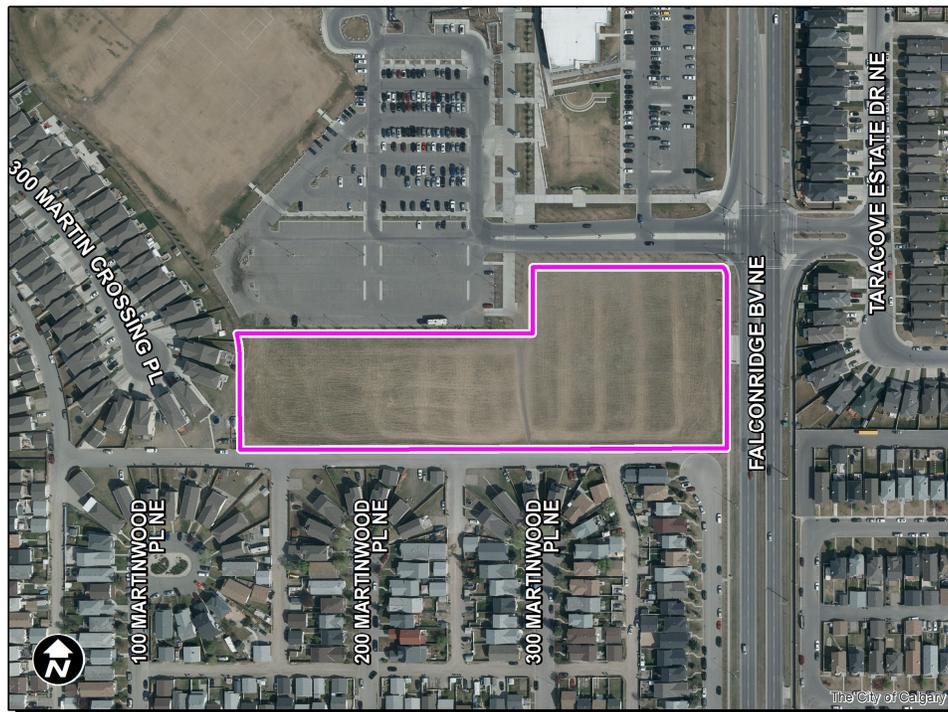
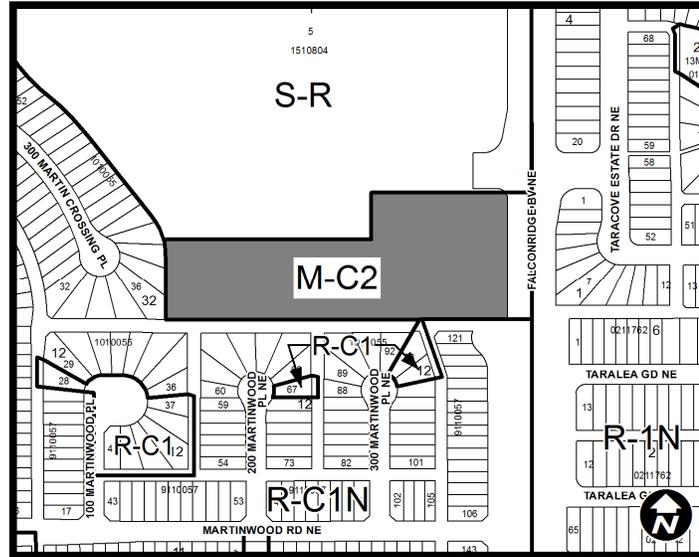
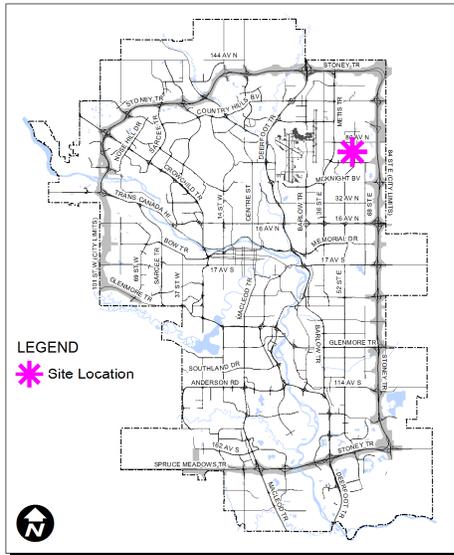
ATTACHMENTS

1. Proposed Bylaw 163D2017
2. **Public submission**
3. **Public submission received at the 2017 May 08 Combined Meeting**

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, 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.

Moved by: D. Leighton

Carried: 7 – 0

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Reasons for Approval from Mr. Leighton:

- I supported this application because of its high degree of alignment with the MDP. Its location, close to LRT and the Genesis Centre, and separation from other lower density sites. These factors support redevelopment of this site to higher density residential.
- I would, however, note that City-related projects such as this should have a more systematic and rigorous public consultation and information process. I suggest that the City's "Engage" team be involved earlier on City owned or initiated projects, such as this.

2017 March 23

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Don't Sell Our Park Committee dated 2017 March 21;

as distributed, and directs it to be included in the report in APPENDIX III.

Moved by: L. Juan

Carried: 6 – 1

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting. Opposed: R. Wright

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Applicant:

O2 Planning + Design

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on the west side of Falconridge Boulevard NE on land currently owned by the City of Calgary, and is 1.90 hectares in area. The lands immediately to the north are developed with the Genesis Centre recreation facility as well as a large open space. The lands immediately south of the subject site are developed with low-density residential dwellings.

Martindale	
Peak Population Year	2015
Peak Population	15,055
2016 Current Population	14,877
Difference in Population (Number)	-178
Difference in Population (Percent)	-1%

SITE HISTORY

In 2014 the subject parcel was deemed surplus to municipal needs through the City's circulation process. Calgary Housing initially hoped to develop the site with an affordable housing project, but realized the property did not meet their specific needs. As such Attainable Homes approached the Joint Use Coordinating Committee (JUCC) with an interest in purchasing the land. After receiving approval from JUCC, Administration brought forward a Method of Disposition to Council (LAS2014-49) for approval of the sale to Attainable Homes. That Method of Disposition was approved by Council on 2014 October 06. On 2015 April 09, Administration brought forward a land report to the Management Real Estate Review Committee for approval of the sales terms and conditions which was approved by the appropriate Delegated Authority.

LAND USE DISTRICTS

The existing land use is Special Purpose – Recreation (S-R) District. The purpose of the district is to accommodate a wide range of indoor and outdoor recreation uses on parcels of various sizes. This district is not applied to lands dedicated as reserve under the Municipal Government Act.

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The proposed land use is Multi-Residential – Contextual Medium Profile (M-C2) District. This contextually sensitive district is intended to apply in the Developed Areas in close proximity to low density residential development. It is typically located at community nodes or transit and transportation corridors and nodes. The maximum building height in this district is 16 metres with provisions for step-backs based on adjacency to the street and low density residential areas. Building setbacks are also contextual taking into account existing buildings along the street. The proposed designation allows a floor area ratio up to 2.5 or approximately 47,400 square metres of building floor area.

The Applicant intends to develop the site with a mix of apartment and townhouse buildings. Approximately 50 percent of the developed units are intended to be offered as affordable housing as part of the Applicant's Attainable Housing program.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

The subject site is identified within the Developed – Established area on Map 1 – Urban Structure of the Municipal Development Plan (MDP). The document makes no specific reference to the site however the proposed redesignation is consistent with a range of applicable policies that:

- Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing (Section 2.2.5.a);
- Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by encouraging housing opportunities for low- and moderate-income households in all communities (Section 2.3.1.b.i);
- Recognize and encourage affordable housing as an integral part of “complete communities” (Section 2.3.1.e);
- Create affordable housing by encouraging affordable housing serving families to locate in areas close to parks, schools, recreation facilities and commercial nodes (Section 2.3.1.f.iii); and

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- Encourage modest redevelopment of Established Areas (Section 3.5.3.a).

Saddle Ridge Area Structure Plan

The subject site is identified within Development Area “A” on Map 3 – Development Cells, and is a part of the Residential area identified in Map 6 – Land Use Plan of the ASP. It is approximately 100 metres outside of the TOD area, as identified in the ASP.

There are no relevant residential policies that pertain to this site, or development cell. However the overview for the Residential section of the ARP does provide some context:

4.2 Residential

It is important that area developers and planning authorities strive to ensure a variety of housing types and lot sizes in Saddle Ridge. As there are a lack of topographic features in the area new development should strive to create a positive character through landscaping, design and architecture, community facilities and other techniques.

Any multi-family residential development proposed in Saddle Ridge should be encouraged to locate either in proximity to LRT stations or on major roads or collector streets, and as close as possible to schools, parks and community recreation facilities.

Although there is a lack of specific policy direction for this site, the proposed redesignation meets the overall intent of the ASP.

TRANSPORTATION NETWORKS

A Preliminary Transportation Assessment was provided by Watt Consulting Group and submitted by the Applicant in support of the application. No concerns were raised through review of the Assessment.

At the time of development permit, Transportation will require a full Transportation Impact Assessment. No direct vehicular access to Falconridge Boulevard NE will be permitted. Access to the development will be from the existing signalized access at Taracove Estates Drive and Falconridge Boulevard NE, and will be shared with the Genesis Centre and public library.

Pedestrian access through the site will be dealt with at the time of development permit. Pedestrian connections will be provided through the site to the Genesis Centre and Public Library, and will also facilitate access to the existing transit stop located on Falconridge Boulevard NE.

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UTILITIES & SERVICING

All required utilities are available to service the site. A Sanitary Servicing Study was provided Kellam Berg Engineering and Surveys and submitted by the Applicant. No concerns were raised through review of the Study.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this land use application. The developer will be responsible for ensuring appropriate environmental assessment(s) of the property are undertaken and appropriate measures are in place should any contamination be discovered during construction.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the Martindale Community Association on 2016 December 12. The CA stated they had no objection to the proposed redesignation.

Citizen Comments

140 letters of objection were received from 79 adjacent parcels. The majority of letters received were form letters and the concerns expressed are summarized below:

- The site was originally earmarked for building a recreation area;
- There is a lack of parks in the Martindale area, with no other parks in close vicinity;
- Potential safety and crime concerns;
- Parking and traffic concerns; and
- The proposed low income housing will erode housing values.

Additionally a petition with 50 signatures from 30 adjacent parcels was received.

Public Meetings

The Applicant hosted an information session at the Genesis Centre on 2017 March 13. Administration attended to provide additional information regarding process. A full list of engagement pursued by the Applicant is attached in APPENDIX II.

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APPENDIX I

APPLICANT'S SUBMISSION

On behalf of Attainable Homes Calgary Corporation, this application proposes to redesignate the land use district of the 1.896 hectare parcel of land located at 7451 Falconridge Boulevard from Special Purpose – Recreation (S-R) to Multi-Residential – Contextual Medium Profile (M-C2). The proposed M-C2 land use district implements the policy direction for the site as set out in the Saddle Ridge Area Structure Plan, which designates the parcel for residential development. The ASP policy establishes a minimum 17.3 units per gross development hectare and encourages a mix of residential densities. Development that is permitted to be built following the rules of the M-C2 land use will be consistent with these policies.

In partnership with an experienced multi-family developer, Attainable Homes intends to develop the site with a mix of multi-residential development in apartment and townhouse buildings. A minimum of half the units on the site will be offered as affordable housing as part of the Attainable Housing program. Attainable Homes and the development partner will be refining their development plans over the course of the next several months.

Townhouse and apartment multi-family development is appropriate for this site due to its location and surrounding context. The site sits within 800 metres (approximately 10 minute walk) from the Saddle Ridge LRT station and is adjacent to numerous bus routes running along Falconridge Boulevard, making public transportation very accessible for future residents. Local shops and services situated near the LRT station encourage alternative forms of transportation such as walking and cycling. Being located directly adjacent to the Genesis Centre makes good use of the site and will provide recreation, learning, cultural and social opportunities within walking distance of the future development. Five schools are located within the Martindale and Taradale, providing education options for future residents.

Attainable Homes has already commenced community engagement regarding the proposed development by attending several board meetings with the neighbouring Community Associations and by holding an open house in September 2015 at the Genesis Centre. Attainable Homes is committed to continuing community engagement throughout the land use application and development process by initiating further engagement events that will include an open house coordinated with the City of Calgary.

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APPENDIX II

SUMMARY OF APPLICANT ENGAGEMENT

2014

February 19 Meeting with Martindale Community Association (MCA) Vice President (now president), Kelly Jones
April 28 Martindale Annual General Meeting

2015

August 26 Meeting with Saddle Ridge Land Use Committee
September 14 Meeting with MCA
September 14 Martindale Attainable Homes Calgary Corporation (AHCC) Open House (located in Genesis Centre)

2016

August 31 Meeting with MCA President, Kelly Jones
September 7 Meeting with North East Centre of Community Society (NECC) – Genesis Centre Governance Board
October 3 Meeting with NECC – Genesis Centre Governance Board
November 7 Meeting with MCA

2017

January 4 Letter from AHCC sent to Taradale and Saddle Ridge Community Associations providing information regarding the application for redesignation
March 7 Open house / project information signs placed in community businesses & Genesis Centre
March 13 Martindale AHCC Open House (located in Genesis Centre)

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APPENDIX III

Don't Sell Our Park Committee

335 Martin Crossing Place NE
Calgary, Alberta T3J 0L3
587-969-8503
golden_bhatia@yahoo.ca

March 21, 2017

Calgary Planning Commission
Calgary, Alberta

Re: LOC2016-0320

Dear Sir/Madam

This letter is regarding the proposal to rezone the land adjoining the Genesis Centre in Martindale from Special Purpose-Recreation to Multi-Residential.

Firstly, we would like to point out the lack of public engagement in this process despite repeated requests.

We provided a list of 150+ people who had questions or concerns about the proposal. Most of them did not get appropriate notice for the open house. None of them were contacted or given the information requested. The open house was conducted on 13th March 2017 with only 5 days' notice. Of the few people who found out about the meeting and went to the open house, they could not get any answers to the issues raised in their letters e.g potential traffic assessments etc.

Secondly, the open house was conducted by Attainable Homes. As the rezoning proposal's beneficiary is Attainable Homes, they have unfortunately no stake in determining what is best for the community affected by the change. Their whole approach is geared towards selling the idea of building residences.

Following are the major issues with the development that are planning related:

• **Green Spaces Reduced**

Recently due to two new schools being built in Martindale the number of green spaces has been drastically reduced. These spaces were formerly used for many recreational activities as well as community events. With the French immersion school built on Martindale Blvd and another elementary school opening up in the fall, these recreational spaces are no longer available to the community. Therefore, the plot of land in this application is very essential for that purpose. A number of kids and adult sports leagues have shown interest in this space for recreational purposes.

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- **Traffic Study missing**

We have asked for traffic studies for more than two months and have not received any documents that show the study has been conducted in 2017 or have shown the results of any study done in the last 3 months. How are the planners able to make a decision without the necessary data? This is critical to ensuring proper future planning as well as rezoning efforts?

- **Genesis expansion will be impacted**

In a recent media interview The Mayor talked about expansion of Genesis Centre. If this special recreation space is taken away there is no room for the Genesis Centre to expand. The Genesis center is a very well used and highly important activity center for the entire North East community. Our community continues to grow rapidly, so why is this future potential growth requirement not being addressed by the planners proposing this rezoning?

- **Parking Issues**

Another major concern is parking during the many events at the Genesis Centre. We are delighted that the NE finally has a recreation center that caters to the needs of not only NE communities but many other communities throughout the city. There are events like model train shows, CFA annual testing, concerts as well as National/Provincial sporting events. The attendance in these events is tremendous and often leads to the land in question being turned into a temporary parking lot for all the cars. More than 500 cars use this space when the Genesis parking is full. Additionally, people often end up parking in our neighborhood and walking to the Genesis events thus leading to some trespassing issues as they walk through our property and backyard. In view of the fact that activities at Genesis Centre will increase in future and given there is insufficient parking today, the changing of the zoning for this recreational space seems ill advised and premature. The parking problems will simply increase.

- **Chaos in Community and encroachment in the private properties**

If this land was not used for parking all those extra cars would then be in our neighborhood thus creating a tremendous amount of chaos and additional safety issues. The trespassing issues would multiply significantly.

- **LRT parking not available**

Furthermore the saddle ridge c-train station does not have adequate amount of parking. It is a small station with very limited parking. Currently most of the people are already parking in adjoining areas to catch the train. Again the more residences that are built in this area the more this issue of people parking in residential areas will aggravate.

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- **Water Drainage Issues**

No reports were shared on how this kind of development is impacting the water drainage issues. The community was planned and built around sufficient available green space to absorb the runoff. If the only available green space in the whole community is rezoned and developed, what planning studies or water drainage studies have been done to see how this impacts houses adjoining this proposed rezoning? There has been so far no mention of this potentially critical issues.

- **Needs of the pets**

This recreational space is the only green space in the entire community and used frequently by all the pet owners as a park to walk their pets. If it is rezoned multi-residential have any thoughts been given to the needs of the communities' pet owners? There are no other pet friendly parks in the vicinity of the nearby houses.

- **Lack of Public Engagement**

We have asked the City on numerous occasions for additional information and community engagement. So far this has been severely lacking. We believe the relevant city departments and authorities need to significantly step up their efforts to engage the community before any decision is taken on this application. So far none of our helpful recommendations have been followed on community engagement. Almost all community members are unaware of this rezoning effort. **The Community does not have a voice at the decision table** and given the importance of this recreational space to the community, this is very concerning.

- **Why the rush?**

We have asked for information and reports on a number of occasions but the applicant and city have been dismissive and seem to be in a rush to approve this application. We understand that the proposal is at Step 7 even though formal communication about this was sent 3 months ago. Is there a deadline that has not been shared with the residents? Is there something that City Council, the buyer or the developer want to hide from the affected residents? We are deeply concerned that this has not been a fair or open process for moving forward on a zoning change which has such major impact on hundreds of residents and the entire NE community.

In conclusion we are very concerned with this proposal for rezoning the Special Recreation use land for residential development. We desperately need special recreation land in NE and we have been given no information or reasons to change it. **We are strongly opposed to the current proposal.** If the City feels the need to sell land to attainable homes, we believe this can be easily accomplished in the not yet developed areas on the north side of Saddletowne LRT toward Country Hill Blvd.

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Sincerely yours, on behalf of the many concerned residents of NE Calgary,



Gurnmeet Bhatia

On behalf of Don't Sell Our Park Committee

Sarbdeep Baidwan

Devinder Toor

Sukhvinder Malhotra

Paramjit Bhatia