

**Land Use Amendment in Martindale (Ward 5) at 61 Martindale Drive NE, LOC2024-0210**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 61 Martindale Drive NE (Plan 8711334, Block 10, Lot 17) from the Special Purpose – Community Institution (S-CI) District to Direct Control (DC) District to accommodate a multi-residential development and social organization use, with guidelines (Attachment 4).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:**

That Council give three readings to **Proposed Bylaw 127D2025** for the redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 61 Martindale Drive NE (Plan 8711334, Block 10, Lot 17) from the Special Purpose – Community Institution (S-CI) District to Direct Control (DC) District to accommodate a multi-residential development and social organization use, with guidelines (Attachment 4).

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to a Direct Control District based off the Multi-Residential – High Density Low Rise (M-H1) District to enable the development of a four storey multi-residential development. Additionally, a portion of the building will be utilized as a Social Organization that will be operated by the Dashmesh Culture Centre (DCC).
- The proposal is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and *Saddle Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed M-H1 District would allow for increased housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposal will create 24 housing units (in a variety of formats) in the community of Martindale as well as help to facilitate the creation of a cultural and social hub in the community.
- A Development Permit application has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use application, in the northeast community of Martindale, was submitted by Olympia Planning on behalf of the landowner Dashmesh Culture Centre (DCC) on 2024 August 20. The 0.15 hectare site is currently developed with a single detached dwelling that is utilized by the DCC which also owns and operates the Sikh temple that is located on the adjacent parcel at 135 Martindale Boulevard NE. Built in 1987, the temple has served as a major cultural and social hub for the Sikh community based in the Calgary metropolitan region. The proposed development is intended to be a part of a comprehensive development that would be incorporated with the existing temple site and with the intent to transform the area into a cultural

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hub. Administration is currently reviewing a land use amendment (LOC2024-0209) for the parcel located at 43 Martindale Drive NE that will facilitate the development of a six storey transitional housing development that will consist of approximately 92 dwelling units that will be used as both Residential Care and Assisted Living.

At present, there is no stock land use district in the land use bylaw (1P2007) that allows for both Multi-Residential Development and a Social – Organization use to co-exist under the same designation. As a result, a Direct Control (DC) District (Attachment 4) is required due to the unique circumstance where a non-profit organization intends to build both a multi-unit affordable housing project and create a formal gathering place for members of the DCC congregation to assemble for social and cultural activities and have offices allocated for use by the committee that administers the temple.

A development permit application (DP2025-00256) for a four storey multi-residential development has been submitted and is currently under review. As indicated in the Applicant's Submission (Attachment 2), the future development will contain a total of 24 transitional housing units that will be used for short term tenures for both families seeking temporary shelter and travelling members of the clergy associated with the DCC. For the purposes of this report, transitional housing units refers to Multi-Residential Development, including Assisted Living, and Residential Care, or a combination thereof, provided as affordable housing units. The ground floor of the development will be utilized by the DCC for a Social Organization use that is directly tied to the DCC. The development will be jointly funded by private donations and the Province of Alberta.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant held a virtual meeting with the Ward 5 Councillor and Martindale Community Association (CA) on 2025 February 28. Additionally, they held an engagement session on 2025 May 11 at Prairie Winds Park during Vaisakhi celebrations to discuss the application with members of the temple congregation. The Applicant Outreach Report can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

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No comments from the Martindale Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

No public comments were received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed development is in alignment with relevant MDP policies that are applicable for the subject site. The future building and site design, including landscaping and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The proposed land use district would allow for high density residential development. The proposed change will better accommodate the housing needs of different age groups, lifestyles and demographics. It will also help to facilitate the creation of a social and cultural hub for the community.

### **Environmental**

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged at the development permit stage.

### **Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 June 05

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 127D2025**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform