

Background and Planning Evaluation

Background

The subject site is located in the northeast community of Martindale, mid-block on the north side of Martindale Drive NE, adjacent to the Dashmesh Culture Centre and Ecole la Mosaïque school respectively. The site is approximately 0.15 hectares in size (0.37 acres) and is approximately 37 metres wide by 36 metres deep. The site fronts onto Martindale Drive NE with primary vehicular access from the street via a shared driveway.

Surrounding development is characterized by a mix of low-density residential development and institutional uses which include Ecole la Mosaïque, a French immersion school located 300 metres (a five-minute walk) to the west, and places of worship to the east and north of the subject site. The site has two transit stops located in close vicinity which provides a direct connection to the Saddletowne LRT Station and the overall Primary Transit Network. Commercial development is limited within the area, however, a small multi-tenant commercial complex is located approximately 275 metres (a five-minute walk) from the subject site. The main concentration of commercial uses within this area are located in the McKnight-Westwinds area which is located two kilometres to the southwest.

Martindale was established in 1983 on land that was annexed by the City of Calgary in 1961. There are approximately 4000 households within the area and is one of the most ethnically diverse neighbourhoods in Calgary. The Punjabi community has a large presence in the area as several households in the area identify as being a part of this ethnic cohort. Redevelopment in Martindale has been limited. This application represents one of the first major redevelopment projects since the community was first developed.

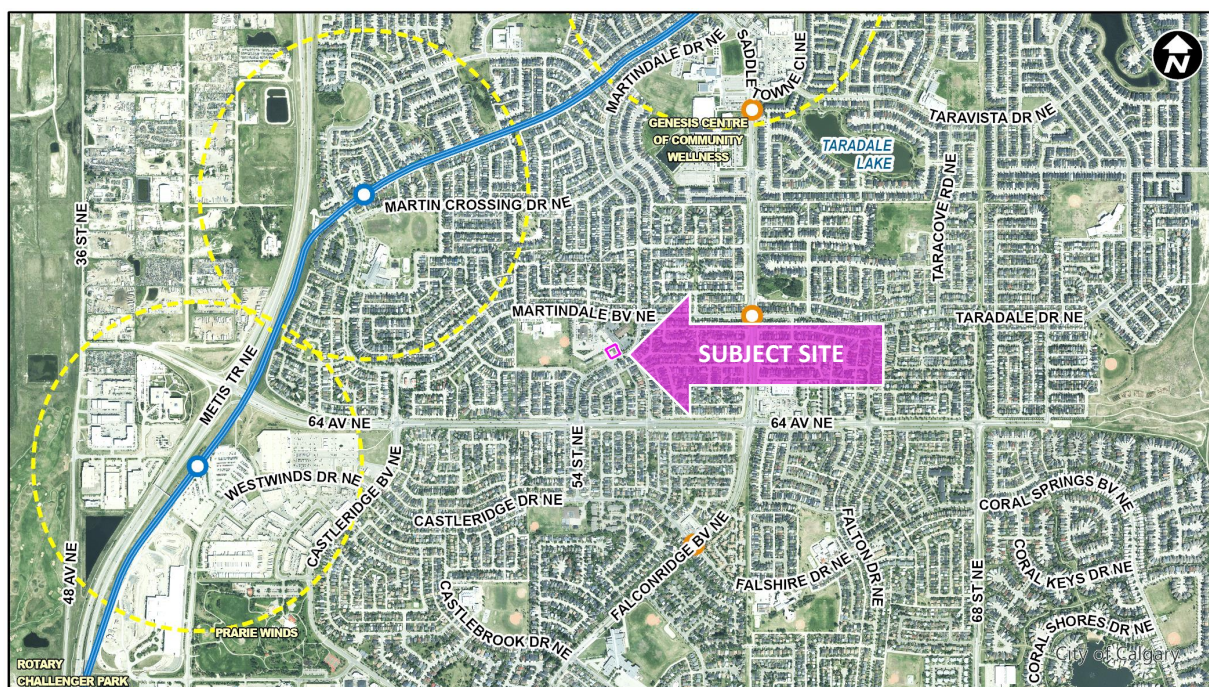
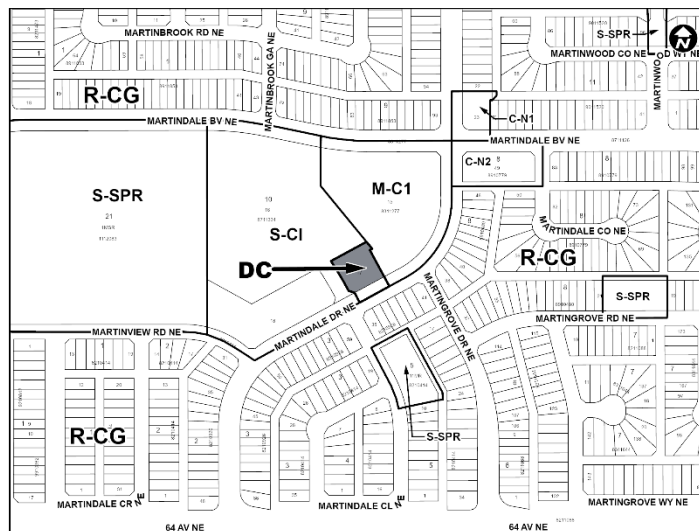
Community Peak Population Table

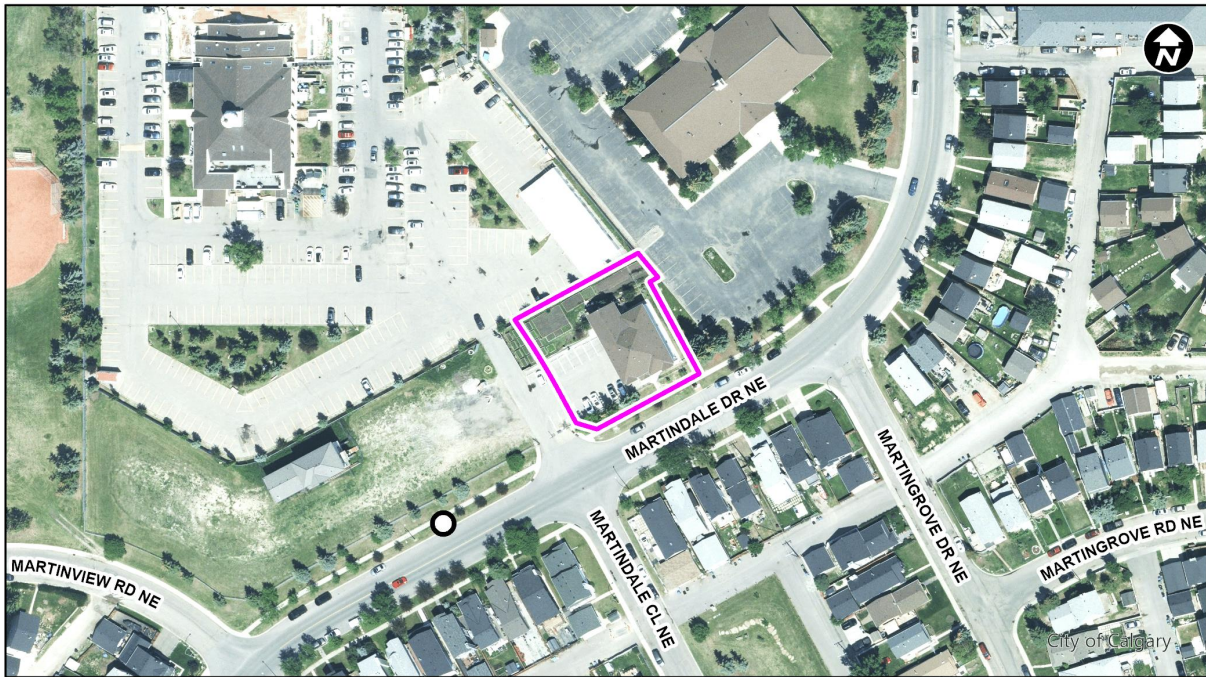
As identified below, the community of Martindale reached its peak population in 2019.

Martindale	
Peak Population Year	2019
Peak Population	14,905
2019 Current Population	14,905
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Martindale Community Profile](#).





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Community Institution (S-CI) District is intended to allow for the development of large scale cultural, place of worship, education, and health and treatment facilities. There is no limitation to building height for development on this parcel when it shares a property line with a non-residential land use district. The landowner of the subject site intends to develop a multi-residential development with a Social Organization use located within the principal building. The current land uses provided under the S-CI District do allow for a Social Organization use. However, a Multi-Residential use within a new development is not allowed under the current district, thus making the development vision for transitional housing unachievable for the site under its current land use designation.

The proposed Direct Control (DC) District is based on the Multi-Residential – High Density Low Rise (MH-1) District with the added discretionary use of Social Organization. The maximum height allowable in the MH-1 District is 26 metres, with restrictions on height and step-backs from the property line shared with special purpose districts. The minimum density in the M-H1 District is 150 units per hectare. This equates to a minimum density of 22 dwelling units. There is no maximum density provision within the district. A Development Permit application for a transitional housing development consisting of a total of 24 dwelling units as well as a Social Organization use on the ground floor has been submitted and is currently under review by Administration.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary. The DC District provides for the applicant's proposed development with consideration of a unique circumstance where a Multi-Residential use is proposed in conjunction with a Social Organization use within the same building. The same result could not be achieved using a standard land use district in the Land Use Bylaw 1P2007. The rules of the Multi-Residential – High Density Low Rise (M-H1) District will be used to evaluate all future development on the site in terms of height, density, setbacks, landscaping and parking.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

The rules of the proposed DC District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items being considered through the development permit process include, but are not limited to:

- providing an engaging building design and interface along Martindale Drive NE;
- addressing the interface with the Dashmesh Culture Centre, and creating a strong pedestrian connection between the temple and the proposed development on the adjacent parcel and subject site; and
- mitigating shadowing and overlooking privacy concerns.

Transportation

Pedestrian access to the site is available via the existing sidewalk along Martindale Drive NE. Future vehicular access to the site is expected to be from the existing shared driveway that is accessible from Martindale Drive NE.

The site is well served by Calgary Transit with stops available on Martindale Boulevard NE. These stops are located less than 150 metres from the subject site (a two-minute walk) and are serviced by Route 60 (Taradale) and Route 61 (Martindale) and provides feeder route service for residents of Martindale and Taradale to connect to Saddletowne LRT Station and the greater Primary Transit Network.

The Always Available for All Ages and Abilities (5A) Network indicates a future proposed multi-use pathway and on-street bike network that will run along Martindale Boulevard NE and connect to 64 Avenue NE and Métis Trail NE.

A Transportation Impact Assessment was not required as a part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service future development of the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a future development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential-Developed-Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification in established communities to occur in a form and nature that respects the scale and character of the neighbourhood context. New development in established areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

The MDP encourages a wide variety and choice of housing forms, tenures, and affordability throughout the city to accommodate the needs of current and future Calgarians. In order to establish a complete community, the policy speaks to accommodating special care facilities within residential and mixed-use communities to provide for a broad range of specialized accommodation to meet a diverse array of city-wide and community needs, including nursing homes.

The proposal aligns with applicable policy directives of the Municipal Development Plan. The Direct Control (DC) District will facilitate the construction of 24 transitional housing units that will be located within a small scale multi-residential building as well as ground floor space for a social organization that is directly tied to the Dashmesh Culture Centre. The proposed development will be in close vicinity to an array of small-scale commercial uses and open space amenities. Transit is located adjacent to the site and provides a direct connection the large transit network and major commercial uses located in the McKnight-Westwinds area.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Saddle Ridge Area Structure Plan (2007)

The subject site is located within the [Saddle Ridge Area Structure Plan](#) (ASP). The site is located within Residential Cell A of the ASP. The communities of Martindale and Taradale were included within the policy as the development pattern in these neighbourhoods were expected to extend north into Saddle Ridge.

Martindale was originally envisioned as a community that would primarily accommodate single detached homes with ancillary land uses that would support residential development in the area.

However, the ASP speaks to residential development within the greater plan area consisting of both low to medium density residential development that includes a mix of housing types and tenures.

The proposal is consistent with the applicable policies of the ASP as the proposed land use represents medium scale multi-residential development that will complement existing development in the area and help facilitate the creation of a community hub anchored by the temple located on the adjacent parcel.