

Applicant Submission

2024 August 20



APPLICANT SUBMISSION

61 MARTINDALE DRIVE NE

Executive Summary

The subject site is a 0.15 hectare land parcel situated at 61 Martindale Drive NE in the residential community of Martindale. Dashmesh Culture Centre, the landowners of the subject parcel are seeking to develop a multi-residential housing development that will be comprised of approximately 24 dwelling units. The future residents will utilize this development for short term tenures and be intended for both distressed families seeking temporary shelter and travelling members of clergy associated with the Dashmesh Culture Centre's place of worship located at 135 Martindale DR NE. Additionally, a portion of the future development will consist of a Social Organization characterized as supporting office space to support the daily operations of the Dashmesh Cultural Centre. This development will be jointly financed by private donations and the Canadian Mortgage Housing Corporation (CMHC).

Background & Context

Dashmesh Culture Centre currently owns and operates the temple that is located at 135 Martindale Boulevard NE. Built in 1987, the temple has served as a major cultural and social hub for the Sikh Community as its population has grown significantly over the past three decades.

The proposed development is intended to be part of a comprehensive development that would be incorporated with the existing temple site and transform it into a cultural hub campus. A senior's residential development is being proposed on the west adjacent parcel located at 43 Martindale Drive NE.

Land Use & Development Vision

The land use is governed by the S-CI District and currently does not allow for the proposed development vision. Based on the development proposal and surrounding neighbourhood context, the project team is seeking to propose a land use redesignation of 61 Martindale Drive NE to a Direct Control Bylaw that is based on the stock Multi-Residential High Density 1 District with the additional discretionary use of Social Organization.

At present, there is no stock land use district in the 1P2007 LUB that allows for both multi-residential and social organization to co-exist in the same designation. The extreme rare occurrence that a non-profit organization is to build a multi-unit affordable housing and incorporate ancillary administrative functions in the same building is the unique feature that requires special land use regulations that can only be considered by Council.

Based on the established urban context, the future transitional housing development is envisioned to be between 3 to 5 storeys in building height. The future building will be designed with architectural elements that intend to seamlessly integrate, contain contextual building setbacks and staggering to respect the immediate surroundings and create a comfortable pedestrian realm.

As part of the CMHC mortgage funding model, the project team is prepared to incorporate climate resilient measures to achieve a number of social outcomes which includes reducing the future building's long term environmental impacts which aligns with City Council's climate resiliency policies.

To provide additional certainty to all stakeholders and strive towards a high-quality development outcome that is directly aligned with the proposed land use change, the project team is proposing to submit a Development Permit

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application concurrently, allowing both the land use change and the detailed architectural design to be reviewed together by the City Administration and stakeholders.

Proposed Applicant-Led Stakeholder Outreach

The project team is committed to being good neighbours and engaging with the communities we build in and serve. The proposed outreach strategies considered for this project relied on the guidance of the Applicant Outreach Toolkit made available by the City of Calgary. The project team approach to applicant led stakeholder engagement is designed to provide opportunities for stakeholders to learn more about the development vision for the site early on and to share their thoughts which all with the intent of maintaining a respectful, inclusive, and transparent dialogue.

Some Proposed Outreach Strategies:

- Project landing page, website, and digital feedback forms
- A digital social media marketing plan – Instagram, Facebook, YouTube project updates
- A dedicated project phone line, voice mail and email
- Postcard mailers to be circulated 100 metres radius of parcel
- On-site notice signage
- Public drop-in information sessions
- In person and virtual meetings
- All modes of engagement to be bilingual

Policy Review

Municipal Development Plan (MDP) - Statutory (2007)

The Municipal Development Plan (2007) is the statutory planning policy that guides development within the community. 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.

Section 2.3.1: Housing encourages a wide variety and choice of housing forms, tenures, and affordability throughout our city to accommodate the needs of current and future Calgarians. The proposed MH-1 land use would allow for the provision of new affordable housing opportunities in a developed community. In terms of location, affordable housing projects should be located near parks, schools, recreation facilities, and commercial nodes.

Section 2.3: Complete Communities 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 transitional housing facilities. The proposed MH-1 redesignation would facilitate the development of 24 transitional housing units within an established residential community, thus aligning with objectives outlined within this section of the MDP.

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The proposal aligns with applicable policy directives of the Municipal Development Plan. The Direct Control (DC) District will facilitate the construction of twenty transitional housing units that will be located within a small scale multi-residential building. 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.

Saddle Ridge Area Structural Plan (ASP) – Statutory (2007)

The subject site is located within the Residential Development Cell A in the Saddle Ridge ASP policy area. The site is in the Residential land use typology according to the Land Use Policy Map. Both Martindale and Taradale communities were included in the policy study area due to anticipated development patterns that were extending northbound in the northeast quadrant of the city.

Martindale was initially planned for single-family homes with supporting land uses with a minimum density of 17.3 units per hectare. The ASP does allow for both low and medium-density residential built forms with diverse housing types and tenures.

The proposal aligns with ASP policies by proposing medium-scale multi-residential development that complement the existing surrounding context and contributes to a community hub near the north adjacent temple.

Engineering Considerations

Pedestrian access to the subject site is available from Martindale Drive NE. Primary vehicular access will be from Martindale Drive NE via a shared driveway. On-street parking is unrestricted and available for residents and visitors. The area is served by Calgary Transit bus service. Base service is provided along Martindale Boulevard NE as the Route 61 has a stop located less than 200 metres from the property, providing a direct connection to McKnight LRT station and the greater primary transit network.

The nearest major roadway to the parcel is Metis Trail, which is classified an arterial street by the MDP is located less than 600 metres from the subject site.

Water, sanitary and stormwater mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail by the project team as part of the future development permit application.

Conclusion

The proposed land use will introduce innovative housing options who are seeking temporary lodging in Northeast Calgary. The city currently finds itself immersed within a housing affordability crisis. This proposal will help to provide temporary residence to people who find themselves unable to securing permanent place to live. For the reasons outlined above, we respectfully request DART, Planning Commission and Council support this land use application. Thank you for your time and consideration.

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A handwritten signature in blue ink, appearing to read 'Dino Kasparis', is written over a light blue circular background.

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