

Land Use Amendment in Martindale (Ward 5) at 43 Martindale Drive NE, LOC2024-0209

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.55 hectares \pm (1.35 acres \pm) located at 43 Martindale Drive NE (Plan 8711334, Block 10, Lot 18) from the Special Purpose – Community Institution (S-CI) District to Multi-Residential – High Density Low Rise (M-H1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 126D2025** for the redesignation of 0.55 hectares \pm (1.35 acres \pm) located at 43 Martindale Drive NE (Plan 8711334, Block 10, Lot 18) from the Special Purpose – Community Institution (S-CI) District to Multi-Residential – High Density Low Rise (M-H1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to Multi-Residential – High Density Low Rise (M-H1) District to enable the development of six storey multi-residential development.
- 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 facilitate the development of a Residential Care and Assisted Living development.
- No development permit has been submitted at this time.
- 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 0.55 hectare site is currently vacant and under the control of 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. Administration is currently reviewing an additional land use amendment (LOC2024-0210) for the parcel located at 61 Martindale Drive, that will facilitate the development of 24 transitional housing units which will be utilized by distressed families and visiting clergy who have been invited for an extended stay by the DCC. The applications were both submitted as a part of an overall plan that is intended to facilitate a comprehensive development that along with the existing temple site will transform the area into a cultural and social hub for the local Sikh community.

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No development permit application has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a 6 storey multi-residential development that will be used as both a Residential Care and Assisted Living development. The DCC intends to allocate 50 percent of the 92 proposed units towards full time care, 30 percent towards assisted living and 20 percent towards independent living residences, all of which will be provided at below market rents. 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 during Vaisakhi celebrations on 2025 May 11, at Prairie Winds Park in NE Calgary 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.

The Martindale CA did not provide any comments to the initial circulation. The CA was contacted prior to the completion of this report and no comments have been received to date.

Administration received seven responses in opposition from the public. The comments are summarized below:

- height, including shadowing and loss of sunlight;
- increase in density;
- parking and traffic impacts; and
- loss of privacy.

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 through review of the development permit.

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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 as the development will be integrated with the existing temple located north of the site and proposed social organization directly to the east.

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 will be explored and encouraged at subsequent development permit stages.

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 126D2025**
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform