

Background and Planning Evaluation

Background

The subject site is located in the northeast community of Martindale, on the corner of Martinview Road NE and Martindale Drive NE, adjacent to the Dashmesh Culture Centre and Ecole la Mosaïque school respectively. The site is approximately 0.55 hectares in size (1.35 acres) and is approximately 100 metres wide by 55 metres deep. The site fronts onto Martindale Drive NE with primary vehicular access taking place from the street via a shared driveway.

Surrounding development is characterized by a mix of low-density residential development and institutional uses which includes Ecole la Mosaïque, a French immersion school, to the west and places of worship to the east and north respectively. 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, but a small multi-tenant commercial complex is located approximately 300 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 a significant number of households in the area have been identified 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.

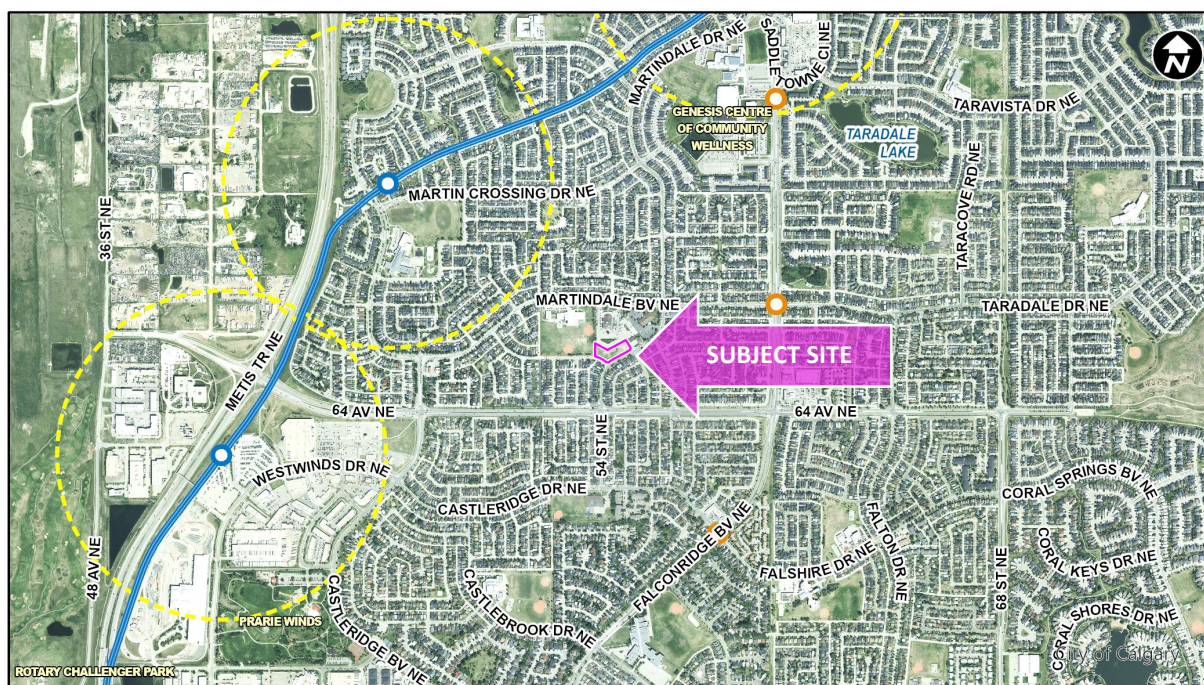
Community Peak Population Table

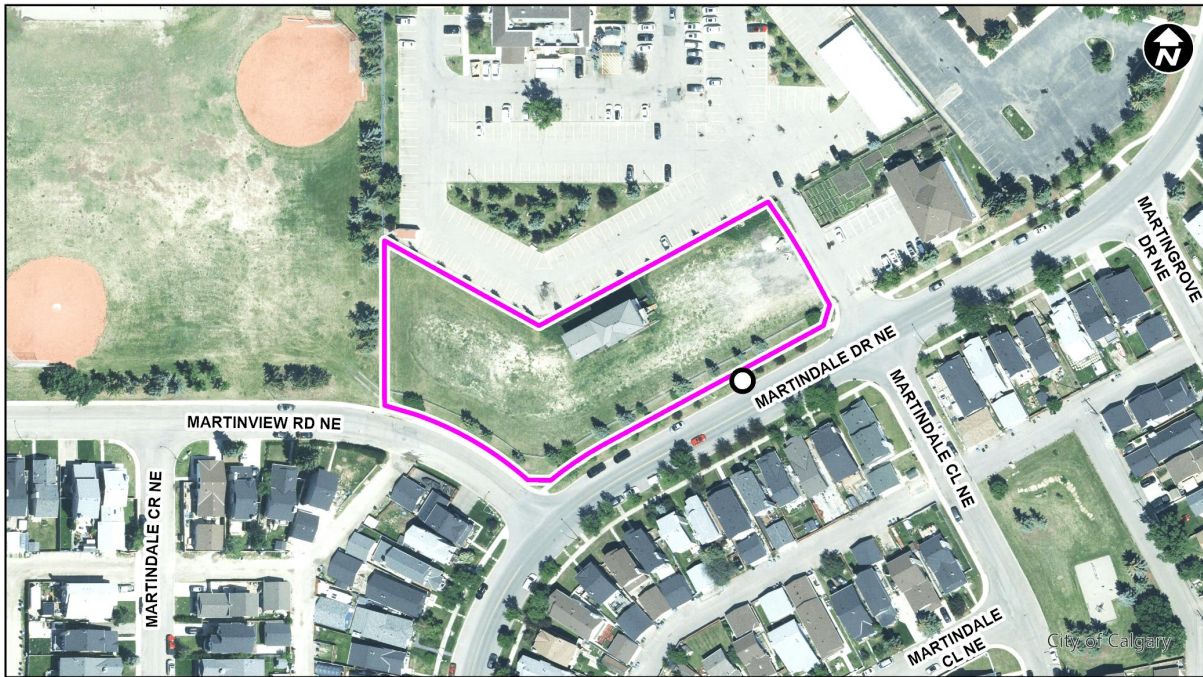
As identified below, the community of Martindale reached its peak population in 2019.

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 a large scale cultural, place of worship, education, 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 an assisted living and multi-residential development. The current uses provided under the S-CI District do not allow for the proposed uses, thus making the development vision unachievable for the site under its current designation.

The proposed Multi-Residential – High Density Low Rise (MH-1) District is intended to provide Multi-Residential Development in a variety of forms. The maximum height allowable in MH-1 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 82 dwelling units. There is no maximum density provision within the district as proposed in this land use redesignation application. No development permit has been submitted at this time. However, the applicant has indicated they will be pursuing assisted living and multi-residential development that will consist of a total of 92 dwelling units.

Development and Site Design

The rules of the proposed M-H1 District would provide the framework for future development of the site including appropriate uses, building height and massing, landscaping and parking.

Given the specific context of this site, additional items that will be 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, including creating a strong pedestrian connection between the temple, and the proposed development on the adjacent parcel and subject site; and
- mitigating, shadowing, 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 250 metres from the subject site (a four-minute walk) and are serviced by the Route 60 (Taradale) and Route 61 Martindale (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 MH-1 District will facilitate the construction of an Assisted Living housing facility within an established community that will be developed in a manner that is sensitive to the existing context of the area. The proposed development will be in close vicinity to an array of small scale commercial uses, open space amenities and a place of worship that will help to facilitate the creation of a cultural and social hub within the community. 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 family 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.