



Martindale Land Use Redesignation Report Back: What we heard

August 2017

Consultation Overview

Information Sessions:	August 15, 5:00 – 8:00 p.m. (407 attendees) August 17, 11:00 a.m. – 3:00 p.m. (87 attendees)
Online:	August 10 – 20, 2017 (185 visitors to the site, 16 responses)

At the June 12, 2017 Combined Meeting of Council, Council directed Administration to undertake additional public consultation after giving first reading to a land use redesignation in Martindale that would allow for the development of multi-residential units by Attainable Homes. This was an opportunity to strengthen the relationship between The City of Calgary and the communities of Martindale, Taradale and Saddle Ridge. By sharing information about the planning process and listening to the concerns of citizens, staff from Community Planning better understand concerns that the public may bring up at the Development Permit stage of this project.

This consultation provided stakeholders with an additional opportunity to learn about The City's planning process and another format to share their concerns. As this land use redesignation proposal has been given first reading by Council when the public hearing occurred in June, Administration provided information about what to expect at the September 11, 2017 Council meeting.

As part of a related Motion Arising where Administration was asked to work with stakeholders and the communities of Martindale, Taradale and Saddle Ridge to develop comprehensive measures to address parking, transit and traffic concerns, feedback related to parking and traffic concerns was collected. Administration will be reporting back on this Motion Arising in Q1 2018.

Information Session Design:

Two drop-in sessions including a gallery walk to view information and an opportunity to sit at tables for conversation. Sessions were offered at two different times, evening and daytime. The applicant was also available to answer questions about Attainable Homes. Feedback was collected in two ways:

1. Table groups for a facilitated conversation related to Council's referral to administration (facilitator, interpreters and subject matter experts)
2. Feedback forms specifically regarding the Motion Arising

Interpreters were available to translate to community members in Punjabi, Urdu and Tagalog. In addition to English, these three languages were identified as most commonly spoken languages in the area.

What We Heard

All of the feedback has been reviewed and a summary of input has been compiled to reflect the diversity of opinions that were shared by the community. This feedback was used to create high-level themes. Some of the main themes that emerged through all of the comments were:

High Level Theme	Example	The City's response
Use of Space	Some respondents are concerned with the potential loss of green space	Recreation determined that this parcel was excess in 2014.
	Concerned over playground access for children and open space for seniors.	A Preliminary Transportation Assessment was required to be submitted by the applicant and approved by Transportation Planning as part of this application whereby Transportation Planning did not indicate any concerns. A Transportation Impact Assessment will be required at the Development Permit stage.
	Would like to see additional walking and biking paths in the area	This walking and biking concern will be shared with Parks and could be included in Administration's work related to the Motion Arising.
Impacts on current uses and nearby structures	Density concerns regarding the impact increased volume could have on existing and anticipated parking and congestion challenges	A Preliminary Transportation Assessment was required to be submitted by the applicant and approved by Transportation Planning as part of this application whereby Transportation Planning did not indicate any concerns. A Transportation Impact Assessment will be required at the Development Permit stage.
	Some respondents are concerned with the potential negative impacts of the development on Genesis Centre	The Genesis Centre was involved in conversations regarding the land use proposal.
City Process	Concerns regarding City processes including; land sale, zoning and when there is an ability to influence decisions.	Information provided at the August 2017 sessions clarified the planning process for community residents. Lessons learned based on feedback provided will influence future engagement in the area.

To read all of the verbatim input that was provided, please go to the Verbatim Comments [here](#).

What We Asked (Feedback form)

In addition to discussing the Land Use Redesignation, participants were also asked to complete a feedback form to provide information specifically about transportation concerns related to Council's Motion Arising. A total of 262 forms were submitted.

We asked: What are your concerns about walking, biking, parking and transit in your community?

High Level Theme	Example
Parking	Lack of space for event parking at Genesis Centre
	Housing development will create more cars and reduce available parking space
Congestion	This area is already very congested. Excess traffic will create even more traffic issues.
	More building will create more congestion.
Walking and Biking	There is a need for more pathways

Additional themes that were identified from the feedback form and online survey and were not directly related to the question included: Green space, density, space for Genesis Centre. To read all of the verbatim input that was provided, please go to the Feedback Sheets and Online Verbatim Comments [here](#).

What community do you live in?	Number of Responses
Martindale	28
Saddle Ridge	15
Taradale	12
Other	12

How did people hear about the information sessions?

- Eight bold signs in the surrounding community up from August 1 to 18.
- Mail out to 13,000 residents of Martindale, Saddle Ridge and Taradale.
- Engage portal open for input August 10 to 20.
- Social media campaign:
 - Facebook: One advertisement from July 28 to August 17
 - Twitter: One tweet from corporate account @cityofcalgary and four from @nextcityyc

Next Steps

Referral from Council: comments collected from the conversations tables at the in-person events and online are being provided through this document and a supplementary report to Council to assist in their decision regarding the land use amendment redesignation proposal.

Motion Arising: feedback provided will be reviewed and used to develop a work plan and engagement strategy. Administration will report back to Council no later than Q1 2018 with potential solutions and associated budgetary costs.

Verbatim Comments

General feedback from the information session is captured as it was provided by citizens to facilitators, sometimes through an interpreter, at the events. Personal information or offensive language is removed with an indication that this has happened. *Items in italics indicate an answers to the question posed.*

- Community worked so hard for Genesis Centre. Worked so much with MP. - If more people/cars/CO, what is the point of Genesis? Not healthy - How much greenery required for the population. Not enough here. - Community is losing green space for developments, and we are concerned that there are not enough parks.
- new candidate promoting lack of green space in Martindale
- Valuable for Attainable Homes to attend
- People are under impression the site is the soccer field.
- More cars, more carbon monoxide, will affect Health - People are suffering from noise of c-train. Didn't know until after built. Problems here will be the same. - Why no public input at Sep 11 session? A: *second reading*
- if building is built, takes away space for residents to get exercise and fresh air - Three concerns - population - how deal with population - Crime will go up with more population
- Why are we approving this development if we do not have more plans for parking? Already a parking issue at Genesis - Already public school here. Where will playground go? No playground. Issue with congestion - Martindale is a second most populous area in Calgary - Community came here to walk.
- Paid \$50,000 extra to get near park - How will City hand 3,500? 5,500 cars A: *not that many units. Also requirements to have parking on site.*
- Concerns if there are more cars than units. How would city control. Some streets don't allow parking. Also want to understand how parking could affect area.
- Potential for big population increase 2000 people, would bring 2000 cars. What about parking. A: *ARP allows max about 150 units, maybe less.*
- How do you limit the number of units? A: *Discussed FAR*
- What about height? A: *Limited to max of 4/5 storeys.*
- When bought home adjacent to site, was told this was green space. When City decided to build attainable homes, did not provide information to community. - We need more parking at Genesis Centre - the green space is used for parking - new school has no gym
- What is the amendment about? The main concern is they are doing this. The job of The City needs to be beyond just the interest of the developer. The City not following the rules/laws transportation, parking. Don't bring in a project and look at it as a single piece. Need to look at it as a whole area. take a step back & review if we are still on the right path given the conditions/changes/factors that have changed when the plan was created. This proposal no longer suits (b/c rec centre very busy & dense). Miscommunication from builder (at time of buying) about what the land-use of green space because people pay more for that house but then you find out there will be something developed there. I paid \$12,000 extra & now don't know what will be developed there.
- Space on the map when developer sold houses (JUCC) it was clear then that there is no residential houses there (in 2011). The change did not happen after 2011. Councillors said this was meant for housing a long time ago (10 yrs ago made that decision). City has responsibility to give the info to the developer the correct info as soon as The City has that info (if something is JUCC or not). Accurate & truthful information.
- Density is an issue. But who will answer that question. Why are we adding to these neighbourhoods that are the highest density (outside of downtown)? Why is this considered

the right place to build? Why build in an area that's already dense? Have an external group verify if the process was fair from the Citizens' stand point. Audit group: Not asking for favours but treated fairly.

- Our Councillor should be here today but concerned he isn't here to listen. No responses to email from Mayor or Councillor. Councillor isn't 2 way connections & weren't there - need face-to-face. Councillor should not be able to vote on this issue because he wasn't here at this important session. One sided communication. Format of public hearing is bad. Should have cross questions.
- After City Hall meeting communication promised, got some. Comm wasn't enough. City Council minutes said engagement should be about Attainable Homes. Feedback form is confusing & the questions don't relate to title of. Difficult process & confusions make it harder. Postcards info was outdated ([name removed] is away but his name still there). How much misinformation has gone out?
- Different answer from different City staff at this session and we deserve better. The base of confusion even about the purpose of the session & use of info/input. The snake diagram (timeline) #10 is now but #2 is communication. This activity (#10 should actually happen at #2. Our input at #2 was missing. We can't really call this public engagement happening at this time.
- Why does it feel like NE has all the parking issues? All the other issues? Why do other areas have better green spaces & better planning. The developers are not doing a good job. Developers need more consistency. City should control them more. No walking paths in Martindale.
- Waste of public money. Waste of time = 1300 hours tonight for info session. Day of hearing the City presented incorrect info - not a special recreation site - Martindale has 12.3% of green space & included 2 schools which should not be included. Need to provide answers to all questions. That makes it a proper democracy. We weren't heard properly. Educate Councillors. They don't know about actual neighbourhood area especially about capacity of parking.
- Instead: increase legalized basement suites in the area.
- Solutions: Many empty suites for renting - talk to those - buy the homes/units.
- Lack of info or misinformation. Problem now that info is clear there is no time for input.
- Need to solve current problems not make new ones.
- Parking: Concern that there's not enough parking required per-unit. Spill-over parking on Genesis Centre & on residential streets. Hasn't been addressed despite City having over 800+ concerns. Would the City stop having events at Genesis Centre?"
- There are 2 jurisdictions but the ones who are hurt are the people who live there. City should consider that Affordable Homes aren't appropriate if services & amenities aren't already there. City has no planning down the road. The population growth are not accurate. Schools are already full. Increased people = increased problems. Traffic & parking studies needed before development.
- School populations and where students go should be better looked at by City & Province together. Related expense/resource for parents. There needs to be consideration for possible future students & knock on effects to current residents. City needs to do a better job to communicate prior to building.
- Different numbers given for max number of units at public hearing vs now. A: Land us allowable versus what Attainable Homes is planning.
- Density - why introduce more density when so much future development? A: Traffic assessments and other reviews have to look at future impacts.
- Density, and impacts to traffic, services, busy Genesis, busy schools. Have to go outside of community. Traffic circle already so busy and unsafe. Land use should not change, should

be given to Genesis.

- If so many people are saying no to an application, why would Council. Part of issue is that City does not communicate back to community answers to questions and concerns.
- The people who come here to say no to attainable homes, but this was not available in the survey. This survey is not for the people, it's political. Administration and Council don't understand the community. The City does not really take citizens concerns into account. This area is the highest & 2nd highest in the City. Schools are not enough. Paths are not enough. People in this area have to go elsewhere for these services and amenities. Issue is with Attainable Homes, not other issues. Should focus on that. People say Calgary is worst City in Canada for not hearing problems of people, problems aren't reflected in the decisions made. Very disappointed in this.
- We have an existing recreation site. In the future, we may need more recreation. Instead of various site, let's keep one local site. Attainable can be built anywhere, let's keep a dedicated recreation site.
- Note: project for the housing shouldn't be sanctioned in this area. This area is too crowded. If accidents occur then the City will be responsible for this and will face us in the court.
- Post card type of bulletin by mail, a mear 2 weeks before event. SHAME!! It's already been to Council. How do we obtain stats like accident reports in that time? WAKE UP CITY COUNCIL!!!
- We have to travel far from our house to find a park to play.
- We are over capacity in schools and there are not ever enough school busses. People have to quit their jobs to get their kids to school.
- You need to consult the public earlier in the process. Now it is too late.
- It would be good to build a school closer.
- At Martin Crossing School is over capacity now, and my kids in Martindale are sent off to Marmet school and Martin crossing. So why add more people to the area?
- I feel like this was planned without understanding the park/playground needs of the area.
- Nelson Mandela is not at full capacity yet. What will happen to traffic when it is?
- I am not opposed to Attainable Homes. I have a guilty conscience opposing this. But really, I feel this specific area is far too dense. This space should meet other needs.
- There are plenty of accidents which makes it terribly worse.
- Parking at the train station is extremely difficult.
- Because these are often many family members in one house, it results in more cars per household than average.
- If this land goes, where will all the current overflow parking go? And then there will be even more need.
- How did the shopping plaza on 80th Ave ever get approved? It is impossible to get through.
- The curve on Martindale Drive behind the soccer fields is awful in winter. Very icy and dangerous.
- Just two cars can back up traffic when turning into the little side lot adjacent to Falconridge Blvd.
- I live here and drive a school bus here. The traffic in the circle is awful.
- Why not plan affordable housing FIRST, then build the neighbourhood.
- Traffic in the circle is way too congested especially in winter.
- People using the LRT are affecting the parking space in residential Martindale.
- I feel in this area the bar required of developers is very low; whereas in other areas the bar required is high.
- Traffic (car and foot) is often back-logged at the three way stop within the Genesis Centre parking lot. That alone can back traffic up to the left turn into the property from Falconridge

Bldv.

- Traffic gets backed up turning left into the Genesis parking lot from Falconridge Blvd. And the Attainable homes will share that entrance?? This can't be good.
- People are using Martindale Drive as a short cut around the circle.
- Entering the Circle on Saddlemont Blvd is extremely difficult.
- Suggestion: allow 80th Ave to cross under or over the Saddletown Circle. It won't work, but it highlights the problem.
- When City says no to all suite applications people build then anyways we have the knowledge how.
- We Don't have enough pathways for walking. This could be improved.
- All of Saturday is a problem for traffic. Any any day b/w 4 - 6, all the way up to Co-op.
- Because of traffic people are forced to illegally cut through near the safeway.
- Friday between 12 - 3:30 there is no parking here. Also during muslim festivals.
- It is too hard to get onto 80th Ave from Martin Meadows Way? First turn off 80th Ave.
- The Indian/Asian people here must enter the circle to get their food here. Developing 88th won't help reduce traffic into the circle.
- Other problem for traffic is that there are very few gas stations.
- Entering the circle from Metis Tr There is too much traffic at Falconridge Dr and Saddletown Circle.
- The people here have special food/shopping needs. This impacts traffic a lot.
- The land by the prep - Grade 4 school will also be developed eventually what will happen with all that traffic.
- The traffic figures (70 vehicles per hour) does not seem realistic. It is not practical.
- My next biggest concern is Savannah. This will have a very big/negative impact on traffic because of the one-way circle.
- Traffic in the circle has gotten very bad. There are too many lights
- Many people make u-turns when leaving the mosque at the corner of 80 Ave and Metis Trail.
- Why Attainable Homes here? There are too many other needs: cricket, playground (now is too far away) parking.
- Most every family here has more than two cars. We can't even park in front of our own house.
- Planning, but not for the future.
- Some people (often) go the WRONG WAY on Saddletown Circle. Suggest two-way on this road.
- 160 Units will become way more that 320 people. That is not realistic of how people/families live here.
- We need affordable housing, but it does have negative impact for parking.
- Multi-family/generation homes = more cars per house-hold.
- Genesis Centre - event parking, not enough - needs 1250 stalls, only 1032 approved - overflow parking - parking on-street
- Genesis Centre Expansion - How can it expand? How do we accommodate future expansion?
- Not enough parking at LRT stations. Bus service not adequate, infrequent or not enough service, lack of shelters.
- CA can mobilize volunteers, messaging to educate communities.
- Better notice for engagement, Language Barrier, Plain Language, Letter to cAs, weekend & evening consultation.
- Not considering qualitative measures in decisions. Emotionally attached to the community,

need fields, needs of future generations, green spaces is important, need more.

- Saddle town Circle, bad operations, current issues not resolved.
- Density in area is high, Traffic volumes are high in the area, parking issues - no space.
- This area could be a natural playground.
- Ensure we report back on how we promoted the events vs how many gave commands.
- Area is overcrowded during events. Lack of parking in immediate area. Development on this site will increase those issues. Lack of parking will impact people trying to drop-off at Genesis.
- Lack of Parks, greenspace in the Martindale neighborhood. Needs children's play equipment and paths for walking and cycling. Cycling paths make it safer for children. This area should be designated for park, not development.
- Important to understand that Genieis is used by the whole NE. It is not a park for local children, This site is more easy for local people to use.
- Greenspace should be proportioned to the number of people, and density, not just the property of the area of a community.
- Traffic circles can be hard to navigate, so people keep driving around in circles. Better signage, one exit. Concern about increase in traffic as Savannah community develops.
- One an open is gone, it is gone, and there isn't a lot here to start with.
- Population numbers may not be accurate. Says 15,000, probably closer to 20,000 because people live in basements.
- High school will add to crowding as it reaches full capacity.
- engagement should have been earlier in process.
- land should have been put up for open sale. A: *Land was identified as surplus land. Opened Up to other city dept's*
- For Genesis centre, there is already parking overflow from Nelson Mandela. When developing, construction will impact parking, where will residents park? Crime rate increases if population increases
- Applicant-led open House was not well attended because it was not well advertised. This is our first time providing feedback.
- How is surplus land identified? Worried that City should have consulted about whether or not to rezone or How to Zone land.
- You have completed plans. At A: *Have not done this, will be done at development permit stage.*
- You are building 150 units: 75 at low price, 75 at Market Price. A: *Don't have set number of units. Depends on Final Design. A: Zoning for land use is Max; number of units, and height.*
- Would be 2 cars for each unit. Will you have enough parking? A: *not designed yet at zoning, currently. A: At Zoning, there is an estimate of number of units, not final number.*
- Our conclusion is that we cannot expand Genesis, cannot change Parking, etc. What can we Hope for? A: *Feedback will be reported on. Can send report once it's prepared.*
- How did you arrive at idea of 150 units: A: *Comes from the land use selected this land use to permit this scale. Everything has been done. Why not give this information? A: Not approved yet. Selected townhomes because most demand is for townhomes.*
- Why not build in any of the other open areas near here, instead of at the Genesis centre?
- How do we know if AT buys land for market price? A: *We do purchase for market price. How do you have planning done if you don't own land, AT? A: We have done studies on our development with permission of city still at conceptual stage.*
- Need more playgrounds for children. City has sold land to Attainable Homes for low Price. 75 units are Attainable Homes, 75 built sold by developer for 2 profit. Direct Profit for

developer, not no loss situation.

- We just want concerns reported correctly to council. Not against Attainable Homes, but should look at other locations. Seniors have to go to Prairie Winds Park to walk. Need more walkable parks.
- Public should have been informed earlier. Only Public hearing in June, and nothing in September. A: *explained engage process notice of motion, reason for transportation feedback.*
- Public engagement wasn't done earlier, no point in doing now when decision has been made already.
- Population was less 5 years ago, is more now. A: *would have to look at outline plan it make projections for.*
- Genesis is only park in the area. A: *Rec Centre planned for Skyview Ranch - need that now. Not in ten years. A: need to build these facilities as people need them.*
- In this are, walking paths only in private areas. No cycle track. Parking for only 75 at station. People park in residential area. - lack of playgrounds in community.
- You should do a traffic at circle assessment > Big issue. A: *Traffic assessment was done by consultant. We heard at council it is an issue, and are asking for feedback.*
- Existing traffic is an issue around the traffic circle and station. Should give details about population change from when passed now. A: *Can email to you if you want. Also, community profiles are on website.*
- Is there enough parking for Genesis? A: *They meet bylaw. We cannot force them to provide more. If they wanted to expand, we would discuss with Genesis.*
- 14 Councillors in the city, only one for this area, and not at these events. Councillors have not been here to hear our concerns. A: *explained this is one admin run process for our recommendation.*
- Will you report all feedback to all councillors? A: *yes, we report to council, both technical reports and public feedback. Can we see report? A: On website. We could send to you.*
- Could you verify that 10% municipal reserve is still available in Taradale/Martindale? Before Sept 11? A: *Contact me, and we will check with parks.*
- Is there enough room in the NE for parks? A: *Set this out at Area Structure plan. Dictates how parks are built for developments. What about old communities? A: Still would have to provide space. Dictated in MGA.*
- A: *Municipal reserve could be a park or school space.(10%). If schools built on 10%, no parks left. A: For 10%, some dedicated to parks, some to school.*
- Any public place for the public, with expanded population, how to plan park space? A: *Have to have 10% of community dedicated to park space/schools. Martindale/Taradale together? A: yes.*
- There no space for parking traffic the area is congested already. It takes 15 minutes to get from Saddleridge to leeave. 5 traffic lights from Saddletowne LRT to Genesis Centre. 1500 metre radius 5 traffic centre.
- Area is already high-density, more traffic accidents because of high density.
- Space is too little for 200 housing units > no separate entrance. When there are events at Genesis there are have traffic/parking issues.
- Attainable housing will have negative impacts on Saddleridge, Taradale, Martindale will reduce quality of life for these communities.
- No biking trail / walking trail for children in this area. Transit is terrible in area. Very few facilities in area.
- Friday > 3 prayers at Genesis Centre. No where to park. Kids late for recreation programs at Genesis Centre because no parking.

- I think this isn't an issue because we already live in a 63 unit apartment in the area. Also 10 - 15 townhomes in the unit. Never any issues, very peaceful in the area. No concerns about traffic Underground parking would make a huge difference.
- Parking in the area is a concern in the winter. Folks have nowhere else to park during a snow-route day. Also not enough signs for snow routes. Only concern with development parking pressures. This is amplified in multi-generational families (may have more than 2 cars).
- Imported to consider the local cultural practices (multi-generational families) when the developers are planning and building units in the area.
- Concern about lack of parking at Saddle Ridge train station. Will often go to McKnight in order to use the Park and Ride. Very crowded station.
- Apartment's style development may be a better use of the space in this area. Townhomes might only serve a fewer numbers of families.
- Area should include some recreational aspect to compliment the Genesis Center. OR Second floor of Genesis Center could include housing as the area is not yet being used.
- This development will benefit the cultural communities that live here presently. There is good recreation in the area and this is a good place to live.

Feedback Sheets and Online Verbatim Comments

The comments below are as they were submitted by participants attending the event and by the online portal page, no edits have been made but personal information or offensive language is removed with an indication that this has happened. Participants responded specifically to the question:

What are your concerns about walking, biking, parking and transit in your community?

- 1. Why it is attainable 2. Density problem already exists 3. Parking problem will be acute 4. No extension possible in future for the Genesis Centre.
- Why it's attainable? Already too much density area problem will be for parking. No future land for extension of Genesis Centre. [personal info removed]
- Traffic 2. Density of population 3. Parking issue 4. Genesis parking 5. Genesis expansion 6. No involvement of residents 7. General parking issue 8. Walking and running
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- Why it is attainable. 2. Density problems will be ?? 3. Parking problems 4. No expansion of Genesis can be possible 5. Paucity of Green park 6. Traffic problem
- Confusing information, providing very horrible session and planning information provided wrong. Should be expand of Genesis Centre. Very bad and unorganized information, we want recreational centre.
- I want to use this land as Recreation facility. Already very congested with traffic.
- I disagree with building an apartment complex near Genesis Centre because this area is very congested.
- The roads especially around Saddletown Circle is congested. There is a need to review this. There is very little open spaced available for recreation in the NE. This proposed project is on a beautiful green open space next to Genesis Centre. During functions it is

utilized for parking. Most of NE residents do not agree with this Attainable Housing project. We the NE residents would welcome projects that will bring more green spaces & quality living. This green space can be better utilized for our recreation. How about a park, a stage for cultural/musical events, open space for recreation & festivals in summer. This green space can be an activity hub for NE residents. City Hall must initiate quality living projects for residents & have a green spaces policy.

- I love the green space around the community. This is the only green space that the residents get to experience. This is the whole point for us to buy property in this area. I disagree with the idea of condo building on the green space Genesis Centre. We don't have enough parking for events already so where are you planning to provide additional parking space for these condos. Plus – the whole green space concept will be eliminated. This is very disappointing.
- I disagree with building an apartment complex near Genesis Centre because this will increase the traffic too much.
- My biggest concern is there isn't enough parking available in this area. Not at Saddleridge LRT & at Genesis Centre.
- NE Martindales & Taradale's density is too high already. I am concerned about the infrastructure issues like school, safety of people, water pressure, fire issues etc. We don't have any assigned senior centre or community centre in this area.
- Land under consideration, which is located in parking lot of Genesis building center should be used for parking purpose, walking or any physical activities or should be used as playground, as there is already less space for parking or other physical activities. Should not be used for building condos in any case.
- Confusion, more congested, and there is not very much information. Density, information not related to attainable home, it's just wasting tax payer's money and time. Refused attainable homes, Genesis park should expand.
- My concern is regarding the Martindale land use redesignation. As I am a resident of this area for almost 7 yrs, and I feel this area is already overcrowded, as we have shopping plaza in Saddleridge Circle and Genesis centre already surrounded by so many apartments. I strongly feel that after building these attainable homes there will be more traffic congestion in the area. Genesis centre also needs additional parking as the current parking is not sufficient when there are events so I strongly oppose building these homes.
- We need some recreation area and park and green space.
- We need some more kids areas and recreational expansion.
- Problem is this area, This is only big community and gym centre No space for parking for any function in the community. Already thick population in this area. No space for playground & other developments.
- I think it is a bad idea to build an apartment complex near Genesis centre for the following reasons; It will increase the traffic, this area is already congested. It will take away parking space for Genesis centre as people will be trying to park at Genesis
- We need some cycle tracks, old people seating and recreational areas.
- Regarding Martindale land use redesignation; This area already has so many apartments and shopping plaza, so there is already too much traffic. I strongly oppose building these attainable homes as Genesis centre already needs more parking. The parking which is now avoidable already overflow whenever there is any event at Genesis centre, people have to park in front of our homes so I think that this area should be used for additional parking space for Genesis centre.
- Walking – broken side path and not good in winter time. Biking – There is no path for biking
Transit – very far to get to Genesis Centre. My biggest concern is attainable home, they should be a part of Genesis Centre.

- Need few more recreational areas.
- In my opinion apartment proposal will hamper the future expansion of Genesis centre. On Canada Day there was no place for parking
- Area needs some more recreational areas & playgrounds
- Concern about access to side from Blvd. Potential issue with conflict with traffic into Genesis. Don't want traffic to backup into Falconridge.
- Attainable homes, if constructed will create a lot of problems for the residents and the areas ie: the facilities at Genesis. It will create problems for walking, biking, and transit purposes. So the city should re-think about it. If feedback is collected in YES or NO form, than people can respond better.
- Today is a normal weekday and at this time all the parking is full. There is congestion at entrance of Genesis Centre and supporting neighbourhood centers (Saddletown Circle). There is no room for more residential component in this area. I would question all the transportation studies supporting the project. Please don't put burden on exisiting services and leave room for people to enjoy the quality of life instead of having them line-up on roads and Genesis Centre.
- My concern is I am a field hockey player. We need outside field for field hockey. We all club members pay big amount to Genesis every week - this outside land very useful for field hockey ground. My girls want this land. Please use for this. In this area no field hockey (outdoor) grounds not available. This land is very useable to all players.
- For senior citizen we need some recreational area
- The area is already densely populated causing walking, biking and parking problems, children outdoor park required, open space required, more recreations required. Green space required in this area. Area should be open as in present shape. People will be disturbed more if further new construction will come up in this area. Expansion of Genesis Centre will be blocked. In no way further more Community should be stopped or any housing should be stopped in this area. City of Calgary should not allow any further construction in this area. Area should be open as in present shape.
- This project is not satisfactory to community, because I oppose to the attainable home, there is lot of traffic and congestion, and I want to expand the Genesis Centre. NO to attainable homes.
- Genesis centre is the only place where we can meet and play. My kids, my family they love to enjoy this facility, we want this premissis as is bright, want parking. Open air, no more construction around this facility.
- there's no walking paths available in the community. We use the green belt for daily walk. There are no biking pathways for kids. This green belt is usually used by kids for playing and biking. Parking spots in genesis are usually occupied and are not available. People use this green space on weekends and evenings for parking. Transit services can definitely be improved for the benefit of residents.
- No walking/biking track in our community. Parking is big issue specially close to genesis centre/LRT. No sufficient parking. Traffic in circle/80th/Martha's Meadow Dr, Martindale Blvd/Drive is terrible. No feedback is taken development in south of genesis park. City hardly care about NE.
- We are concerns about, walking biking parking. There are no walking track, there is no biking track and we have a big problem for parking. If we have any kind of event in genesis centre there is no parking space to park our car. One more big concern we do have big amount of population in Martindale. Please we do not need no more attainable home. Please we are total against of Attainable Home.
- we need outdoor recreational areas
- No effective way of communication as in the status of the project, #10 public consultation

should be happen in #2, its too late to engage the public. Attainable home should not be build and there should be creation of parking for Genesis

- Genesis Park and surrounding area. Parking and traffic in already critical situation if attainable homes build then traffic and parking situation will get more worst.
- my main concern is that why city choose this and for Attainable Homes we already facing so many issues regarding parking at genesis, every single time when we visit at Genesis it was crowded and there's not parking lots available. In these communities we already have traffic problems if city made Attainable homes over here these communities have to face more problems regarding traffic. Genesis centre is the only place where our kids come to play and to do other activities if attainable homes made our here it would be unsafe for our kids. I am strongly disagree with city to made Attainable Homes over here
- need more entertainment place.
- This development should not go ahead as NE is already highly congested area. It is always hard to find parking at the Genesis centre. In fact there should be mor parking spaces at the Genesis centre. In addition there is need for one or more recreation parks like Prairie winds Park.
- We require that Genesis extension be used for recreation activities only, not for any residential complex. Rather there should be a community centre for summer purposes of the entire community
- Make fountain park, and more tennis grounds.
- Our concern is the building of Attainable Homes @ Genesis centre location. It will increase the already strained issue of parking in our community. We do not want Attainable homes at Genesis grounds.
- Confusing; density; park; traffic congestion; Genesis Centre
- Too much traffic and lack of soccer grounds in NE. Genesis Ground is mostly booked for la crosse. Need more playgrounds in NE rather than housing.
- it will increase the car traffic in the area. Lack of field hockey grounds in the area. Please give it to the field hockey federation.
- Genesis need to be expanded nearby. Extra space needs to be used for parking. No attainable houses wanted.
- This area should be used for expansion of Genesis centre. Children living around this area have no children part. Same should be build here. There is no area for walking in martindale. So this area should have park and walking paths.
- Less parking space; less safety for the kids; less environment friendly if these will be residential building; only 2 buses are running as of now in martindale community; recreational park will help in environment improvement; good health for kids and elders.
- Too much traffic on roads. No attainable homes are appreciated. Instead you should build recreational centre. In this session they saying everything is decided but we don't want attainable homes.
- Density/population too high; traffic congestion on main road; parking issues all over area; genesis parking/overflow; walking/running track needed; not enough transit parking; children's playground/slides etc; genesis expansion space needed; why does questionnaire says attainable homes when it is for entire area?
- our communities are congested due to high population and poor planning of infrastructure. Genesis centre needs to respond to the growing needs of the community - more and diverse recreational options like track and field, outdoor soccer and this will increase the need for parking. Attainable homes project is needed in the NE but not in the Martindale community opposite the GC.
- This area should be used for expansion of Genesis, for children park, for a park with walking tracks/paths. There is no children park in this area. Martindale has no walking paths.

- Here no building should be built. Let the park remain as park. [personal info removed]
- Parking problems. There will be more chances of robbery. No walking tracks. Not enough parking in Saddleridge. Many times had to park at Whitehorn.
- 1. Genesis Centre has problem of parking.
- 2. Saddleridge LRt has very little parking because of that many times we had to park at Whitehorn Station.
- 3. We do not have any walking tracks. Track of YMCA is paid not everybody can afford it.
- 4. Why building Attainable Homes here why not in Cornerstone.
- There is no emergency clinic not for kid and for every person.
- Need more space for sitting and play. Need park for walk.
- Need more space for sitting for senior citizens. Need more playground for kids and more cycle tracks.
- If 250 homes will build here with those houses 500 more cars will come with that there will be more pollution here more problem for senior citizen for walking will need to build more school with that problem will get more worse.
- I say no to Attainable Homes (no more population). This area is used for: - Genesis expansion - Children park - biking track - Make it a park with trees, walking paths, biking paths.
- I say no to Attainable Homes as they will choke this area. - This area should be used for 1. Genesis expansion 2. Children playground/park 3. Walking & biking paths 4. More recreation fields - NO more congestion in the area - Don't steal our green space.
- Walking: Martindale has no park/ place for walking. We do this on foot paths.
- Biking: There is no place for biking, children do this on Roads
- Children Park: There is no park. We need a children park on this land.
- Biking: No place for biking, we bike on road. Need biking track.
- Walking: Need park for walking instead of doing on roads.
- Need children park: There is nothing near this land.
- [Personal info removed] If 250 houses build here with these houses 500 cars will come more with that here will be more pollution more problem for senior citizen for walking will need to build more school with that problem will get more worse.
- 2. Everybody does walk here space is already limited here than we well be in trouble to do walk as well will be problem for park. Please leave it: will be very thankful.
- 1. No houses should be build here kids come to play in open envorment here should be more playground here. 2. There should be biking arragement here kids are very talented they can go further if they have biking arragement here. 3. Here should be space here for walking and siting for senior citizens.
- 1. No Track for walking.
- By developing Building here there will be trouble for this area. We need this area whenever any event occurs here we get trouble for Parking here. We already have more Population not enough green space. If want build this place should be for kids and senior citizens to play and work walking in park.
- 2. Need space for morning and evening walk.
- First of all, I think, not to build these attainable homes, its already parking problem, neither walk spaces available. Children also will have problems, due to traffic density, this should not build here. Thank you.
- 1. General Park for public with walking pathways, biking track, greenery, children park
- No Attainable homes: They will choke this area with more population use this area for: Genesis Expansion, A park with walking path, bike tracks, children play areas, greenery with Trees. Other recreation areas.

- I have all these concerns as you guys listed above me and my family my kids will have a problem with everything if you guys will build more houses will create a problem we cant walk in open, cant biking so do not build more homes Thanks
- No attainable built here. This is the not suitable place for this perpises Bease. This area aleready crowed poplutation meet more park hear. All ready traffic problem need Better Facilities. 1. Central Park of Public with 2. Biking Trak 3. Greenery 4. Children Park. Provide clean facility in this land. No attainable homes to stop congestion in this area.
- There is not enough pathway for walking, No biking track, any time when there is an event not space for parking. Spedily on the Friday prayer time. Transit is horrible here. This is very stupid idea to build multi storey building in this conjested area.
- Use this land for creating facilities lacking in the area 1. Make a park for walking pathways, biking track, children park, plant trees 2. Part of it give to Genesis Centre for its expansion. No attainable homes on this land. Avoid congesion. Save public money from being wasted.
- Walking: This land should be park which will have walking path. Martindale has nothing now. Biking: - do - put biking bath Children Park. - do- area arown this land has no children park. Genesis Expansion: Part of the land be given to Genesis. Stop congesting this area.
- 1) Parking issue will increase 2) Accident will increase 3) No Biking track 4) Already traffic high and density area 5) Criminal activity potensial to increase 6) Gensis place should be extended 7) No to attainable Homes
- Attainable Homes - No Why: They will increase congesion in area. They are waste of public money. Use this land for: Expansion of Genesis Centre, make park for walking pathways, biking tracks, childrens park. Other recreation facilities.
- With the offering of new school (Nelson Mandela) we are already going through the concerns of improving the above mentioned areas like biking, parking, walking & transit. My other concern is that with the ofering of attainable homes this area will be more conjested as well the genesis center will have less space for some of the residents for recreation facilities. Parking will be a big concern especially during the evening we have get parking spot. So most of the people they use park on the land going to be use for attainable home. Please consider not to build attainable homes.
- It is sometimes difficult to park on the streets in my neighbourhood
- Traffic from Manmeet Bhullar school will be forced onto 80th Ave & Saddletowne circle during peak times, twice a day, 5 days a week. The roads are already congested while the school isn't even open. Adding apartments is terrible! Look at accident stats!
- Transportation was only one of the main concerns that was voiced on June 12th. Why not also ask for feedback on loss of green space and loss of potential for Genesis Centre to expand?
- The community is already crowded enough, during peak hours, it's too much traffic on favorite boulevard already. Specially this part close to genesis/ 80 ave is all concrete and there is barely a green space to enjoy. We are absolutely against this. Thank
- Frequently we have had to not attend events at genesis because there was no parking available. The parking lot and road system is already terrible, including the four way stop by the mosque in martindale. Adding multi family homes
- I am concerned about the already overwhelmed schools in the area. There is also many low income housing in Falconridge that is run down. How is the city going to prevent this? Transportation isn't the only issue.
- The parking at the Genesis centre is inadequate and Transit is a joke as it is in Calgary. Cycling is dangerous as you have to be on the roads, and there is not enough space for bicycle parking at the Genesis.
- I live across from Genesis Centre on Taracove Estate Drive. This area is extremely densely populated as it is. The last thing we need is a multi-housing unit on that site. It would be

better to develop that space as an outdoor recreational space for child

- Please revisit signal timings around Saddleridge circle. It seems, they have some unnecessary wait time with prolong red light in early morning and late nights, as all the businesses are closed in Saddleridge circle. It just causes congestion during pick
- The Genius centre is a very busy place and often there are events which cause there to be no parking. This area in question is
- This area should not be used for housing as Martindale is already a very congested area. This area should be used for facilities lacking in Martindale. Martindale has no park with walking paths, biking paths, few children play area. Park should have green
- Too much crowded and traffic in this area. Please don't add more problems by creating more buildings. It will create more traffic issues, more rush. People in surrounding communities need this green space.
- This space is too small, it is not possible to give comments. Increase this and also extend date by one week
- There are no walking tracks. There are not any space for biking, and there is very big problem for parking, please use that land for children and adults not for affordable homes thank you
- I live in this community from last 6 years. There is no walking or biking tracks. Parks are managed very poorly and hardly have any activities for kids. The proposed re-designation is a horrific idea by our councilor who did not come to open house.