

Welcome

This public information session is intended to share information about a land use redesignation proposal in Martindale.

The display boards provide an overview of:

- the land use redesignation process and what to expect in September
- information about the land purchase process for the site
- the development permit process
- Attainable Homes and the Housing Continuum

City of Calgary staff are on hand to answer questions. Interpreters are available for translation services in Punjabi, Tagalog and Urdu. Display boards can be found online at: **engage.calgary.ca/martindale**

Martindale land use redesignation

This application is for a land use redesignation (rezoning) to allow Attainable Homes to:

- Construct multi-residential buildings.
- Have a maximum building height of 16.0 metres (there is no current maximum height).
- Have a maximum building floor area of 47,400 square metres (there is no current maximum building floor area), based on a building floor to parcel area ratio (FAR) of 2.5.

The land use will be returning to Council on September 11, 2017.

The site is located to the south of the Genesis Centre along Falconridge Boulevard NE. Please note: this application does not include the play fields located to the west of the Genesis Centre.



Martindale

Land Use Amendment

Land use designation planning process



What to expect next

In September, the land use redesignation will go back to Council. At the Public Hearing in June, members of the public were able to speak in favour or in opposition to the proposed redesignation. As the Public Hearing is now closed, members of the public will not be permitted to speak at this meeting.

City Council gave the redesignation first reading in June. This indicates that Council is generally supportive of having multi-residential on this site. Council directed Administration to consult with the public prior to the proposal being given second and third reading in September to better understand how this multi-residential development can be successful for both the applicant and community residents.

At the September 11, 2017 Council meeting, City administration will present the scope and results of the consultation completed over the summer and Council will then vote on second and third reading of the redesignation.

If approved, the applicant can then apply for a development permit. There will be opportunities for public engagement during the development permit process.

What is a Development Permit?

After a land use redesignation occurs, the next step in the planning and development process is to obtain a development permit. The purpose of a development permit is:

- To ensure that the proposed use is allowable
- To ensure that the Land Use Bylaw rules are met and if not, to assess the merit of relaxing the rule
- In the case of discretionary uses, to allow an evaluation of the impact on neighbouring properties
- In the case of discretionary uses, to offer affected parties an opportunity to provide relevant information, ensuring informed planning decisions.

Land use designation process

November 2016



- Land use amendment application is submitted.
- Application is circulated to stakeholder groups.
- City staff review technical merits of applications.
- City staff reviews comments from public and stakeholders.
- Applicant refines the plan.
- City staff prepare recommendation on land use designation for Calgary Planning Commission and Council.

March 23, 2017



- Calgary Planning Commission provides recommendation to council.

June 12, 2017



- City Council hears from citizens through a Public Hearing and votes on plan.
- City Council gives first reading to redesignation. This indicates that Council is supportive of multi-residential development on this site.
- Council directs City Administration to consult with the public.

We are here



- Consultation occurs in August.

September 11, 2017



- Council will make a decision on the redesignation. Council’s decision is final and binding.
- If approved, land use designation is complete and applicant can apply for Development Permit.

What is the Development Permit Process?



Attainable Homes

Attainable Homes Calgary Corporation (AHCC) is a non-profit social enterprise and wholly owned subsidiary of The City of Calgary that delivers well-appointed, entry-level homes for Calgarians who have been caught in the city's growing housing affordability gap.

Through our Attainable Home Ownership Program, we connect builders, developers, lenders, lawyers and others to bring down the upfront costs of ownership so qualifying Calgarians can buy their very own home with a \$2,000 down payment. Furthermore, when you decide to buy an attainable home, you're also choosing to pay it forward to help another family in the future. When you eventually decide to refinance or sell your home on the market, a share of the appreciation goes back into the program to fund more developments that will help even more people get a foot on the property ladder.

Eligibility

- Maximum household income of \$90,000/year with dependent children living in the home
- Maximum household income of \$80,000/year with no dependent children living in the home
- Assets are less than 20% of the home's purchase price, up to a maximum of \$50,000
- You can qualify for a mortgage and put \$2,000 of your own money down
- You complete one of our home education sessions (group session or independent)
- Your home will be your permanent and only residence

Attainable Homes has successfully constructed multi-residential developments in communities throughout Calgary including Mahogany, Copperfield, Redstone, Skyview Ranch, Evanston, Beacon Heights, Deer Ridge, Glenbrook, Mount Pleasant, Cranston and Auburn Bay. Current projects are underway in Renfrew, Sunalta, Silverado and Bowness.

The Land Sale Process

1. The City's Administration team reviews the need for the land which includes circulating the property details to other City departments. This parcel was found to be surplus through that review and circulation.
2. The City's Administration team writes and presents a report for City Council and two Committees (Management Real Estate Review Committee & Land and Asset Strategy Committee (now Utilities and Corporate Services) outlining the surplus parcel and the intent to sell it.
3. The Committees and City Council considers, and in this case, approved Administration's recommendation to sell this surplus property.
4. The City's Administration team negotiates the details for the land sale with the buyer – in this case, Attainable Homes.

Transportation Concerns

At the public hearing in June, Council heard from a number of community residents that there are larger concerns with parking and transit in the communities of Martindale, Saddleridge and Martindale. Council has asked City Administration to develop measures to address these concerns. In early 2018, City Administration will return to Council with potential solutions to these concerns and budget implications.

Today, we would like to hear from you about your walking, biking, parking and transit concerns to understand where improvements are needed. What are your concerns about walking, biking, parking and transit in your community?

Thank you

Over the coming weeks we will compile your comments on the land use redesignation and produce a summary, which will be presented to Council in September.

Concerns about parking and transit will also be compiled and summarized. Consultation in the fall of 2017 will be based on the concerns we heard.

If you have any questions, please contact the File Manager:

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