

Land Use Amendment in Saddle Ridge (Ward 5) at #500, 669 Savanna Boulevard NE, LOC2024-0229

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at #500, 669 Savanna Boulevard NE (Condominium Plan 2311176, Units 101 to 104) from Multi-Residential – Low Profile Support Commercial (M-X1d100) District to Commercial – Neighbourhood 2 (C-N2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for small-scale commercial developments with motor vehicle access and limited automotive uses, up to 10 metres (two storeys) in height.
- The proposal allows for a range of neighbourhood-focused commercial uses in an existing building that aligns with the scale of nearby residential areas and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *Saddle Ridge Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This proposed land use amendment would allow for additional neighbourhood-focused commercial opportunities near residential areas.
- Why does this matter? This proposed Commercial – Neighbourhood 2 (C-N2) District would allow for goods and services to be provided in the developing community of Saddle Ridge and to the surrounding residential communities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northeast community of Saddle Ridge was submitted by Prakarsh Dwivedi on behalf of Sonika Dwivedi Professional Dental Corporation on 2024 September 12.

The approximately 0.03 hectare (0.07 acre) site area is an existing building located on a 0.5 hectare (1.2 acre) parcel on the south side of Savanna Boulevard NE and east of Savanna Street NE. The subject property is located on the southeast corner of the parcel which is also currently developed with 14 multi-residential buildings. These buildings were part of DP2021-4803 which was approved in October 2021.

The subject property is accessed by a shared private road to the south, which was approved as part of SB2015-0413 and developed as a retail-oriented street with commercial developments and store fronts along both sides of the street. The private road is intended to lead to a future Blue Line LRT station proposed east of the subject property on 60 Street NE.

As indicated in the Applicant Submission (Attachment 2), the applicant intends to redesignate the subject property to operate a dental clinic while introducing opportunities for other commercial uses in the building. The existing Multi-Residential – Low Profile Support

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Commercial District allows for Health Care Services but limits it to only counselling within this District.

The proposed C-N2 District offers the flexibility to operate a dental clinic along with other health care services, as well a range of other commercial uses. 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 met with the owners of the commercial businesses within the existing building, as well as other business retailers within the Savanna Bazaar to the south of the subject parcel (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received seven letters of opposition. The letters of opposition included the following areas of concern:

- increase in parking requirements;
- increase in traffic and congestion; and
- presence of existing dental and medical clinics in Savanna Bazaar.

This application was circulated to the Saddle Ridge Community Association but no comments were received.

Administration considered the relevant planning issues specific to the application with regards to site access and parking and has determined the proposal to be appropriate. It is noted that there is existing access and parking available to the south of the subject property.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use district allows for neighbourhood-focused commercial opportunities with convenient access to nearby residential areas and a future LRT station.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

This proposal will make efficient use of existing and proposed infrastructure by providing neighbourhood-focused commercial opportunities closer to a developing residential area.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform