

Background and Planning Evaluation

Background and Site Context

The subject property is located in the northeast community of Saddle Ridge and contains an existing 429.5 square metre building located on a 0.5 hectare (1.2 acre) parcel on the south side of Savanna Boulevard NE, east of Savanna Street NE. Access is available through a shared private road to the south, which was developed as a retail-oriented street.

The building was approved as part of a development permit which included 14 multi-residential buildings and one commercial building on the subject parcel. The commercial building, which is the subject of this application, consists of three commercial retail units, two of which are currently occupied with businesses. Live Work Units have been allowed in the multi-residential development along the frontage of the retail-oriented street, allowing for commercial frontage to line the private street.

The private road was included as part of the subdivision design to offer flexible options for the public realm and commercial developments, and specifically allowing for angled street parking along this road. Additionally, this road is intended to lead to a future Blue Line LRT station proposed east of the subject property on 60 Street NE.

Surrounding development is characterized by commercial uses to the south on a parcel designated as Commercial – Corridor 2 (C-COR2) District, multi-residential developments to the west, east and north on parcels designated as Multi-Residential – Medium Profile Support Commercial (M-X2), Multi-Residential – At Grade Housing (M-G) and Direct Control (DC) District. The M-X2 designated parcel to the east also includes live work units, supporting the vision of a commercial street frontage along both sides of the private road.

Community Peak Population Table

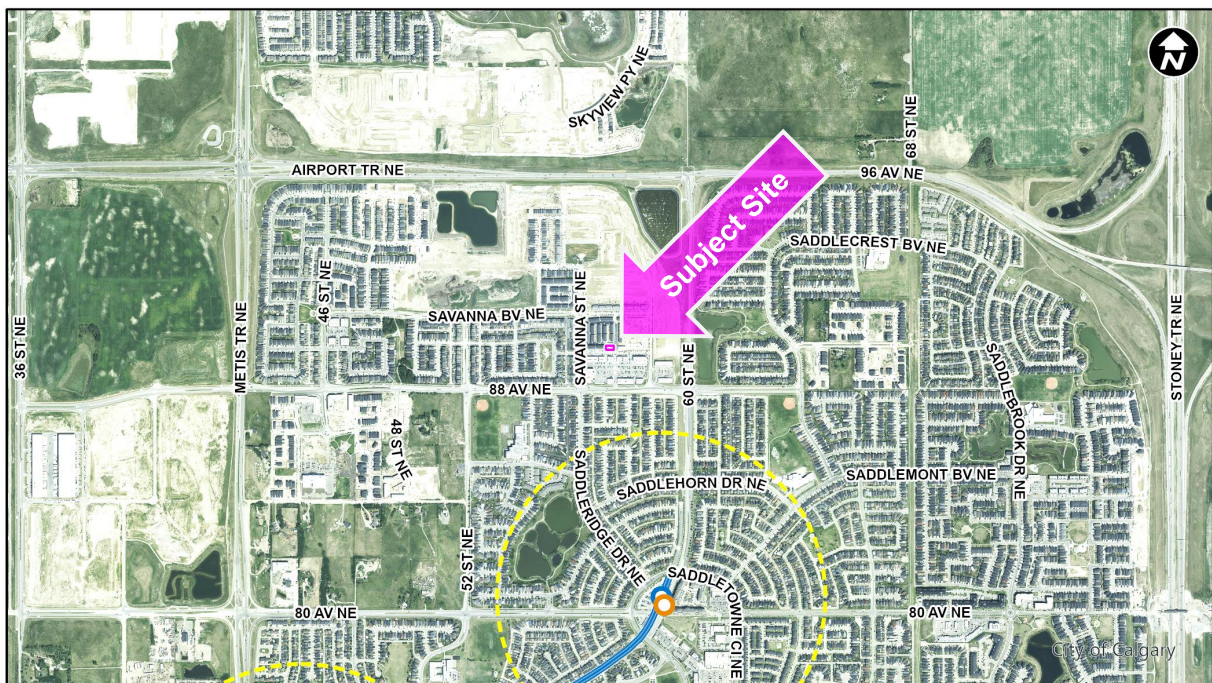
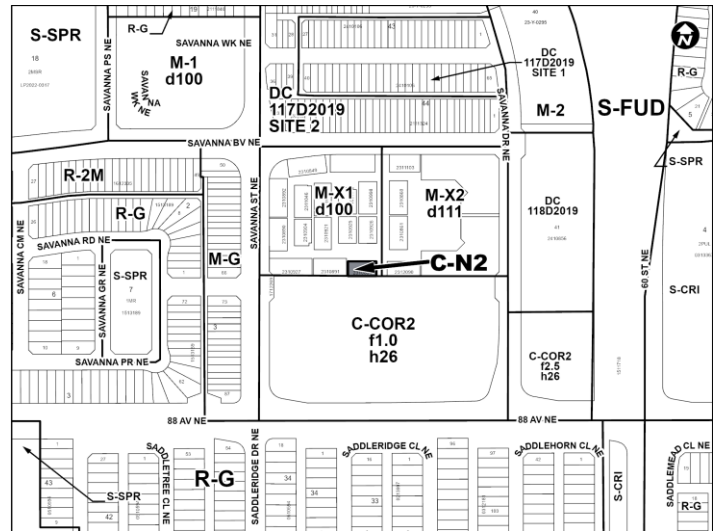
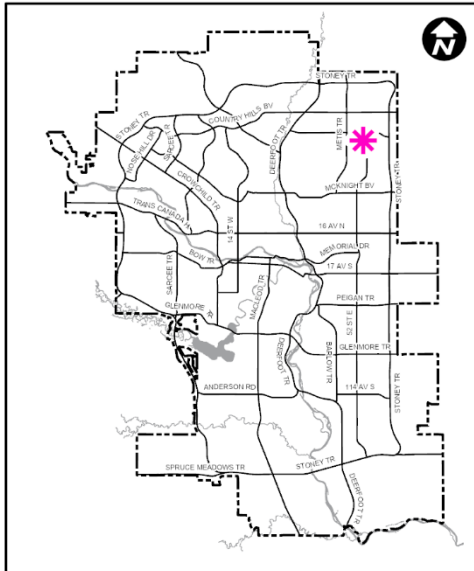
As identified below, the community of Saddle Ridge reached its peak population in 2019.

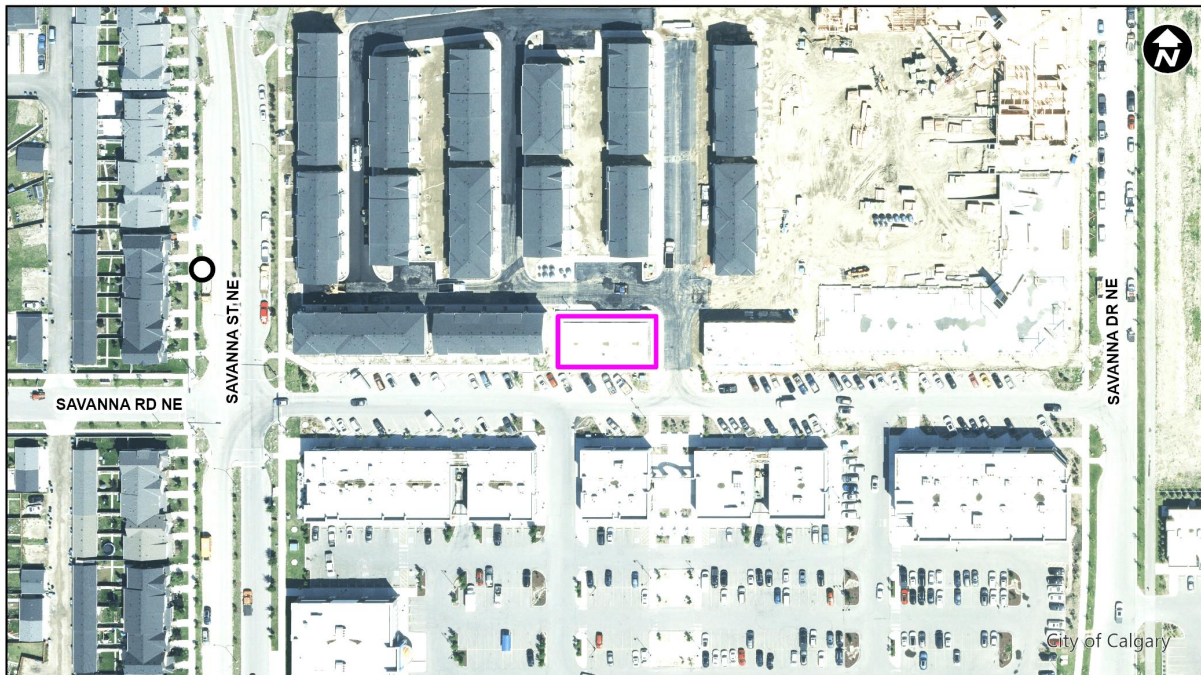
Saddle Ridge	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Saddle Ridge Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Low Profile Support Commercial (M-X1d100) District allows for multi-residential development in a variety of forms with support commercial uses. Healthcare Service is allowed as a discretionary use but is limited to only counselling services within the district. It allows for a maximum building height of 14 metres.

The proposed C-N2 District is intended for primarily small commercial development with limited auto-oriented uses in buildings that are in keeping with the scale of nearby residential areas. The C-N2 District allows for a maximum floor area ratio of 1.0 and a maximum building height of 10 metres. A reduction of four metres in the maximum allowable building height from M-X1 to C-N2 is not considered a concern for this application as the subject property has been recently constructed and is not expected to undergo any significant changes in its built form in the near future.

As an alternative, Administration reviewed and discussed other suitable land use designations for this property to accommodate the use of a dental clinic. The C-N2 District provides for many of the same commercial uses that are allowed within the M-X1 District while allowing for more flexibility and expanding commercial opportunities. Auto-oriented uses within the C-N2 District are discretionary and their appropriateness on this site will be further evaluated at the development permit stage for compatibility with the surrounding context.

It is noted that the multi-residential development use within the M-X1 District requires a minimum of 300 square metre of commercial multi-residential uses, which the subject property satisfied by providing commercial retail units on the subject parcel. If approved by Council, the multi-residential development on the remainder of the parcel designated as M-X1 District may be classified as legally non-conforming as the buildings would not be providing commercial multi-residential uses, as defined by the Land Use Bylaw.

This legally non-conforming use is not a concern as this is a recent development and no changes to the built form or uses are anticipated in the near future. Additionally, the current land use designations on the parcels are expected to remain only until a new zoning bylaw is adopted. It is also noted that commercial development is still being provided on the parcel as intended, albeit under a different land use district.

Development and Site Design

If approved by Council, the rules of the proposed C-N2 District would provide guidance for the appropriate uses on the subject property. Since the subject property is an existing building, it is assumed that site layout, built form, and parking had been considered at the stage of the previous development permit approval for the parcel. No development permit application has been submitted at this time.

Transportation

A Transportation Impact Assessment was not required for this proposal. Vehicular access to the site is available from the existing private road to the south and east of the subject parcel, which are accessed by Savanna Street NE to the west and Savanna Boulevard NE to the north. Parking is available on the private road to the south.

The existing Always Available for All Ages and Abilities (5A) pathways along 88 Avenue NE and 60 Street NE are located 150 metres (a three-minute walk) south and 300 metres (a five-minute walk) east of the subject property. To the north, a partially completed pathway exists on the north side boulevard of Savanna Boulevard NE.

The area is well served by Calgary Transit. A bus stop for Route 59 (Savanna) is located approximately 100 metres (a two-minute walk) west of the site on Savanna Street NE which takes riders to various destinations including the Saddletowne LRT Station. A bus stop for Route 100 (Airport) is located approximately 150 metres (a three-minute walk) south of the site on 88 Avenue NE, which takes riders to destinations including the Saddletowne LRT Station and the Calgary International Airport. A future 88 Avenue LRT station is proposed to be constructed 250 metres (a four-minute walk) east of the property on 60 Street NE.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

There are existing sanitary, storm and water services available for the proposed use.

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.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) as per Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The MDP recognizes that ASPs are appropriate policies to provide specific direction for development of local communities in these areas. Policy 2.2.2.e of the MDP encourages a diversity of land uses surrounding transit stops and station areas to support transit and emphasize a pedestrian oriented environment.

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 future development on this site with applicable climate strategies may be explored and encouraged at any future development stages.

Saddle Ridge Area Structure Plan – 2007 (ASP)

The site is identified to be within the Community Activity Centre (CAC) on Map 6: Land Use Plan of the [Saddle Ridge Area Structure Plan](#) (ASP). The ASP prioritizes an integrated mix of residential and commercial uses along with an appropriate amount of amenity space within the CAC area in order to create a cohesive urban environment.

Policies in the ASP further speak to commercial development in the CAC consisting of both small and medium retail uses, providing a high degree of connectivity for pedestrians, cyclists and drivers. The ASP also notes that a future Blue Line LRT station is to be located between 88 Avenue NE and 96 Avenue NE and is intended to serve the CAC containing a mix of housing, employment and commercial uses.

The proposal is in keeping with relevant ASP policies as the C-N2 District provides for a range of small-scale commercial uses that will serve the residential communities in the area.