

Applicant's Submission

Received November 25, 2019

Stanley Jones Grocery was built in 1913 in the historic neighbourhood of Renfrew. An Edwardian era commercial building that has had three additions; a one-storey addition to the front, two-storey addition to the rear, and an enclosed stairway on the east side of the building. The site sits across the street from Stanley Jones Elementary School, and adjacent to Bridgeland Park. Stanley Jones Grocery is recessed back from the street, having a concrete sitting area in front of the building. Currently the upstairs has remained residential living space, and the back area is a sitting area for the community.

Stanley Jones Grocery is one of the few remaining brick and mortar “mom and pop shops” commercial grocery stores in Calgary, servicing the residents of Renfrew/Bridgeland. Stanley Jones Grocery is a registered part of the City of Calgary Historical Sites.

In 1987 my family purchased Stanley Jones Grocery, we lived upstairs and operated the grocery store. As a community hub, residents had a place to go for their staples, but also, children from the school, and the children from the neighborhood, knew they could be safe inside and use the phone to call home. We have a community board to this day that helps the residents. Adding an ice-cream shop, and a small takeout food business allowed us to maintain our business.

As my husband and I have aged, this type of work has become too encompassing, and we have leased out the store. Currently we have a family running the store, and their lease expires in February 2020. Our goal is to maintain the building as a commercial building, as well as to expand the back to be a barbershop. Our grandson would be running/owning the barbershop. Having a barbershop in the back will allow for more services for the community, but also help us diversify and allow Stanley Jones Grocery to stay viable.

There are many challenges facing the commercial grocery store industry, some were mentioned in the City of Calgary Wide Retail and Commercial Study (attached), mainly a surplus commercial space, grocery stores no longer being able to compete in the market, and trend to shop online.

We believe that changing the zoning from a R-C2 Residential – Contextual One/Two Dwelling District to a C-N1 Commercial – Neighborhood 1 will allow us to remain commercially viable and allow us to expand to a Barbershop. A C-N1 designation is appropriate too as we are within the purpose 701(1)(a) small scale commercial development; (b) buildings that are close to each other, the street and the public sidewalk; (c) storefront commercial buildings oriented towards the street; (d) lanes for motor vehicle access to parking areas and buildings; (e) buildings that are in keeping with the scale of nearby residential areas; (f) development that has limited use sizes and types; and (g) opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses. We are also within the permitted uses 702(2)(b) convenience store, and a barbershop. There is street parking along both 8 Avenue NE and 6 Street NE on both sides.