

**LAND USE AMENDMENT  
DOWNTOWN EAST VILLAGE (WARD 7)  
6 AVENUE SE EAST OF 5 STREET SE  
BYLAW 97D2017**

**MAP 15C**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate 0.38 hectares  $\pm$  (0.93 acres  $\pm$ ) in the community of Downtown East Village from Centre City East Village Primary Residential District (CC-EPR) to DC Direct Control District to accommodate a Liquor Store use and provide use specific rules such as size and location.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 January 26

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 97D2017; and

1. **ADOPT** the proposed redesignation of 0.38 hectares  $\pm$  (0.93 acres  $\pm$ ) located at 615 – 6 Avenue SE (Plan 1512550, Block 130, Lot 1) from Centre City East Village Primary Residential District (CC-EPR) to DC Direct Control District to accommodate additional use of liquor store, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 97D2017.

**REASON(S) FOR RECOMMENDATION:**

This proposal conforms with the applicable policies of the Municipal Development Plan (MDP), Centre City Plan, and the East Village Area Redevelopment Plan (ARP). A Liquor Store use has the ability to meet the intent of the DC Direct Control District and the rules referenced in Land Use Bylaw 1P2007, which protect against proliferation of the use and proximity to Emergency Shelters.

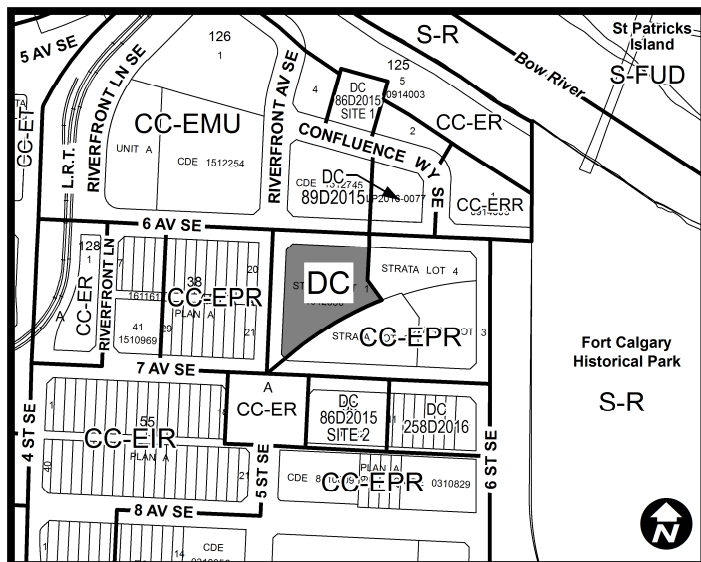
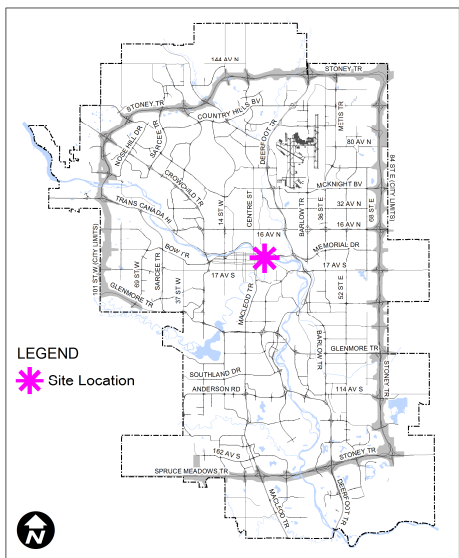
**ATTACHMENTS**

1. Proposed Bylaw 97D2017
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.38 hectares  $\pm$  (0.93 acres  $\pm$ ) located at 615 – 6 Avenue SE (Plan 1512550, Block 130, Lot 1) from Centre City East Village Primary Residential District (CC-EPR) to DC Direct Control District to accommodate additional use of liquor store with guidelines (APPENDIX II).

**Moved by: G.-C. Carra**

**Carried: 6 – 3**

Opposed: R. Wright, L. Juan and  
D. Leighton

Reasons for Approval from Mr. Foht:

- The application for the addition of a liquor store use to the existing land use is appropriate for the following reasons:
  - The regulations for liquor store use have been met.
  - East Village is growing quickly and the service of a liquor store is appropriate.

Reasons for Opposition from Mr. Wright:

- I believe, generally speaking, land use should not be used to address social issues, such as, abuses associated with liquor. However, given this proposal is relatively close to the Drop-In Centre, which is a very large facility. While it meets the distance rules, I would suggest discretion should be used and not wave a figurative red flag in front of the Drop-In Centre.

Reasons for Opposition from Mr. Leighton:

- I opposed this application because it is premature; this should be considered together with the larger package of land use amendments related to East Village.

Reasons for Opposition from Ms. Juan:

- Reason for opposition is the proximity to the Drop In and Rehab Centre which houses a vulnerable population who typically struggle with addiction. I do not oppose liquor store uses in urban settings, but oppose the proximity to a shelter use. We should be sensitive to social uses in urban contexts.

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**Applicant:**

Fram

**Landowner:**

F S East Village Development Q1Q5 Inc

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of Downtown East Village on 6 Avenue SE just east of 5 Street SE. The parcel is currently under construction for Phase 1 of "Block Q". The lands to the east and the west are designated Centre City East Village Primary Residential District (CC-EPR). The east portion of the parcel will eventually form Phase 2, 3, and 4 of Block Q. To the west of the site, there is an active land use amendment to redesignate to a DC Direct Control District to accommodate a mixed use development.

To the north of the parcel, adjacent lands are designated Centre City East Village Mixed Use District (CC-EMU), and DC (Bylaw 86D2015), with multiple mixed use developments built. To the south exists open space designated Centre City East Village Recreational District (CC-ER), and DC (Bylaw 86D2015 Site 2), which is currently undeveloped, but with a proposal in for a mixed use development.

At this time, the closest approved Liquor Store is located at 428 - 6 Avenue SE. The proposed tenant location within the subject parcel would be 315 metres from this Liquor Store, meeting the 300 metre separation distance required under the Liquor Store use rules in Land Use Bylaw 1P2007.

**LAND USE DISTRICTS**

The subject site is currently designated Centre City East Village Primarily Residential District (CC-EPR). The proposed DC Direct Control District is based on CC-EPR, and allows for the inclusion of Liquor Store as a use while limiting location and use area in line with restrictions on other similar uses under the CC-EPR District in Land Use Bylaw 1P2007.

As only one additional use that was not otherwise accommodated under CC-EPR was sought, it was determined that a DC would be appropriate to avoid any possible non-conformance, and limit unnecessarily opening up the commercial uses available to the site.

Please see APPENDIX II for DC guidelines.

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**LEGISLATION & POLICY**

Municipal Development Plan (MDP)

The subject site is located within the Centre City as identified on the Urban Structure Map (Map 1) of the Municipal Development Plan (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with the overarching Centre City policies in the MDP.

Centre City Plan (CCP)

The subject site is identified on Concept 10: East Village as Primarily Residential in the Centre City Plan. The application is in line with the East Village policies which support the development of a mixed use community with local amenities.

East Village Area Redevelopment Plan (ARP)

The subject site falls within the Ground Floor Commercial/Residential; Max. 40% Non Residential Use identified on Figure 4.01 Generalized Future Land Use, and within Parkside on Figure 13.2.3 Character Areas in the East Village Area Redevelopment Plan (ARP). The proposal is in keeping with the residential and commercial land use policies, which aim to achieve mixed use areas with at grade commercial uses that do not adversely impact the residents.

**TRANSPORTATION NETWORKS**

The subject site is located approximately 65 metres away from a bus stop on 6 Avenue SE which provides access to bus routes 1 and 411, and approximately 180 metres from a bus stop on 8 Avenue SE which provides access to bus routes 302 and 305. The City Hall LRT station is approximately 360 metres from the subject site. Pedestrian access to the site will be available from The Riff.

The subject site has a three hour parking restriction along 6 Avenue SE as well as 5 Street SE from 9:00 - 18:00 hours, Monday to Saturday. A permit is required from the Park Plus machine out front of the site.

**UTILITIES & SERVICING**

Utilities and servicing components were addressed under DP2014-0285 for the development of the site.

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**ENVIRONMENTAL ISSUES**

An environmental site assessment was not required for this application.

**ENVIRONMENTAL SUSTAINABILITY**

Not applicable to this land use amendment application.

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Community Association was circulated and provided no comments.

**Citizen Comments**

Administration received two letters of objection, and two letters of support. The following concern was expressed in response to the proposal:

- Proximity to the Calgary Drop-In & Rehab Centre Society and possible conflict with the vulnerable segment of the population.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Please accept this letter as formal request for the Land use change for retail spaces in the above project to allow for a Liquor Store use. The request is made as we have entered into a Lease with a local Liquor & Wine tenant but it is subject to the use being approved. As the developer and builder of a number of building in East Village and in particular the 4 buildings that will encompass Block "Q" and the pedestrian pathway known as the RIFF, we are confident that the use will be extremely compatible for the vibrancy and energy we see being developed for all our and all East Village residents.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to:
- (a) accommodate the additional **use** of **Liquor Store**; and
  - (b) provide **use** specific rules for **Liquor Store**.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

- 4 The **permitted uses** of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Liquor Store**.

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 apply in this Direct Control District.

**Rules for Liquor Store**

- 7 (1) A **Liquor Store** may only be located on the first or second **storey** of a **building**.
- (2) The maximum **use area** for a **Liquor Store** on the ground floor of a **building** is 465.0 square metres.