

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 950 McPherson Square NE,
LOC2022-0135**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this Report (CPC2023-0024) to the 2023 February 7 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.38 hectares \pm (0.93 acres \pm) located at 950 McPherson Square NE (Plan 0512930, Block 7, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a liquor store within 300 metres of another liquor store (Attachment 2).

HIGHLIGHTS

- This land use amendment application proposes to revise an existing Direct Control (DC) District to accommodate a liquor store within 300 metres of another liquor store.
- This application aligns with the policies in the Municipal Development Plan (MDP) and the Bridgeland-Riverside Area Redevelopment Plan (ARP).
- What does this mean to Calgarians? The proposal would facilitate more commercial development in a dense and walkable part of the city.
- Why does this matter? The proposal would enable additional commercial options for area residents.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2022 July 25 by O2 Planning and Design on behalf of the landowner, JEMM Bridges General Partner Ltd.

The approximately 0.38-hectare site is located in the community of Bridgeland/Riverside in the northeast quadrant of the city. The existing land use designation for the site is Direct Control (DC) District based on the Mixed Use – General (MU-1) District. The proposed DC District maintains the rules of the existing DC while eliminating the minimum separation distance of 300 metres between Liquor Stores under Section 40 and Section 225 of the Land Use Bylaw 1P2007.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit to accommodate a new liquor store within the existing building. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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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 application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with public relevant groups and the respective community association was appropriate. The applicant determined that outreach was not required to support this land use amendment because this land use amendment only represents a minor adjustment to the current land use for the site. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published online. Notification letters were sent to adjacent landowners as well.

Three public comments were received by Administration noting concerns of increased public disorder should a new liquor store open in the area. The Bridgeland Riverside Community Association provided a response letter indicating they had 'no comment' regarding the application (Attachment 5). Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given the dense urban context.

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

IMPLICATIONS

Social

The proposal would allow for additional commercial choices for Calgarians within a growing and densifying established neighbourhood by contributing to the range of community amenities.

Environmental

This application does not include any actions that specifically address the objectives of the Climate Resilience Strategy. Further opportunities to align future development of this site with applicable climate resilience strategies may be explored at future development approval stages.

Economic

The proposed amendment would allow for additional commercial opportunities in the area contributing to the overall economic vitality of the neighbourhood.

Service and Financial Implications

No anticipated financial impact.

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RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Direct Control District
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform