

Applicant Submission



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Project: JJs Patio (CTZN22-0018)
Attention To: City of Calgary Planning and Development
Regarding: 604 Poplar Road SW, Spruce Cliff • Land Use Redesignation

Proposed Land Use Redesignation:

We are pleased to present our submission for a proposed land use redesignation of the parcel located at 604 Poplar Road. Through consultation with the City of Calgary Parks department, as well as Land Real Estates and Development Services, the team proposes a redesignation from R-C2 (Contextual One / Two Dwelling District), to S-R (Special Purpose – Recreation District).

Purpose of the Change:

The change has been requested by the owner of JJ's Neighbourhood Pub to allow him to put an Outdoor Café in the parking lot adjacent to his establishment. The configuration of the site is such that the north property line for this City-owned parking lot aligns directly with the existing retail building creating a zero lot line condition. The project team strongly believes that the land use redesignation to allow the Outdoor Café Use will serve to better activate the retail frontage and enhance the overall experience for the public. The S-R land use was suggested by City of Calgary Administration and permits several other Uses that have the potential to better serve the public now and into the future.

Outdoor Café Construction:

Semi-Permanence: The proposed patio for JJ's Neighbourhood Pub is intended to be semi-permanent, meaning the patio will remain in-place year-round until such time that removal is required. Construction drawings have been provided in the submission package to illustrate the semi-permanent nature of the design (LOC00.02). The surface of the parking lot will not be altered in any way. Instead, the patio will be constructed on top of the existing surface using a system of height-adjustable pedestals supporting a pressure treated deck assembly. If the patio must be disassembled, the deck and pedestals can be removed without a trace.

Overall Configuration: The patio is intended to occupy a total of four (4) existing parking stalls, as illustrated on the site plan (LOC00.01). The floor assembly has been designed to remain level with the adjacent sidewalk and a galvanized metal threshold will be installed to connect the sidewalk to the deck ensuring a safe and barrier-free transition from one surface to the other. The full perimeter, except for an entrance, will be enclosed using an aluminum picket guardrail system, which will serve to separate the deck from the surrounding parking lot and define it for the purpose of a liquor license.



Outdoor Café Operation:

- **Hours of Operation:** 11AM to 10PM
- **Outdoor Speakers:** No
- **Activities:** Food and liquor service only.

Applicant Outreach Summary:

JJs Neighbourhood Pub has undergone discussions with many community members and stakeholders and has provided the following summary:

Extensive engagement was undertaken with the parking lot lease and sub-lease holders including:

- Katz Management (retail building owner)
- Bow Cliff Seniors
- Calgary Lawn Bowling Club
- Hellenic Society of Calgary and District

All stakeholders have been informed of the proposed redesignation, for which they have all submitted letters of support to the Calgary Land Real Estates and Development Services. In turn, REDS has provided a Letter of Authorization for the project team to proceed with the work. Bow Cliff Seniors has taken additional action to show support by discussing the change with their 50 members. Their community strongly supports this change and back the formal letter of support that was submitted. Additionally, JJs Neighbourhood Pub, Bow Cliff Seniors, and Katz Management have engaged the other tenants of the existing retail building.

Conclusion: At the time of this application, there have been no objections from any of the stakeholders or the communities they serve.

Thank you in advance for your time in reviewing our application. Should you require further clarification, please don't hesitate to reach out to me at 403-861-6930, or d.lalonde@ctznarchitecture.com

Sincerely,



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