

Applicant Outreach Summary

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ATTN:

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RE:

Detailed Team Review (DTR1) | LOC2023-0159 (110 18A ST NW) | DC21D2016 to DC

APPLICANT-LED OUTREACH SUMMARY

CivicWorks and Truman are committed to undertaking an appropriately-scaled outreach process in support of this minor application to include a Liquor Store use in the already approved and under construction Frontier building: an 8 storey, 266 dwelling unit, mixed-use multi-residential building at 110 18A ST NW in West Hillhurst. As part of our process, we contacted the local Ward 7 Councillor's Office and West Hillhurst Community Association (WHCA) to share information packages and to offer meetings. The Applicant team also displayed large format City signage on site to provide notification of the proposed change. Alongside this action undertaken by the Applicant team, The City displayed small format notice signage and circulated details of the application to neighbours and community groups.



In response to this advertisement and notification, no feedback was received from the Ward 7 Office. The WHCA corresponded with the Applicant team regarding the provision of a grocery store within Frontier, and additionally sent a letter of opposition to the City File Manager (appended to the end of this document). The City also received letters of representation from three members of the public in response to their community circulation.

To close the loop on outreach, the Applicant team will share copies of this Applicant-led Outreach Summary with the Ward 7 Office and the WHCA, in addition to the City File Manager for inclusion on the public record for decision maker review at Calgary Planning Commission and Public Hearing.

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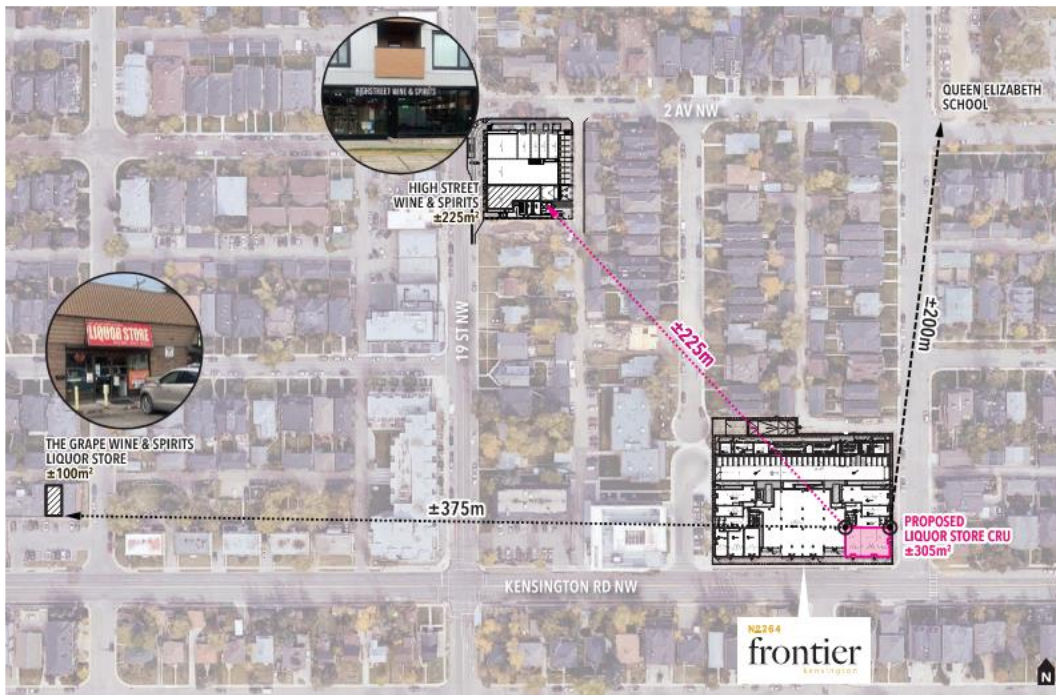
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With regards to limiting distance Land Use Bylaw rules referred to by the WHCA, Part 4, Division 2, Rule 225 of the City of Calgary Land Use Bylaw 1P2007 states the following:

225. "Liquor Store"

d. In all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0 metres of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;

e. In all commercial, industrial and mixed use districts not including C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0 metres of a parcel that contains a School – Private or a School Authority – School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority – School or a School – Private;



Referencing the adjacencies map prepared in support of this proposal, the proposed Liquor Store location falls outside of the 150m limiting distance of Queen Elizabeth School at approximately 200m. The legal drinking age in Alberta is 18 and per AGLC rules, it is illegal to sell liquor to minors. Any individual appearing under the age of 25 will be asked to show government photo identification to purchase alcohol and additionally, minors cannot enter a liquor store unless accompanied by a parent or guardian of legal age.

The adjacencies map highlights that the proposed Liquor Store location is within the 300m limiting distance of another Liquor Store at approximately 225m away. This rule has the ability to be relaxed by the Development Authority, but not when the District applying to a subject site is Direct Control. This is the reason why the land use redesignation to a new Direct Control District is being proposed: to specifically include language that the limiting distance rule does not apply for the Frontier site specifically. This rule was not included in the original Direct Control District for Frontier from 2016 as commercial leases had not yet been confirmed for this future development phase.

WHAT WE HEARD

Feedback

Feedback received via the combined Applicant and City-Led outreach processes (WHCA feedback, three community respondents) can be categorized into two themes that will be responded to by the project team below:

- **Opposition to Liquor Store Use**
- **Traffic Considerations**

Opposition to Liquor Store Use

The WHCA and community respondents noted that other Liquor Stores are already located near the subject site and expressed a preference for a grocery store, hardware store, pharmacy, garden centre and a variety of restaurants in line with feedback from Main Streets community engagement work in 2016. The WHCA also referred to land use bylaw limiting distance rules for Liquor Stores near schools and other liquor stores in their opposition letter. Similarly, a community member expressed concern that the proposed Liquor Store is too close to the school and would have a negative impact on student populations.

Truman is actively working with a number of potential grocers to bring a supermarket to the community of West Hillhurst within the Frontier development. The grocers they are in conversations with all have a strong preference to include a Liquor Store component in their service offering. The combined footprint of a Liquor Store and a grocery store not only fulfils a desired commercial gap for West Hillhurst but also leaves seven unfilled commercial-retail units in the under construction Frontier building potentially available for other services identified as desirable in the Main Streets feedback. It should be noted that the already constructed phase 1 Legion development has introduced a unique restaurant option to this part of the community.

Furthermore, a simple comparison of West Hillhurst and neighbouring Hillhurst highlights that West Hillhurst contains 6,300 people and four Liquor Stores, while Hillhurst contains 5,395 people and five Liquor Stores (sources: 2019 City of Calgary Community Profiles and City of Calgary Business Licensing web portal). The five stores in Hillhurst serve a much smaller area and less people, leading the project team to believe that a fifth Liquor Store in West Hillhurst represents neither proliferation nor market saturation of this use, but rather an additional business serving the needs of a growing community. This growing community will be increasing by upwards of 500 new residents directly above the proposed Liquor Store when the Frontier building construction is completed. The Frontier building is also conveniently located on the Kensington RD NW Main Street, which is a municipally-identified location for the concentrated growth of people and jobs over time.



Traffic Considerations

Community member feedback to The City noted concern about increased traffic in the area, particularly as it related to the intersection of Kensington RD NW and 18 ST NW.

As part of the initial two phase Kensington Legion application, a Transportation Impact Assessment (TIA) was undertaken by professional Transportation Engineers Bunt & Associates in 2015 to determine the impact of vehicle traffic on streets in the vicinity of the proposed redevelopment. This study reviewed parking supply and trip generation associated with the commercial and residential uses and determined that all roadways in the vicinity of the site would continue to operate within their respective volume guidelines post development with no adverse impacts to the street network. This study was updated in 2022 to reflect updates to the Frontier development proposal and arrived at the same conclusions (2022 study is appended to this document for reference).

While traffic will continue to flow normally post development without any changes required to the street network, Truman recognizes the community's concerns with pedestrian safety in the vicinity of nearby schools and in 2016 committed to constructing voluntary developer-funded improvements at a number of crossings tied to construction completion of the Frontier development. These include curb extensions at Kensington RD NW / 18 ST NW; curb extensions and crosswalk upgrades at 3 AV NW / 18 ST NW; and curb extensions at 6 AV NW / 18 ST NW to ensure safe movements for students as they make their way to and from school and for the community at large.

