

Community Association Response

Received 2023 August 01

Letter from the West Hillhurst Community Association:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Community character, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The proposed liquor store is in conflict with current bylaws:

City of Calgary Land Use Bylaw 1P2007; Part 4, Division 2, Rule 225d/e 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;

The WHCA Planning Committee requests that the current bylaws are respected in regard to liquor stores and their proximity to other liquor stores and schools.

It is our understanding that there has been a relaxation made for the liquor store at 226 19 Street NW DP2021-5444 (a revision to DP2019-0979) and its proximity to Queen Elizabeth School.

As a result of the lengthy consultation phase for the Frontier development, residents are expecting a grocery store as part of the commercial services.

The 2016 Main Streets Consultation identified "More commercial services and businesses. These include: Easy access to commercial services you need for daily life within the neighbourhood: groceries, hardware, pharmacy, gardening, a variety of restaurants." Liquor stores were not mentioned by residents in this consultation. West Hillhurst has a population of 6,500 people with four liquor stores in its boundaries including one that was allowed a relaxation.