

**Land Use Amendment in West Hillhurst (Ward 7) at 110 – 18A Street NW,
 LOC2023-0159**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.59 hectares ± (1.45 acres ±) located at 110 – 18A Street NW (Plan 1612424, Block 14, Lot 37) from Direct Control (DC) District to Direct Control (DC) District to accommodate a liquor store, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 05:**

That Council give three readings to **Proposed Bylaw 235D2023** for the redesignation of 0.59 hectares ± (1.45 acres ±) located at 110 – 18A Street NW (Plan 1612424, Block 14, Lot 37) from Direct Control (DC) District to Direct Control (DC) District to accommodate a liquor store, with guidelines (Attachment 2).

Excerpt from the Minutes of the Calgary Planning Commission, held 2023 October 5:

“Moved by Commissioner Weber

That with respect to Report CPC2023-1015, Attachment 2 be amended, as follows:

1. Amend Section 1(d) to read as follows:
 “**1(d)** provide additional rules for liquor stores.”
2. Amend Section 19, titled Liquor Store Separation Distance, by adding new subsection (3), as follows:
 “**(3)** The maximum *use area* of a **Liquor Store** is 500.0 square metres.”
3. Amend Section 19, titled Liquor Store Separation Distance, by adding new subsection (4), as follows:
 “**(4)** A **Liquor Store** must face onto Kensington Road NW.”

For: (6): Director Mahler, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

MOTION CARRIED”

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).
- What does this mean to Calgarians? The proposal would facilitate an additional commercial option in a denser and more walkable part of the city.
- Why does this matter? The proposal would enable additional commercial options for area residents.

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- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of West Hillhurst, was submitted on 2023 June 19 by CivicWorks on behalf of the landowner, Frontier Condos (Calgary) Inc.

The approximately 0.59 hectare site is located along Kensington Road NW, is designated as a Neighbourhood Main Street in the MDP and is well served by transit. The existing land use designation for the site is DC District (Bylaw 21D2016) based on the Commercial – Corridor 1 (C-COR1) District. Two development permits (DP2015-4956 and DP2022-01135) have been approved and released for this site and the mixed-use building is currently under construction.

As noted in the Applicant Submission (Attachment 3), the proposed DC District maintains the rules of the existing DC District while eliminating the requirement for a minimum separation distance of 300 metres between Liquor Stores under Section 40 and Section 225 of Land Use Bylaw 1P2007.

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the applicant implemented engagement tactics including contacting the Ward 7 Councillor's office and the West Hillhurst Community Association. More details can be found in the Applicant Outreach Summary (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 also sent to adjacent landowners. Administration received three letters of opposition response. The concerns raised included:

- increased vehicular traffic at an already busy intersection;
- more liquor stores are not necessary; and
- the proposed site is too close to the school.

The West Hillhurst Community Association (CA) provided a letter of opposition to this application (Attachment 5). The concerns raised included the application not following the Land Use Bylaw rules and ensuring they have a grocery store in this development.

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When determining the suitability of a land use redesignation application, Administration considers if the proposal complies with the applicable policies and if the proposal would fit within the surrounding context and land uses. Administration considered the relevant planning issues specific to the application and has determined the application to be appropriate.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on site and mailed out 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 an additional commercial choice 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 *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent 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.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 235D2023**
3. Applicant Submission
4. **Applicant Outreach Summary**
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2023 October 05**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform