

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,
 LOC2024-0097**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.71 acres \pm) located at 123 and 151 – 4 Street NE and 455 – 1 Avenue NE (Condominium Plan 2410034, Units 1 to 3; Condominium Plan 2311203, Units 1 to 180; Condominium Plan 2311205, Units 1 to 40) 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 seeks to accommodate a liquor store within 300 metres of an existing liquor store and maintain the rules of the existing Direct Control (DC) District.
- The proposal allows for a commercial use in an existing commercial retail space along an Urban Main Street and is in keeping with relevant policies of the *Municipal Development Plan (MDP)* and the *Bridgeland-Riverside Area Redevelopment Plan (ARP)*.
- What does this mean to Calgarians? This application would provide more commercial options for surrounding residents.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that may help activate this portion of 4 Street NE within the community of Crescent Heights.
- A development permit for a change of use for a liquor store has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northeast community of Crescent Heights was submitted on 2024 March 25 by O2 Planning and Design on behalf of Crescent Heights Optometry Inc. and Minto (4th and Marsh) Inc., and with authorization from the Condominium Corporation No. 241 0034. The site was redesignated in 2015 to a Direct Control (DC) District (Bylaw 9D2015), to allow for a mixed-use development, which has been constructed. The proposed DC District would allow for a liquor store to be located within an existing commercial space fronting onto 4 Street NE.

The 0.29 hectare (0.71 acre) site is situated along 4 Street NE and is bounded by 1 Avenue NE and Marsh Road NE. The mixed-use site consists of a residential tower, at-grade townhouses and three commercial retail units. The existing land use district is Direct Control (DC) District based on the rules of the Commercial – Corridor 1 (C-COR1) District. The proposed DC District will maintain the rules of the existing DC District while eliminating the minimum separation distance of 300 metres required between Liquor Stores as per Sections 40 and 225 of Land Use Bylaw 1P2007.

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As indicated in the Applicant Submission (Attachment 3), the proposed land use district enables a commercial use within an existing building and provides a retail option to the area that varies from current existing options. A development permit (DP2024-01228) for a change of use for a liquor store is under review and is currently on hold pending the outcome of this land use amendment application.

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 public/interested parties and respective community association was appropriate. In response, the applicant met with the Bridgeland-Riverside Community Association on 2024 July 8 and had email correspondence with the Crescent Heights Community Association. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 13 letters of opposition from the public. The letters of opposition included the following areas of concern:

- lack of suitable parking and potential impacts to 4 Street NE / 1 Avenue NE intersection;
- potential for social disorder given proximity to the Drop-In Centre and Women's Centre;
- request that the proposal be subject to the Emergency Shelter distance requirements that apply within East Village Districts;
- negative impacts on existing small businesses and nearby high schools;
- number of existing liquor stores and lack of retail diversity in the general area; and
- inappropriate use of a Direct Control District referencing Section 20 of Land Use Bylaw 1P2007.

The Crescent Heights Community Association, Bridgeland-Riverside Community Association and Bridgeland Business Improvement Area (BIA) provided letters of opposition on varying dates (Attachment 5) identifying the following concerns:

- no support for a relaxation of the 300-metre separation distance rule or additional liquor stores in the area;

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- potential for social disorder impacts along the 4 Street NE / Edmonton Trail corridor given the proximity to the Drop-In Centre; and
- existing sensitive uses in the area including the Women's Centre, noting the separation distance from Emergency Shelters does not apply in this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate based upon the evolving context of the area and the emerging increases in higher density development.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 proposed application enables the continuation of commercial uses in the community of Crescent Heights and provides additional choices to existing residents. The proposal would allow for more efficient use of existing commercial spaces.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would support business growth along an Urban Main Street by filling a vacant commercial space in an existing mixed-use development on the subject site.

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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Associations and Business Improvement Area Responses

**Planning and Development Services Report to
Calgary Planning Commission
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform