

Community Associations and Business Improvement Area Responses

Crescent Heights Community Association Response

18 May 2024

Dear Melanie,

Thank you for inviting the Crescent Heights Planning Committee to comment on LOC2024-0097.

Social

Minto's original plans marketed this space as a restaurant with patio seating that would have added to a vibrant streetscape. A move by Crescent Heights Optometry to this new location would also have been welcomed. So, we are disappointed by their proposed amendment of the Land Use from DC (minimum separation distance of 300 metres between Liquor Stores to limit proliferation) to DC/C-COR1 just to eliminate a key requirement.

Outreach

We appreciate that the City posted a notification sign for the Change of Use this time.

The applicant contacted the co-Director but not residents and businesses for community engagement or other studies to demonstrate an increased demand for alcohol or liquor stores.

Service implications

Crescent Heights, with a population of 5,616 over the age of 14 years (2021 Census of Canada), already has 4 liquor stores with others also located closeby in the adjoining neighbourhoods.

In fact, there are 4 liquor stores of varying size and with a variety of products within 10 minutes walk of the Minto premises. So, customers already enjoy easy access to this retail service.

In addition, there is a range of establishments offering alcohol within this immediate vicinity that amply satisfies the needs of residents.

Economic

The proposed liquor store would take up 176 square meters on the ground floor ie 41% of the storefront space in the Minto building and remove the opportunity for other types of businesses that could contribute to the overall economic vitality of Crescent Heights. Residents are opposed because it does not allow for additional commercial choice (e.g. hardware store, garden centre) and community amenities.

Financial implications

Approval of this Land Use Amendment will directly impact the Bridgeland Liquor Store that operates within 170m (currently)/190m (post-Feb. 2025) or 3 minutes walk of the Minto property. Consequently, we are concerned by the unfair harm on an existing business that has been a mainstay of this area.

Safety

This Planning Committee has commented extensively on the issues of parking and traffic in previous applications regarding the Minto project even pre-construction.

Nonetheless, the only option described by the applicant is for on-street parking that is illegal (4th St NE) or impractical (1st St NE).

Furthermore, the applicant did not undertake a Traffic Impact Study to assess the added vehicular turnover at an already busy intersection.

Compliance with policy

The Minto location is 100m from the Calgary Italian School. The Land Use Bylaw (LUB) states that a liquor store "must not be located within 150m of a parcel that contains a private school" (LUB, 225e). This LOC application is in breach of this rule.

The Crescent Heights Planning Committee strongly believes that, based on site context, a liquor store is not an appropriate use in this location.

We request that the current bylaws are respected in regard to liquor stores and their proximity to other liquor stores and schools.

Sincerely,

Adam Schwartz & Krista Beavis, co-Directors, Planning

1

Bridgeland-Riverside Community Association Response

From: planning@brcacalgary.org
Sent: Monday, July 15, 2024 5:54 PM
To: Messier, Melanie; svc.dmap.commentsProd
Subject: [External] CIRC. REF - 455 1 AV NE, multiple addr. - LOC2024-0097 - DMAP Comment - Mon 7/15/2024 5:54:3 PM

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

THIS IS A CIRC REF.

Application: LOC2024-0097

Submitted by: [REDACTED]

Contact Information

Address:

Email: planning@brcacalgary.org

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Traffic impacts, Other

Bridgeland Riverside Planning Committee reiterates its opposition to this land use application. We note that it started as a development permit and commented that the DP would violate the 300m restriction of the liquor store bylaw, given that Bridgeland Liquor Store is located approximately 150 metres away. The land use amendment seems designed to circumvent the bylaw and we do not support this. There are 4 liquor stores in Bridgeland, some of which are present because of relaxations to the liquor store bylaw. We are not in favour in further relaxations, particularly given that Bridgeland Liquor Store will remain in the immediate area when it moves to 642 1st Ave. The Committee also notes that the location of the store is located next to a block containing a church and Women's Health Centre and a cannabis store. The Calgary Italian Centre and School is also around the corner. Therefore, we conclude that this location is not appropriate for a liquor store. There is also the impact already being felt on the 4 ST/Edmonton Trail corridor given its proximity to the Drop In Centre. Having a liquor store in close proximity to the Centre is not conducive to Main Street's plan to activate streets for pedestrians and to build a liveable, walkable, safe corridor. We note that the proponent has indicated a high end liquor store is slated for this location, which would not be open late and sell luxury products, mitigating impacts of social disorder. Planning Committee notes that a high end liquor store on 9 St NE and McPherson St has had multiple break ins due to the pricey nature of its products and as such it now keeps its windows covered. This situation is not ideal to activate a Main Street and add to its dynamism and safety.

Attachments:

Bridgeland-Riverside Business Improvement Area (BIA) Response

From: [REDACTED] <[REDACTED]@bridgelandcalgary.com>
Sent: Saturday, July 20, 2024 2:32 PM
To: CPAG Circ
Cc: Messier, Melanie
Subject: [External] Re: Circulation Package for LOC2024-0097 - 123 4 ST NE,455 1 AV NE,151 4 ST NE

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hi Melanie,

I tried the submit your comment on line button but it didn't work...

The Bridgeland BIA does not support this application

1. The Bridgeland BIA will be expanding its boundaries to include all commercial properties west of 4th
- 2.. opening another liquor store within 300 meters of an existing liquor store goes against bylaw Section 225 (E) and 40 (H) of the land use bylaw, the BIA will not support the change required to the bylaw
3. The Bridgeland BIA will not support removing Direct Control District (9D2015) to remove the limiting separation distance of 300 metres between liquor stores under Section 225 (E) and 40 (H) of the land use bylaw
4. Another liquor store does not add value to the community or the residents
5. There is a liquor store less than 300 meters away, so saying you are adding convenience to residents is a stretch
6. Adding another liquor store does not enhance the neighborhood
7. The BIA encourages a diverse business mix in the community so all businesses survive and thrive
8. There is limited street parking at this location
9. The proposed liquor store does not fulfill a niche market as there's another liquor store less than 300 meters away
10. The Bridgeland BIA is in the process of expanding it's boundaries to include all businesses located on the west side of 4th Street.

Please let me know if you have any questions.

On Mon, Jul 15, 2024 at 3:58 PM <CPAGCirc@calgary.ca> wrote: