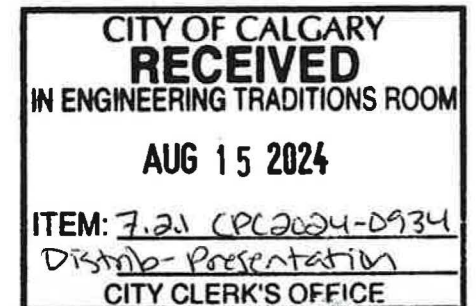




LOC2024-0097 / CPC2024-0934 Land Use Amendment

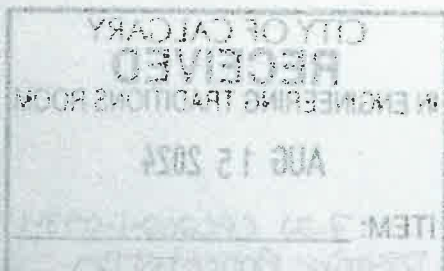
August 15, 2024

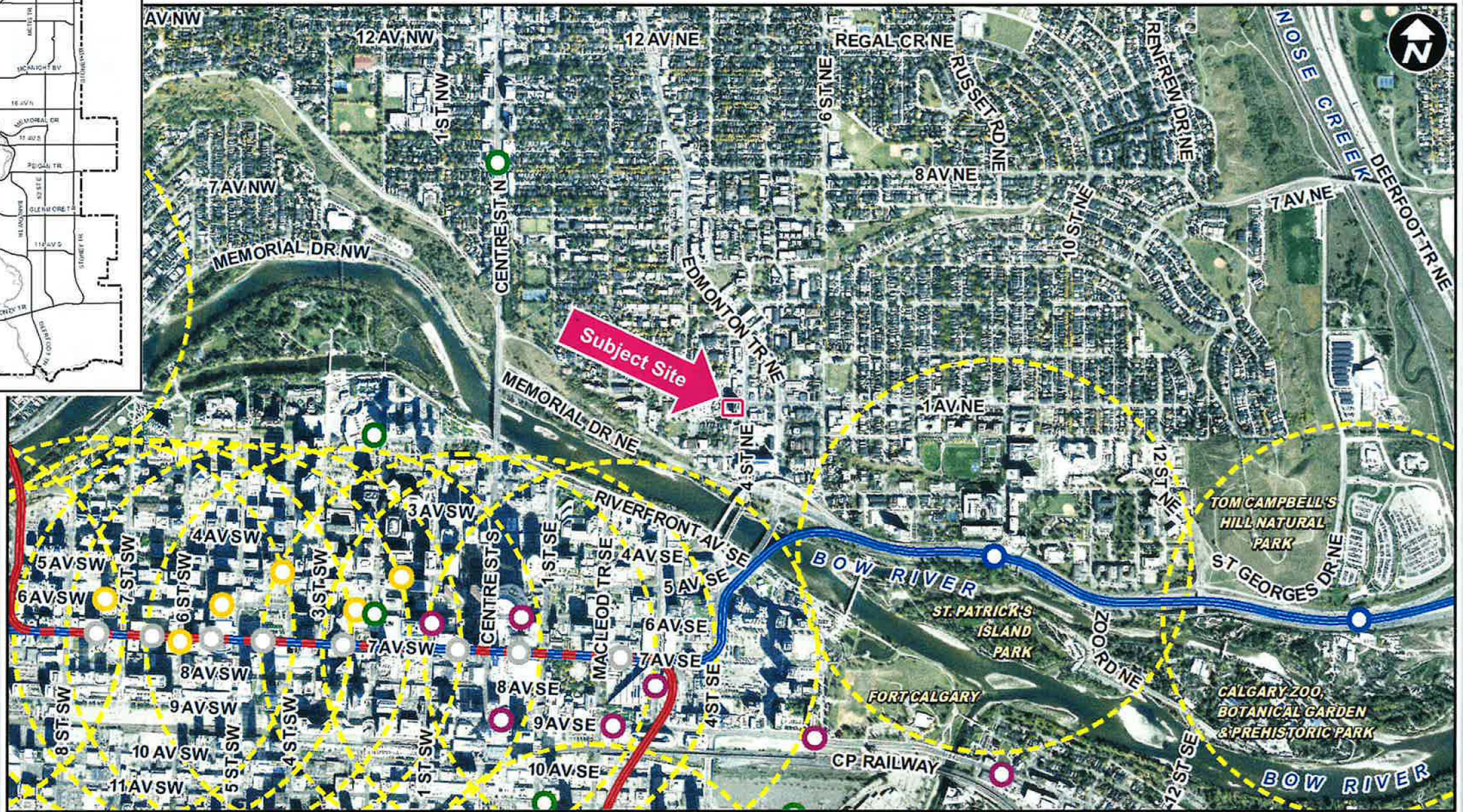
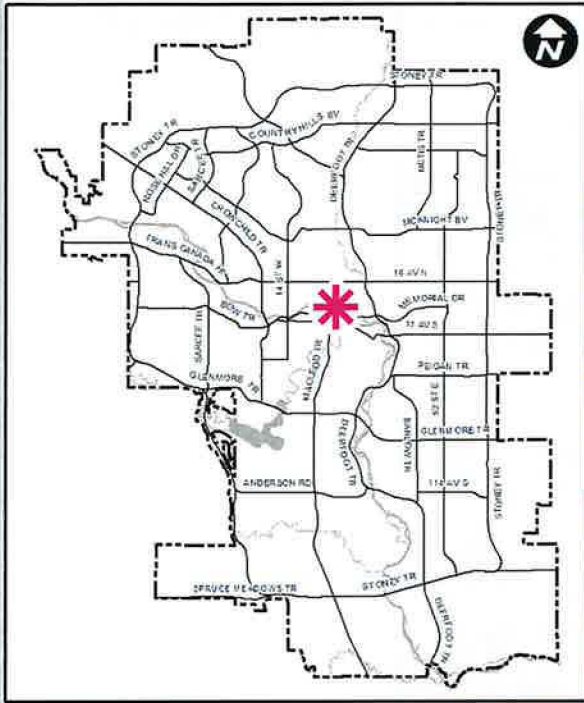


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. 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).

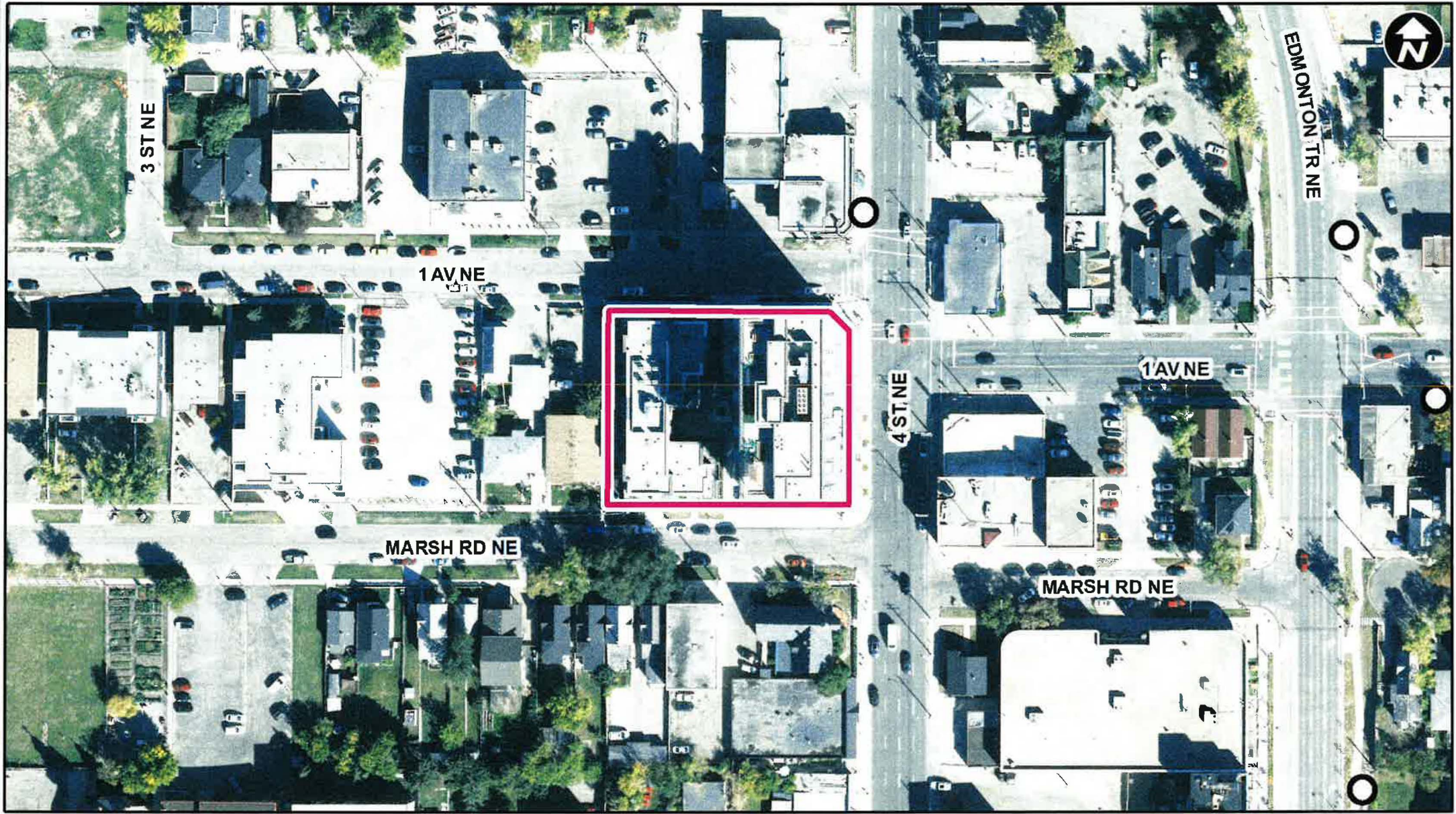




LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

Location Map

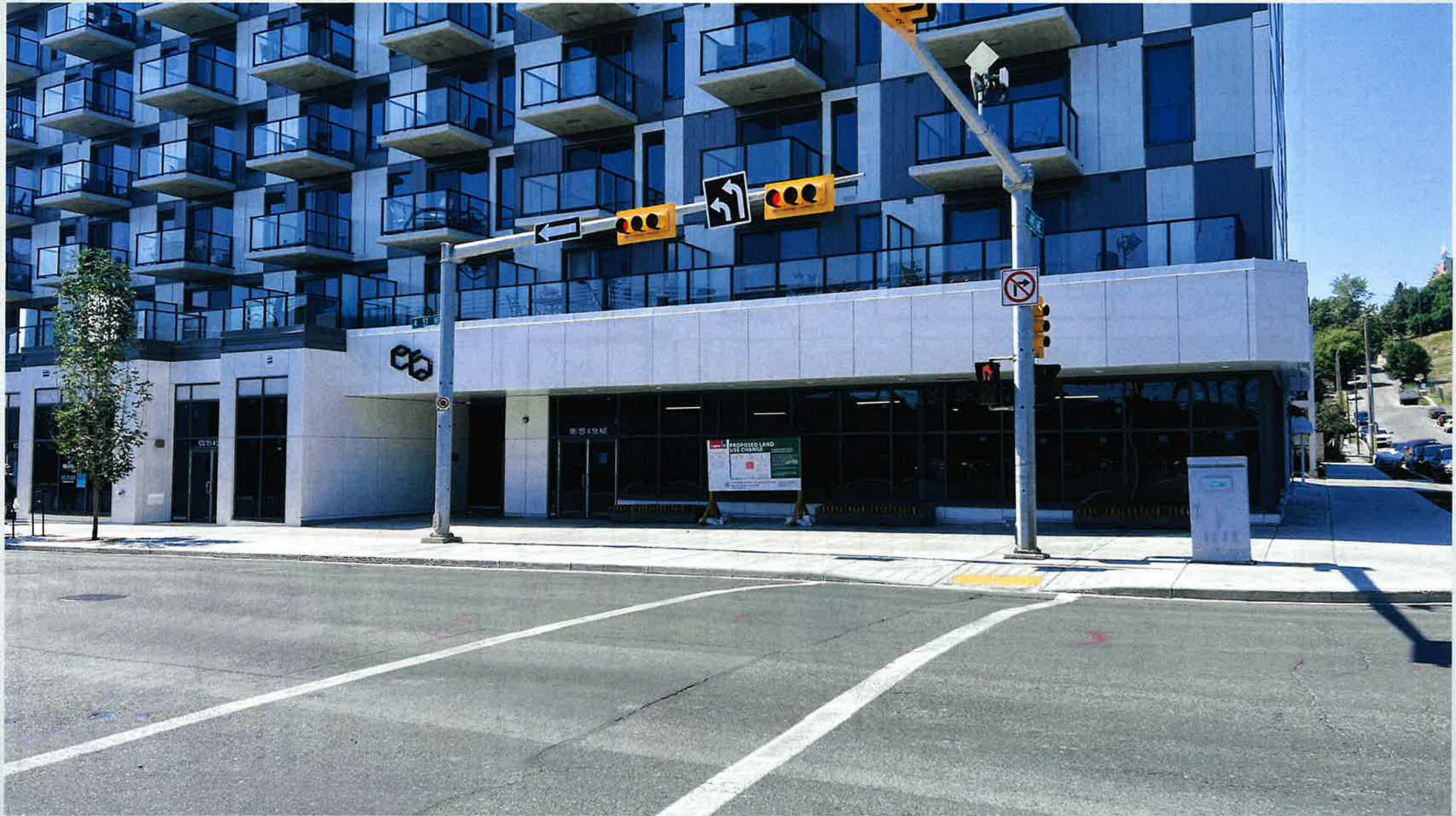


Legend

○ Bus Stop

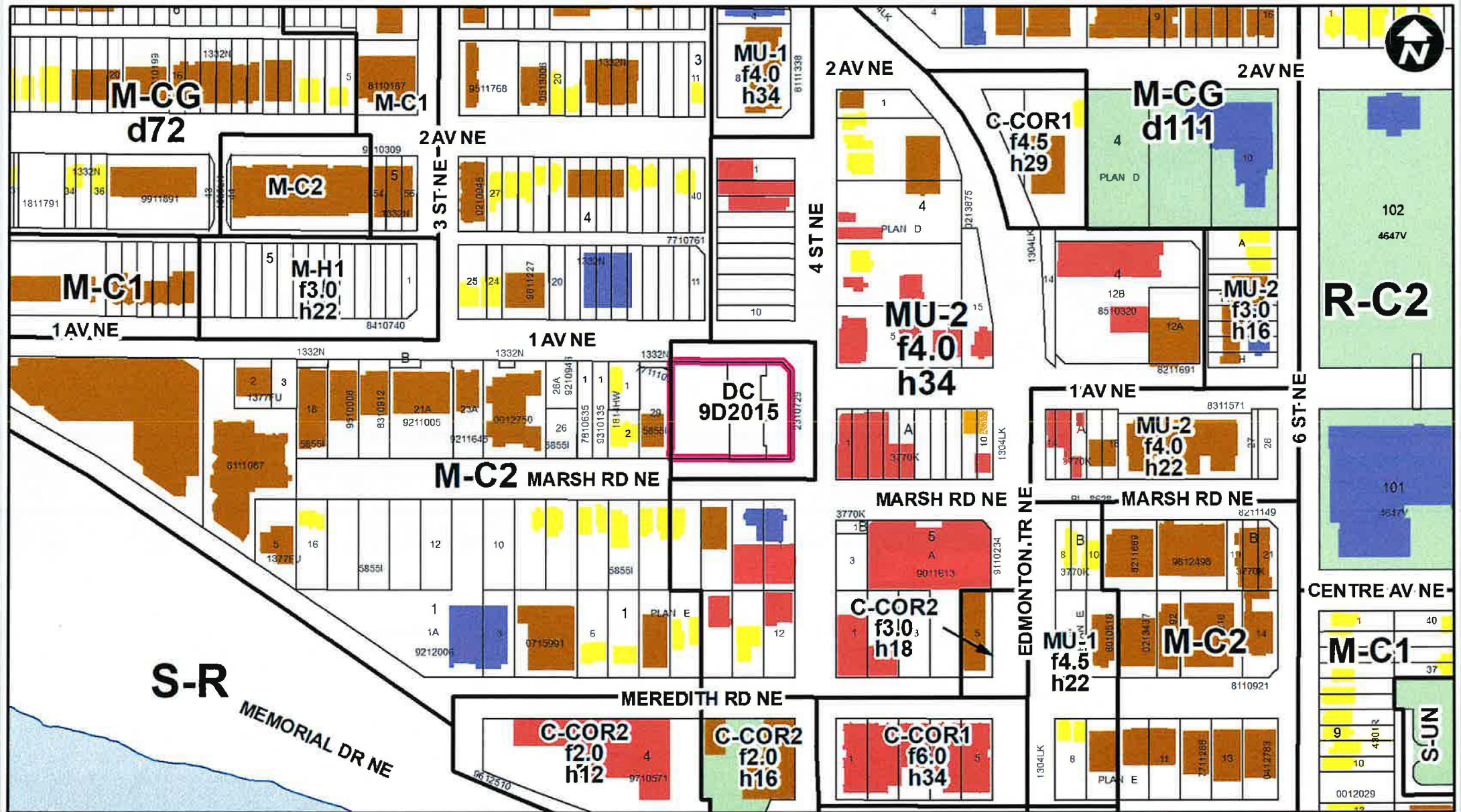
Parcel Size:

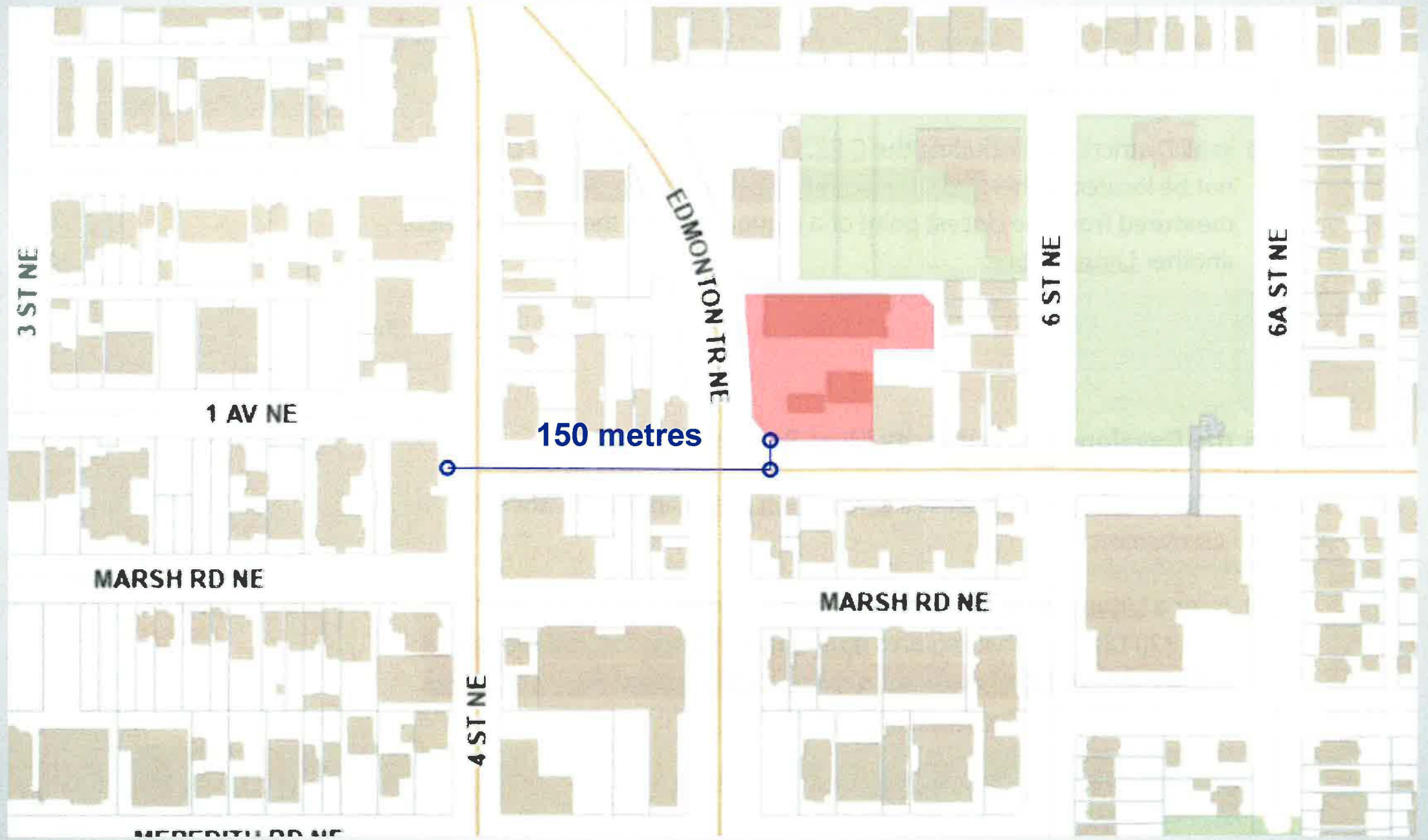
0.29 ha
47m x 59m



Surrounding Land Use

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





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;

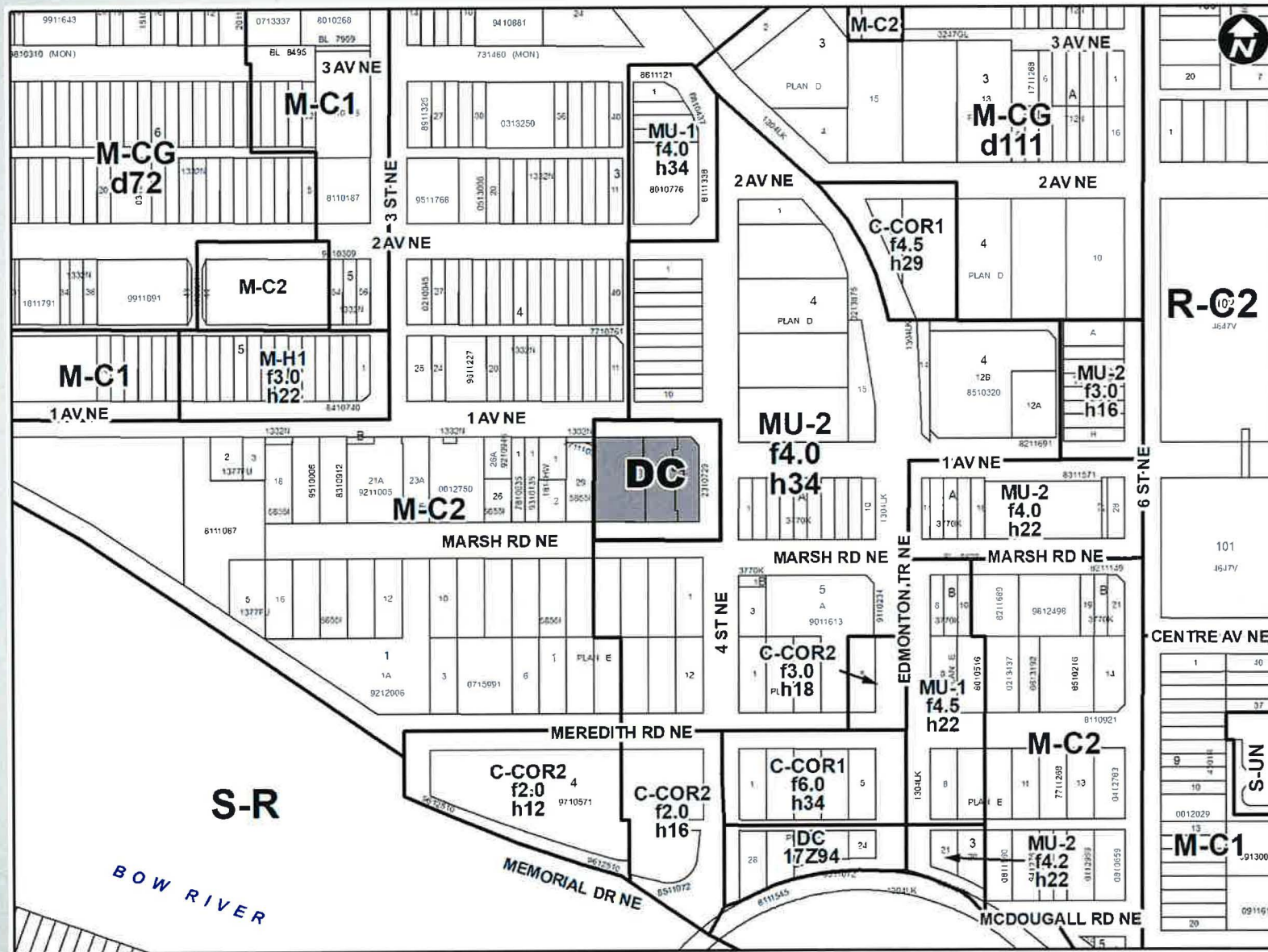
13P2015

Applications the Development Authority Must Refuse

40 The Development Authority must refuse a development permit application when the proposed development:

(h) is for a Liquor Store in any district, other than the C-R2, C-R3 and CR20-C20/R20 Districts, that requires **more than a 10 per cent relaxation of a minimum separation distance specified in subsections 225(d) or 225(e)**, except where the development permit is for:

13P2015, 43P2015,
27P2016



Proposed Direct Control (DC) District:

- Commercial – Corridor 1 (C-COR1) District
- Remove the 300-metre separation distance between liquor stores
- Minor language amendments to the original 2015 DC Bylaw

Reasons for Support

Administration is recommending APPROVAL for this application based upon:

- Alignment with guiding policy identified in the Bridgeland-Riverside Area Redevelopment Plan (ARP) and Municipal Development Plan (MDP)
- The addition of a commercial use along an Urban Main Street with policy that supports an Active Frontage
- Better use of a vacant and existing commercial space in a newly developed mixed-use development within a redeveloping inner-city area

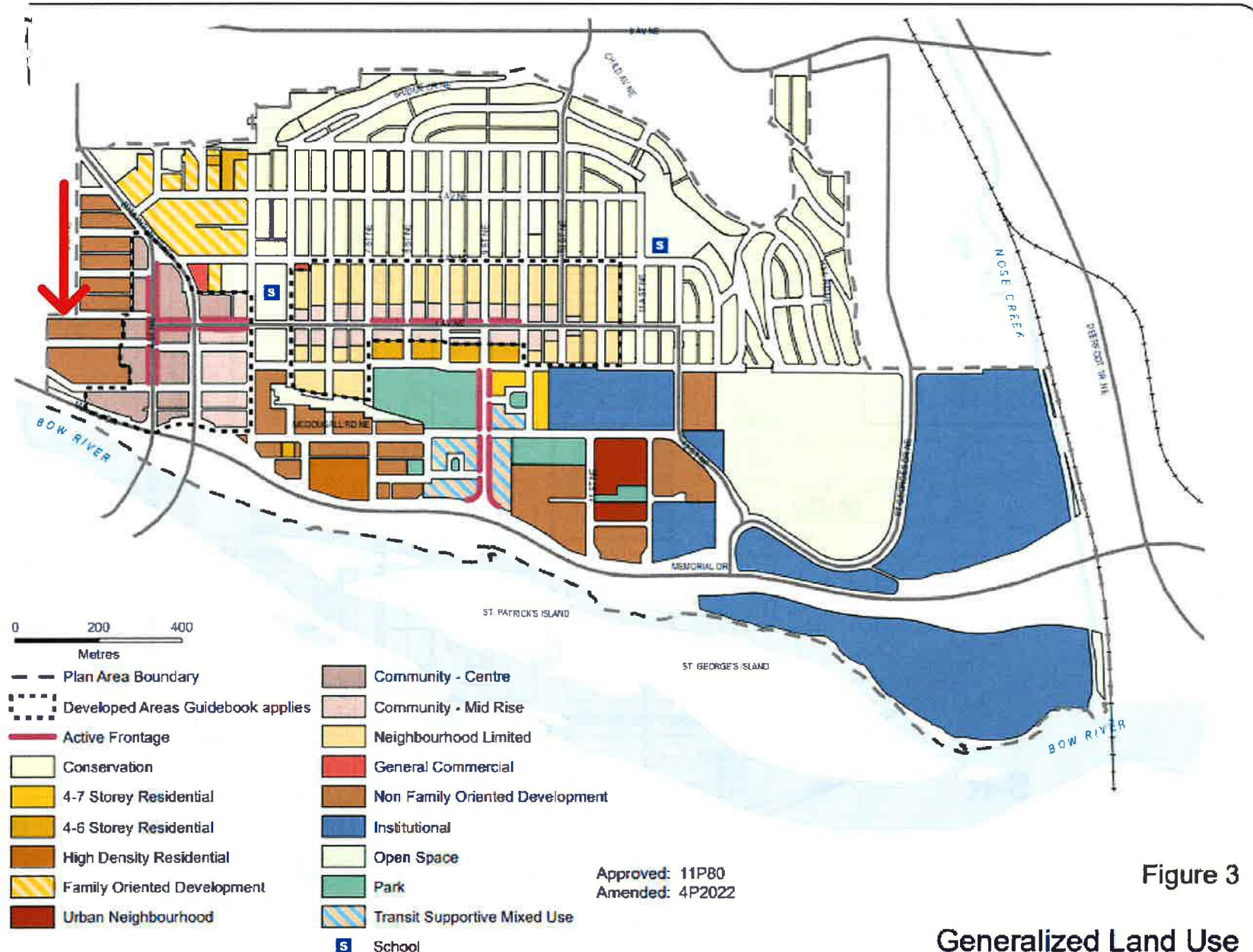


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Supplementary Slides



Bridgeland-Riverside Area Redevelopment Plan - Part 2, The Plan

Figure 3

Generalized Land Use

