

Calgary Planning Commission Member Comments



For CPC2024-0934 / LOC2024-0097
heard at Calgary Planning Commission
Meeting 2024 August 15



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would allow a liquor store within 300m of another liquor store. The closest liquor store is 150m away (Attachment 1, page 1). Typically, a liquor store “must not be located within 300m of any other liquor store” (LUB, 225d). Exceptions to this 300m rule are in regional commercial areas like enclosed malls (C-R2), comprehensively planned and designed subdivisions and developments with multiple buildings on multiple parcels (C-R3), and downtown commercial/residential (CR20-C20/R20). Otherwise, Direct Control Districts such as the one proposed allow liquor stores within 300m of each other. <p>Personally, I struggle with liquor store separation distances. As a non-drinker who could live without a single liquor store in town, I can understand why residents would like rules that prevent the clustering of liquor stores. I can also see how those rules can be used to reduce competition around existing liquor stores and benefit owners of existing liquor stores (Bruce Yandle’s notion of Bootleggers and Baptists comes to mind). Other Commissioners said that liquor stores specialize in price or quality, from which they suggested that the Land Use Bylaw might benefit from having different categories or eliminating store separation distances. I supported this application mainly because planners and planning do not regulate competition.</p>