



Unit 116, 151 4 Street NE

Land Use Redesignation LOC2024-0097
Public Hearing of Council Presentation - October 8, 2024

02

FOR REVIEW
NO
CHANGED
AED
10/24/24

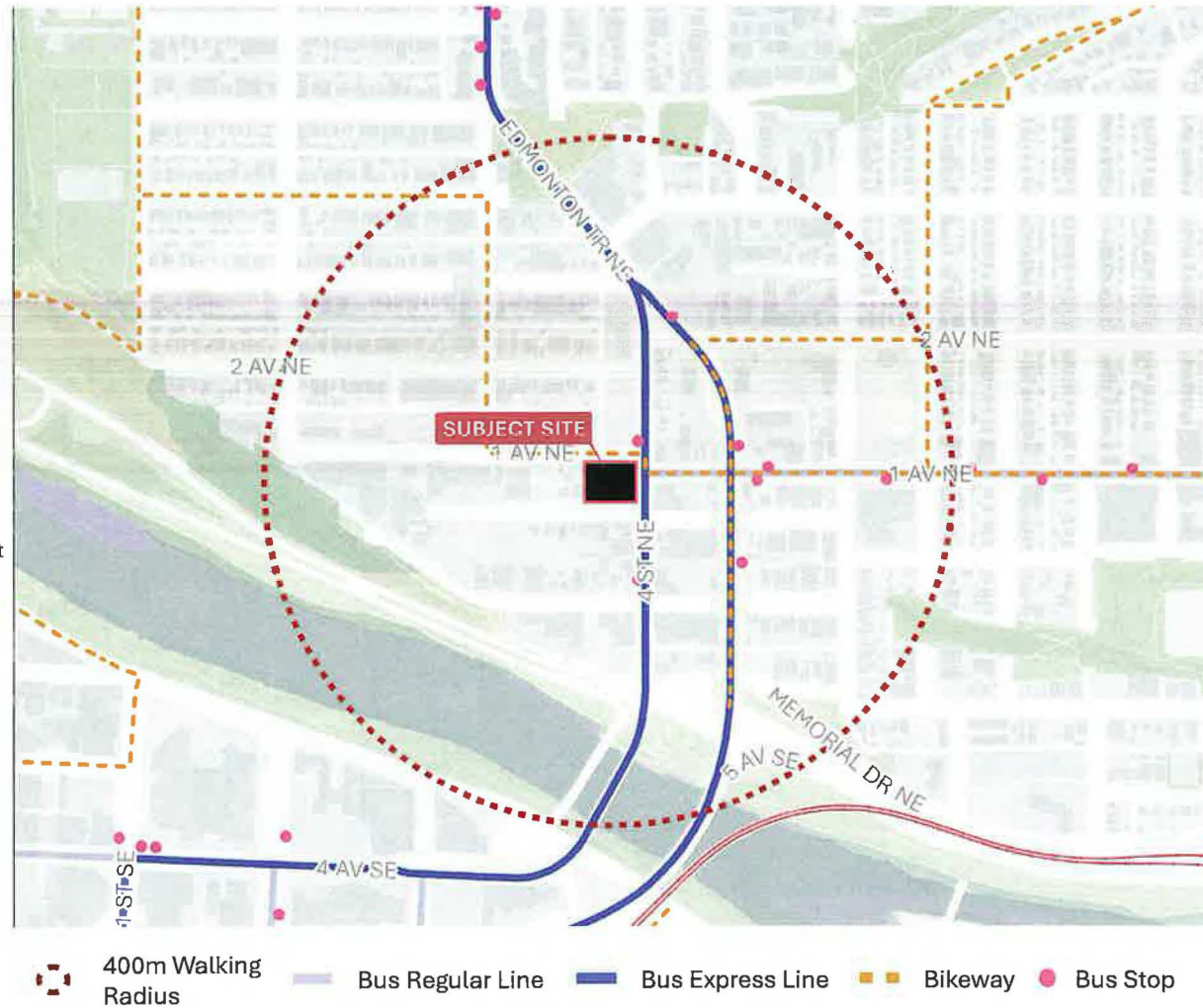
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

OCT 08 2024

ITEM: 7.2.5 COUNCIL-0934
Distribution & Presentation @
CITY CLERK'S DEPARTMENT

Site Context

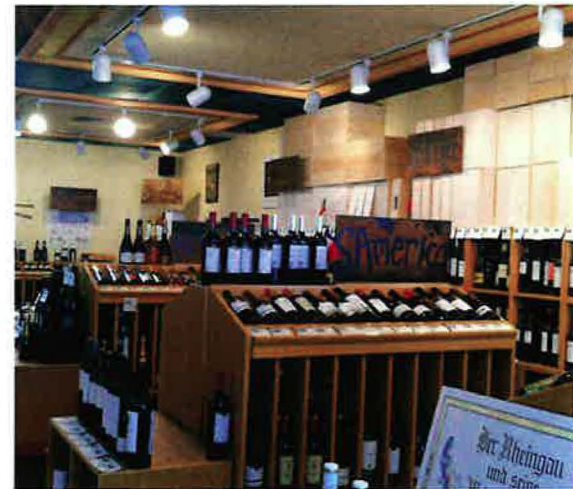
- The site is located on the western border of Bridgeland/Riverside at 4 Street NE, south of 1 Avenue NE, in the community of Crescent Heights.
- Commercial unit in the existing Minto "Era" building.
- Public transit operates less than 100 metres from the site, north on 4 Street NE and east on 1 Avenue NE.
- Walking and cycling paths are available around the site, with on-street cycling on 1 Avenue NE.
- On street parking is available on 1 Street NE and 4 Street NE, providing patrons with nearby parking to access the store throughout the day and evening.



Development Vision

The development vision for the site aims to:

- Establish a luxury wine and liquor tenant.
- Offer a range of high-end products not typically found in neighbourhood liquor stores.
- Provide a unique amenity for residents of the immediate building and surrounding area.
- Fill a vacant commercial space with a tenant to enhance the area's appeal.



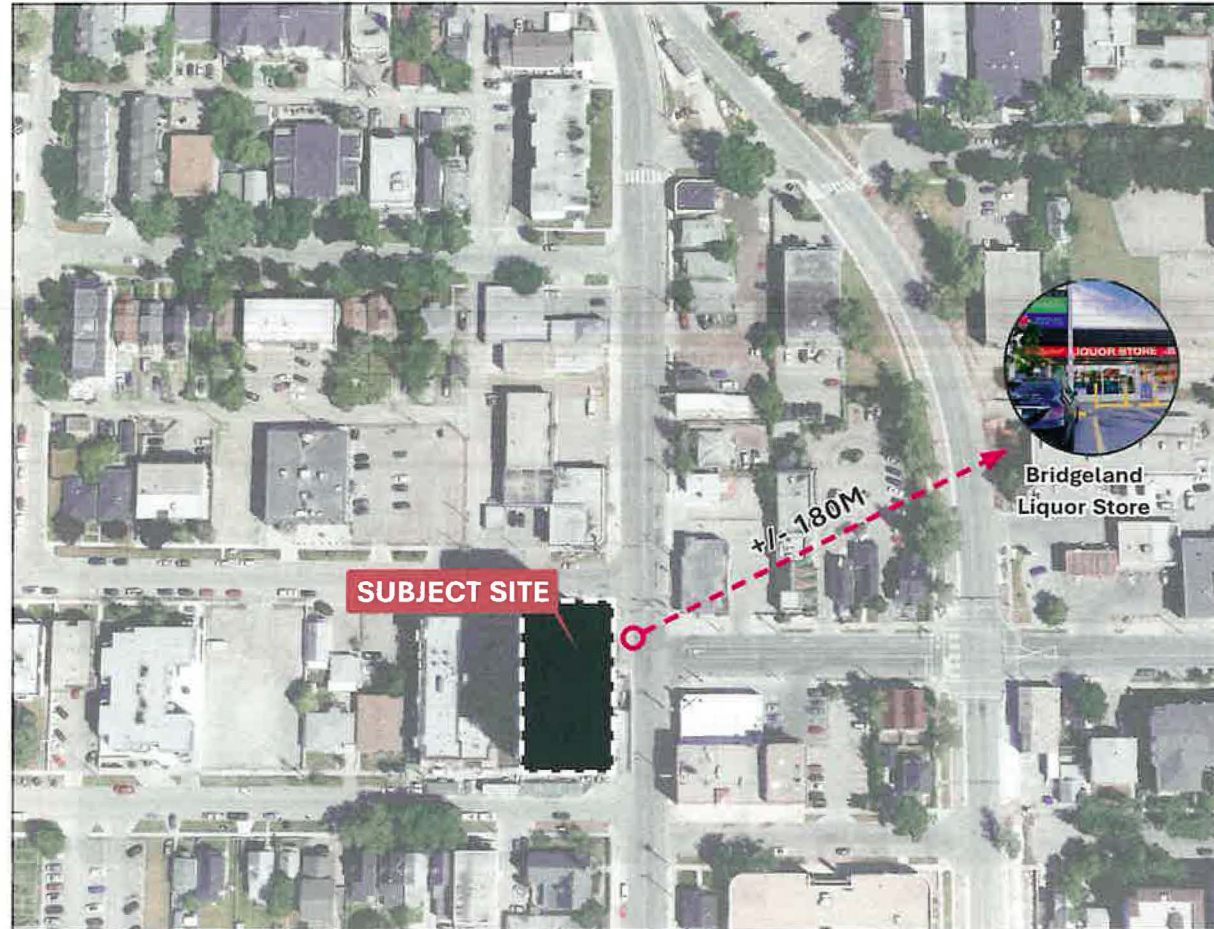
Land Use Redesignation

Section 225(e) and 40(h) of the Calgary Zoning Bylaw 1P2007 states that:

- In all districts, except for C-R2, C-R3, and CR20-C20/R20 districts, liquor stores must not be located within 300.0 metres of any other liquor store, measured from the closest point of one liquor store to the closest point of another.

To enable the change of use and establish a luxury wine store on site, O2 is proposing to:

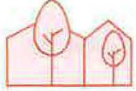



- Modify the existing Direct Control District (9D2015).
- Remove the limiting separation distance of 300 metres between liquor stores as specified in Section 225(e) and 40(h) of the land use bylaw.



Neighbourhood Comparison

Trends

- Compared to Hillhurst and Mission, both Bridgeland and Crescent Heights have a higher number of residents per liquor store.
- The addition of one store in either Crescent Heights or Bridgeland will still result in more people-per-store compared to Hillhurst or Mission.
- Population growth in Bridgeland and Crescent Heights is projected to outpace the city's growth rate by nearly 2-to-1 through 2042, which will reduce the people per store ratio.

 Community	 Population (2021 Census)	 Number of Stores	 People per Store
Bridgeland Riverside	6350	4	1587
Crescent Heights	6240	4	1560
Mission	4505	4	1126
Hillhurst	5475	5	1095

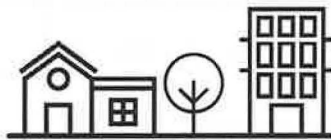
Source: City of Calgary Community Profiles; City of Calgary Business Licensing Web Portal

Site Considerations & Mitigation Techniques



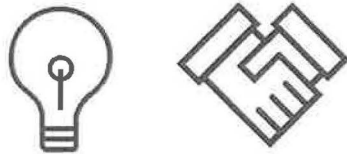
Natural Surveillance & Condominium Support

On site residents will provide natural surveillance for commercial units, including a residential and commercial condominium board to maintain building appearance and monitor and report any unwanted behavior.



Activate a vacant commercial unit

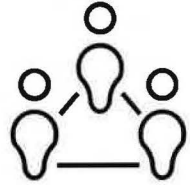
Occupying an vacant commercial unit can help activate the site creating more natural surveillance for the building than what is currently present.



Reduced Store Hours, enhanced lighting and potential for security personnel on site.

Reduced Store hours similar to other wine market retailers, enhanced lighting, and on site security to deter loitering.

Engagement Strategy



Community Association Meeting



On-Site Signage

Application Timeline



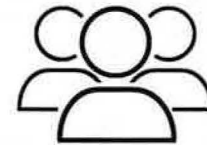
April 2024
Land Use Application Submission



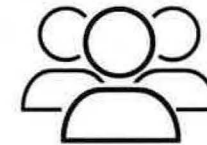
May 2024
City Circulation & Application Review



July 2024
Community Outreach



August 2024
Calgary Planning Commission



October 2024
City Council Public Hearing

An aerial photograph of a city, likely Los Angeles, showing a dense urban core with many skyscrapers and a river winding through the middle. A semi-transparent map overlay is visible, with a white location pin and a white rectangular box highlighting a specific area in the lower-middle part of the city. The word "Questions?" is written in large, bold, red letters across the center of the image.

Questions?

Land Use Redesignation
Public Hearing of Council Presentation

02

An aerial photograph of a city, likely Los Angeles, showing a dense urban core with many skyscrapers and a surrounding residential area. A specific area in the residential zone is highlighted with a semi-transparent grey box, and a white location pin is placed on top of it. The word "Appendix" is overlaid in large red text across the center of the image.

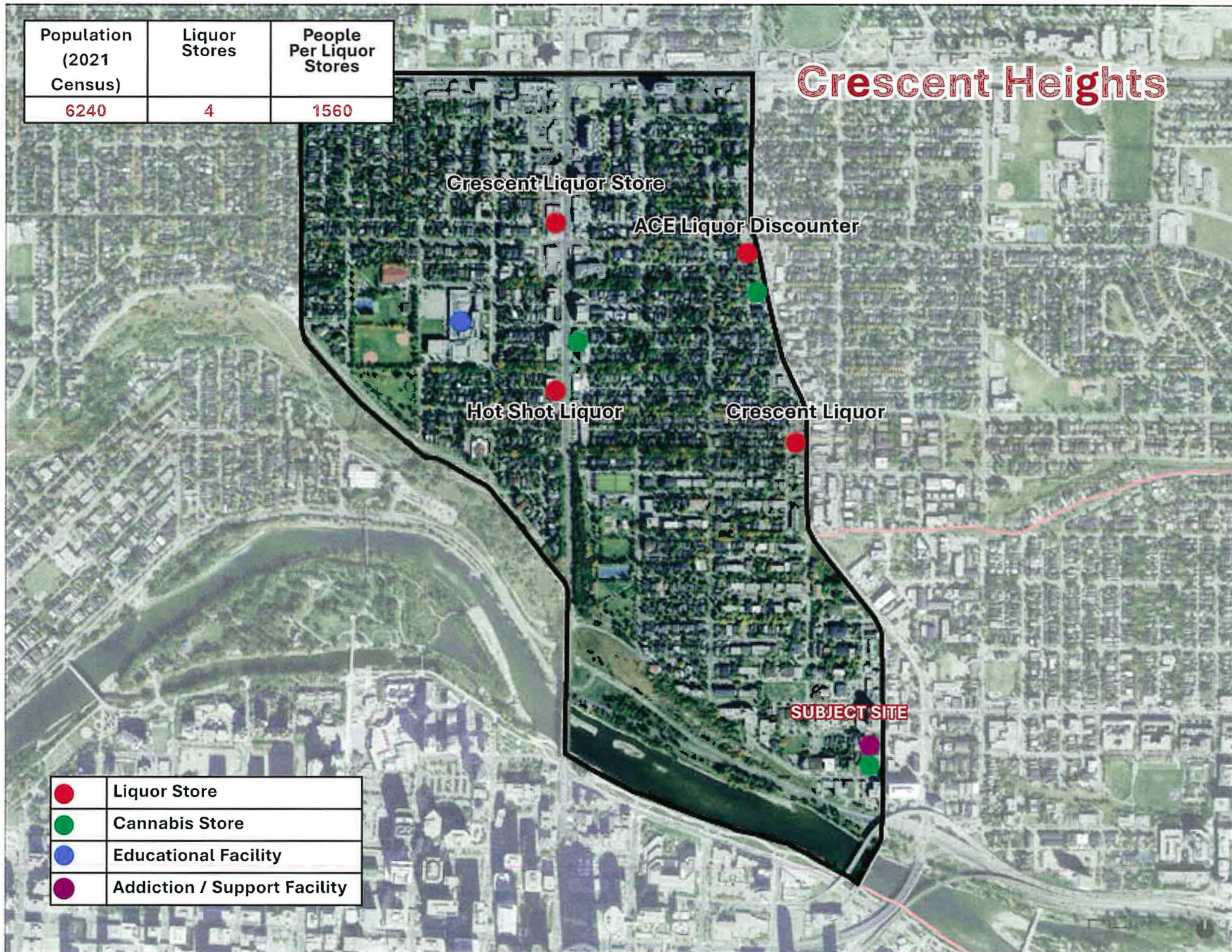
Appendix

Land Use Redesignation
Public Hearing of Council Presentation

02

Population (2021 Census)	Liquor Stores	People Per Liquor Stores
6240	4	1560

Crescent Heights







●	Liquor Store
●	Cannabis Store
●	Educational Facility
●	Addiction / Support Facility

Bridgeland Riverside

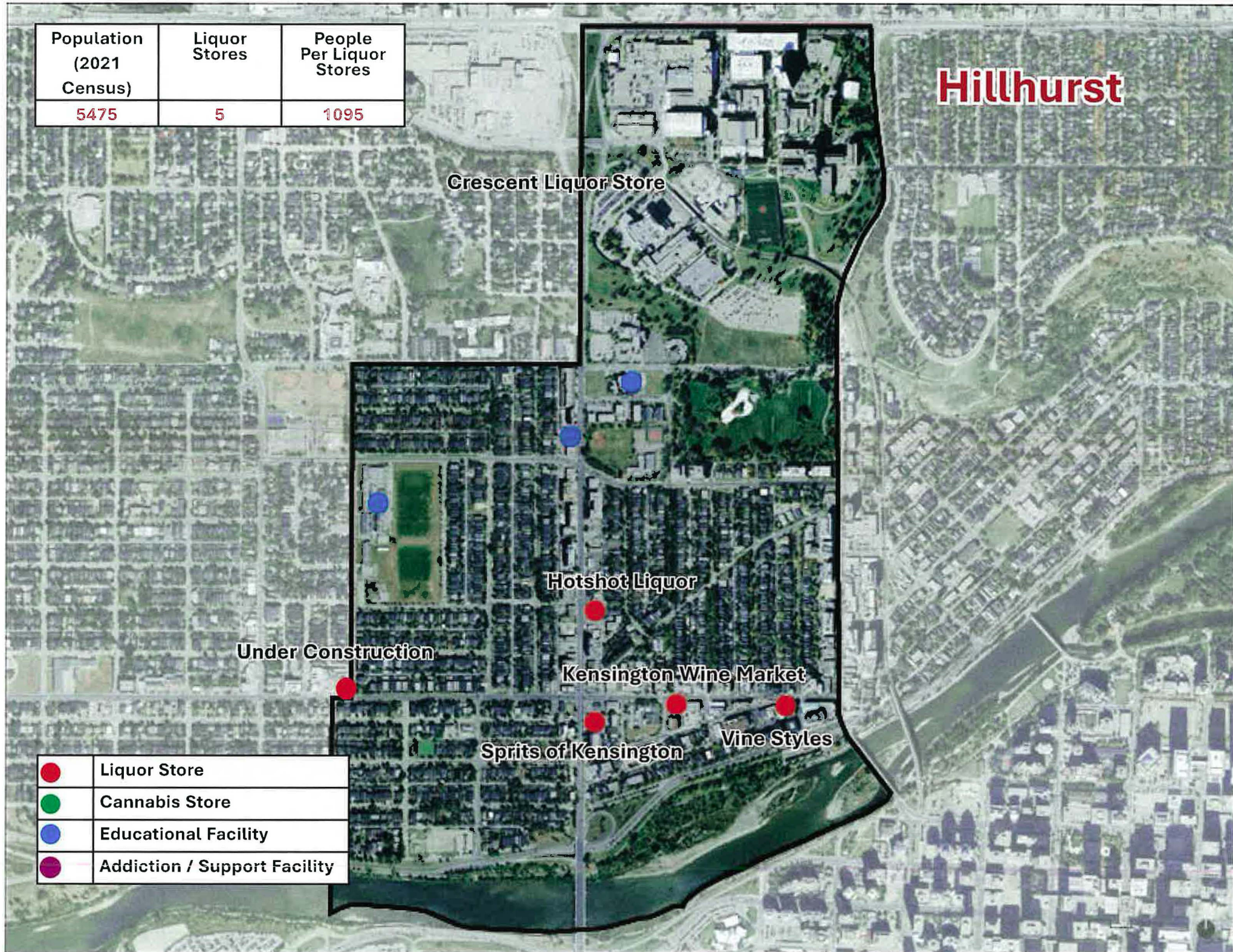
Population (2021 Census)	Liquor Stores	People Per Liquor Stores
6350	4	1587



	Liquor Store
	Cannabis Store
	Educational Facility
	Addiction / Support Facility

Population (2021 Census)	Liquor Stores	People Per Liquor Stores
5475	5	1095

Hillhurst



Crescent Liquor Store

Hotshot Liquor

Kensington Wine Market

Sprints of Kensington

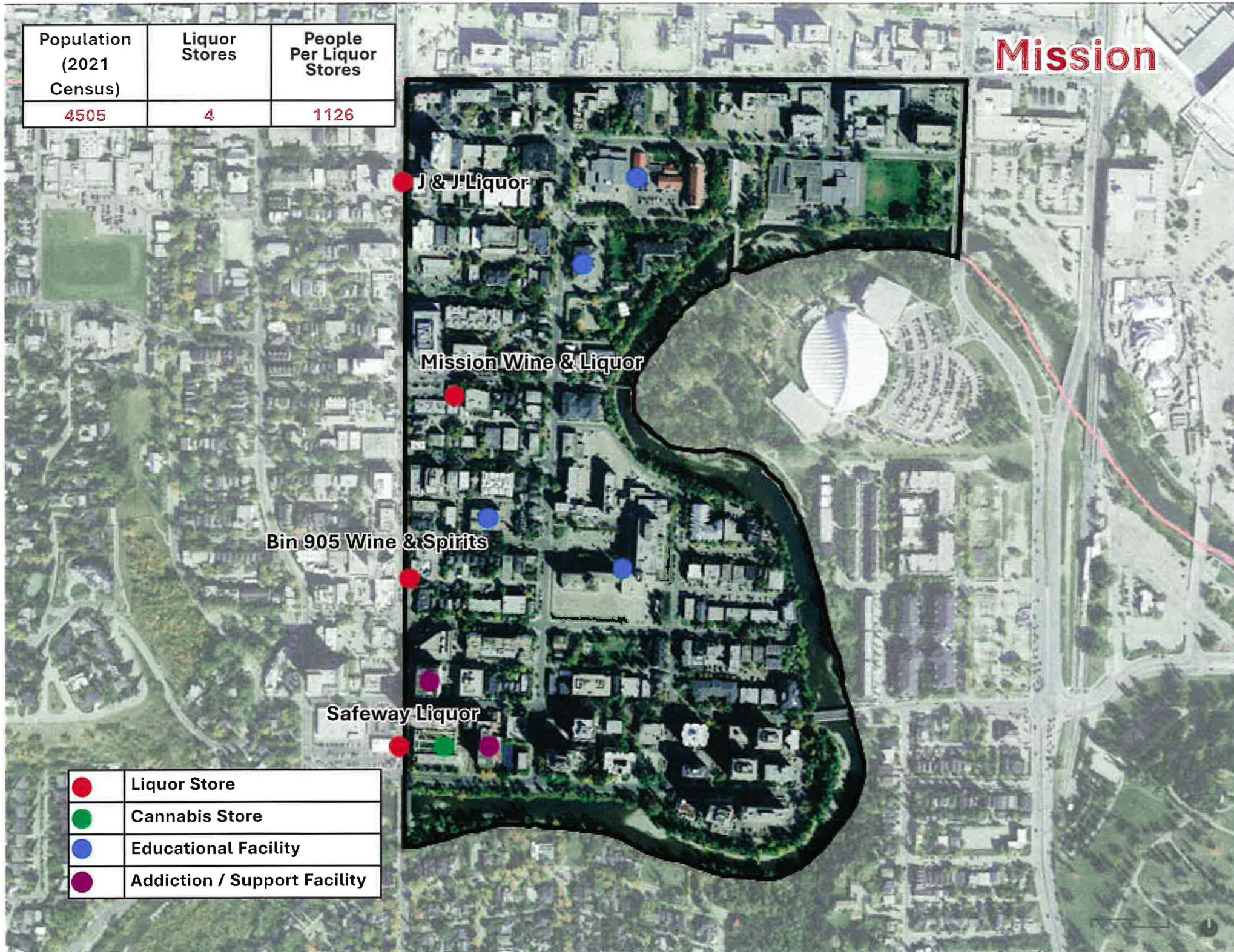
Vine Styles

Under Construction

●	Liquor Store
●	Cannabis Store
●	Educational Facility
●	Addiction / Support Facility

Population (2021 Census)	Liquor Stores	People Per Liquor Stores
4505	4	1126

Mission



●	Liquor Store
●	Cannabis Store
●	Educational Facility
●	Addiction / Support Facility