

## Letters Received by Calgary Planning Commission

**From:** [Constance Chung](#)  
**To:** [CPC](#)  
**Cc:** [van Fraassen, Kate G.; "Dan Jenkins"](#)  
**Subject:** [EXT] Item Number 6.08 - Letter to CPC  
**Date:** Monday, June 11, 2018 2:20:43 PM  
**Attachments:** [Letter to CPC.pdf](#)

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Good Afternoon,

Please see attached for a letter to the Calgary Planning Commission in regards to item number 6.08 (LOC2018-0091) scheduled for the June 14, 2018 meeting.

Should there be any questions please do not hesitate to give us a call to discuss further.

Regards,

**Constance Chung**  
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### JENKINS ARCHITECTURE LTD.

Calgary Planning Commission  
City of Calgary Planning Service Center  
3<sup>rd</sup> Floor Municipal Building  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

RE: Item Number: 6.08  
Calgary Planning Commission CPC2018-0719 2018  
Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091

Members of the City of Calgary Planning Commission:

Thank you for allowing me to comment on the Land Use amendment affecting 911 General Avenue NE (LOC2018-0091) – the Piazza building in Bridgeland.

This Land Use Amendment is before you today because the entire Bridges community in Bridgeland (old General Hospital Site) is a DC zoned community, it was zoned DC prior to the new Land Use bylaw in 2007 which means “cannabis shops” are not an allowed use. We are seeking to rezone the Piazza building from a DC zone to an MU-2 zone which would allow “cannabis shops” as a use. On the north side of 1 avenue NE, immediately across the street from the Piazza, the current zoning is MU-2 so we feel that the Piazza being rezoned to an MU-2 would be consistent with what’s already in the area. The existing land uses allowed for this building are exactly the same uses as allowed in other commercial districts at the time of the Bridges DC approval. Inclusion of “cannabis shops” would be consistent with the changes to commercial zones to allow these uses in post 2007 Land Use bylaw districts that has been approved at first reading by City Council.

I view this Land Use Reclassification as an administrative matter. The existing land uses across the street are being changed to include “cannabis Shop”. We are simply requesting a Land Use Redesignation to add the term “cannabis Shop” to our allowed land uses to be consistent with the allowable uses across the street (as it has been historically) . We have made a Development Permit application (DP2018-1665) for a small 800 sq ft neighborhood cannabis shop that will be operated by my daughter Alena.

I attended the BRCA meeting on May 22, 2018 to discuss this application. There were approximately 10-12 people in attendance including the members of the Planning Committee. There was certainly no consensus regarding this application, but there were some attendees who vocally support the small 800 sq ft neighborhood cannabis store and the reclassification application. In addition to that, the residents and retailers in the Piazza fully support this application. The views in the BRCA letter does not reflect the views of all the residents of the Bridges neighborhood or the Bridgeland Riverside community. In summary, the BRCA is opposed to this LOC because they feel a cannabis shop is wrong for this location because it is in the heart of the community. I have reached out again to discuss this matter with the community and have not been successful in this.

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Contrary to the BRCA letter we feel the Piazza is the right location precisely because it is in the heart of the community. There are 10 storefronts in the Piazza building – Starbucks, dry cleaners, pizza take out and in, the Main Dish restaurant, a dental office, a tobacconist, a nail shop, a barber shop and a wine and spirits shop as well as the proposed 800 sq ft neighborhood cannabis shop. Eight of these successful local retailers have been in the building since opening in 2005. Their success and longevity is due partly to the excellent convenient location. The Piazza is within walking distance of the high density apartments in the Bridges community and a short drive for residents from the Bridgeland and Renfrew communities. The location of the Piazza provides an abundance of convenient short term parking along General Avenue as well as additional short term parking on 9<sup>th</sup> St and 8A ST NE. I simply cannot imagine a better location in the Bridgeland community for a small neighborhood cannabis shop.

I will be in attendance for the CPC meeting on June 14, 2018 and will be available to answer any questions you may have.

Regards,

Dan Jenkins

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