



JENKINS ARCHITECTURE LTD.

City Clerk
Municipal Building
800 MacLeod Trail SE
Calgary, AB T2P 2M5



RE: Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091

Mayor and City Council:

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. We have also passed the due diligence portion of the AGLC application and now require an approved Development Permit and a city business license to receive our AGLC license.

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. Attached you will find letters of support from residents of the community as well as signatures of support from the residents and business owners/employees who live and work in the Piazza. The views in the BRCA letter do 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.

200, 1010 - 1 Avenue N.E., Calgary, Alberta, Canada T2E 7W7
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E-Mail: admin@jenkinsarchitecture.net

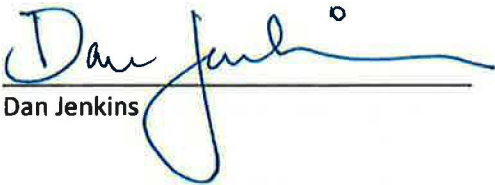


JENKINS ARCHITECTURE LTD.

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, 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 a short walking distance of the high density apartments in the Bridges community and is both bike and car accessible 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 9th St and 8A ST NE. Our community members have expressed that the safety is very important to them and with the Piazza being in the heart of the community it is well-lit and has consistent foot traffic which makes it a preferred area for purchasing goods like wine, groceries, coffee and potentially cannabis products. I simply cannot imagine a better location in the Bridgeland community for a small neighborhood cannabis shop.

I will be in attendance for the Public Hearing on July 23, 2018 and will be available to answer any questions you may have.

Regards,



Dan Jenkins

200, 1010 - 1 Avenue N.E., Calgary, Alberta, Canada T2E 7W7
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James D. Brooks
928 7th Avenue NE
Calgary, AB T2E 0N8

To whom it may concern,

Myself and my family have lived and worked in the Community of Bridgeland and Renfrew for more than 10 years and have built many types of relationships with the residents and business owners. In fact, some of us have helped build it into what it has become today, a vibrant, essential part of Calgary's inner city.

Over the years, Bridgeland is one of the few inner city communities that managed to keep many parts of its original identity while changes in it have happened for the betterment of all within it. Recent changes regarding the lawful use and sale of cannabis has most communities looking for practical ways to integrate the sale and use into them, which might present some challenges for them but on the whole, I don't think Bridgeland will be negatively impacted if sustainable management is adopted. To me this is an opportunity to mould the future of cannabis in Bridgeland... An opportunity to be an example to the rest of the City.

The Piazza in Bridgeland is the ideal location for a retail, community based outlet and it should be run by a Bridgeland local. It is a busy retail location well run by the entrepreneurs within it and the convenience is unrivalled for residents and visitors alike.

I am in full support of a retail cannabis outlet at the Piazza in Bridgeland. Application number LOC2018-00911 represents my vision for this type of retail business in Bridgeland, a business that will surely succeed.

Best regards,

A handwritten signature in black ink, appearing to read 'J Brooks', with a stylized, cursive script.

James Brooks

To whom it may concern,

I first experienced the hospitality and charm of the Bridgeland community after the flood in 2013. My partner, his daughter, and I were put up in a friend's home for 8 months after the flood rendered our home unlivable. My partner and I returned to live in Bridgeland this January and absolutely love the friendly nature of the community. We can often be found drinking wine and eating something delicious at Tavernetta, shopping for whatever at Luke's, having a cocktail at Canibale, brunch at OEB, or ramen at Shiki Menya. We are delighted to have the quiet trendiness of Bridgeland available to us, and feel as though we are a part of it.

I understand there is a new retail space available to a new cannabis store but there is a concern among a few of the residents that it would be an inappropriate addition to the community. I am 31 and am grateful to have such a variety of friends in this community. I do not consume cannabis on a regular basis, but I am acquainted with many neighbors that do.

The Canadian government has modernized its stance on recreational marijuana use, and with many more cannabis storefronts set to pop up around the city I could not imagine why the community of Bridgeland would stand in opposition against a local cannabis retail store. The Piazza offers an ideal location for anyone who would come to shop; there is plenty of parking and it is well lit. As a woman that may shop at night, these two qualities are important.

As a resident, I'm happy to welcome a Cannabis retail store to the neighbourhood; to provide a safe and stylish space for shoppers, for a product that a large part of the community already enjoys. I believe any concerns regarding the consumption of cannabis have been debunked by even the most conservative politicians, is the debate among us necessary any longer?

Rather than fight against, it would be appropriate to regard voice to the community and show support for a local entrepreneur that is providing the community of Bridgeland with store in line with both the culture and shopping habits of the community.

Regards,

Tiffany Boulton; 928 7 Ave Ne

A handwritten signature in black ink, appearing to be 'Tiffany Boulton', with a stylized, flowing script.

Chris Vance
1113 Child Ave. NE, Calgary AB.
403.714.5760
chris@ceeveeholdings.com

Re; LOC2018-0091

I currently live just up the hill from the Bridges community, but I have been living in the area since 2010. When I first moved to the neighborhood, I was in the building directly behind the Piazza. It has come to my attention that there has been a discussion of a Cannabis Shop in the Piazza building, and I would like to show my support for this location.

Having been a working professional in the neighborhood, this is a perfect location for a retail shop, serving the many young adults in the area. I find myself being able to shop locally in Bridgeland with the density of shops in the Piazza, combined with walking access to the Bridgeland Market. I value having my needs met, all within a comfortable walk or bike ride from our home on the hill. Although I do not partake in cannabis use, I value the convenience for guests being able to pick up groceries, takeout food, wine, and now cannabis products easily. Thank you for your consideration,



Chris Vance

Billy Mpofu

928 7 Ave NE

T2E 0N8

I'm a resident of Upper Bridgeland and I have been residing at the above mentioned address for the last eight years.

I appreciate that the neighborhood has been going through some revitalization in the last few years, and am very pleased with the hip bar and restaurant scene that have gone up on 1st Ave and surrounding.

I totally support a Cannabis Shoppe opening at the Piazza building in the neighborhood. I think it will fit perfectly and compliment the Village atmosphere, while adding a certain vibrancy not to mention the amount of traffic it will bring into the area.

I hope you consider Miss Jenkins application favorably. Thank you.

Yours Truly Billy Mpofu.

To whom it may concern,

I have been a resident of Bridgeland for over 35 years and was born at the Calgary General hospital. As a proud home owner in the area and a fellow entrepreneur I believe that having a Cannabis shop in the neighbourhood would only enhance the overall community experience. As someone who plans on starting a family in the next couple years I do not see any issue in having a cannabis shop in my community. The strength of any good community should be build around business that support the area and owners that take pride in what they do. So in that case it is a perfect fit to have a shop selling legal cannabis located in the heart Bridgeland, similarly to having the wine shop next door.

Thank you,
Antonio Migliaerese
owner - Tavernetta restaurant
403-891-4385

Re: LOC2018-0091



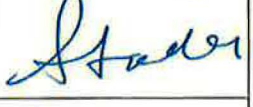

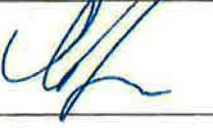


To: Mayor and City Council
Municipal Building
800 Macleod Trail SE
Calgary, AB T2P 2M5

I live and/or work in the Bridgeland/Riverside community. It has come to our attention that there are several development applications for retail cannabis outlets in our community, and want to offer my support for the LOC application number LOC2018-0091 and development permit application DP2018-1665 located at the Piazza building at 945 General Ave NE.

I feel this location is both convenient and central for residents in the community. The Piazza has become a central meeting point for residents and visitors from the Bridges, Bridgeland and Renfrew communities. This neighbourhood hub offers high end products and services; this is bolstered by its accessibility by foot, bicycle, vehicle, and transit.

This location is particularly appropriate as it is in conjunction with the message sent by local and federal governments; cannabis consumption is a safe, and regulated product sold by legitimate businesses. The Piazza is an ideal community location with lots of foot traffic. The area is well lit and is generally regarded as one of the safest neighbourhoods in Calgary. The community promotes a hip vibe for the demographic residing in the area. We feel this location maintains this message better than the areas closer towards Edmonton Trail with the known issues surrounding the proximity to the drop in center.

Thank you for your consideration.

Name	Resident and/or Business	Address	Contact Information	Signature
DAN MACPHER	BUSINESS	804 - 7Ave NE	403-650-7107	
Andrea Csikos	Resident	647 4 Ave NE	587-435-7155	
Samantha FOPOR	resident	46 9th Street NE	403-829-0125	
Clyde Bueckert	Resident	420 11th Street NE	403-909-5171	
AJ Roave	BUSINESS	203 7A ST NE	403-393-6400	
Eric Aueland	Business	" "	403-417-4788	
NATE Novick	RESIDENT	933 2nd AVE NE	587-999-7393	

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To: Mayor and City Council
Municipal Building
800 Macleod Trail SE
Calgary, AB T2P 2M5

I currently live in the Piazza Building as a resident. It has come to my attention that there are several development applications for retail cannabis outlets in our community, and want to offer my support for the LOC application number LOC2018-0091 and development permit application DP2018-1665 located at the Piazza building at 945 General Ave NE.

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Thank you for your consideration.

Name	Unit Number	Address	Contact Information	Signature
Jacqueline Cornet	107	177 - 9 Street NE		
Anne Greenlay	108	177 - 9 Street NE	403 651-4066	
Luke OHLHAUSER	109	177 - 9 STREETS NE	403 969-0446	
Yvette Nekoda	105	177 - 9 Street NE	403 - 875-6331	
Not Home	101			
Not Home	102			
Not Home	103			

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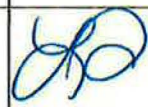



To: Mayor and City Council
Municipal Building
800 Macleod Trail SE
Calgary, AB T2P 2M5

I currently work/own a business in the Piazza Building. It has come to my attention that there are several development applications for retail cannabis outlets in our community, and want to offer my support for the LOC application number LOC2018-0091 and development permit application DP2018-1665 located at the Piazza building at 945 General Ave NE.

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Thank you for your consideration.

Name	Business Name	Address	Contact Information	Signature
KATE KOWALSKI	THE MAIN DISH	903 GENERAL AVE NE	403 919 7096	
LINDSAY STONE	Bridgeland Barber	915 GENERAL AVE NE	403 831.2392	
Youngshil Kang	Charm Cleaners	935 First Ave, General NE	403-410-9045	
PAUL DEOL	PIAZZA WINES	921 GENERAL AVE	403-265-3394	
Chantal Chidley	Sister's Home	945 General Ave.	403 457 3389	C.C
Thi Phyl Pham	Glitter & polish nail salon	917 Genegal AVE NE	403 398 2045	
CHRIS MCKINNON	TAVANETTA	1002 EDMONTON TR. N.E.	403 250 8844	