

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: September 5, 2024	APPEAL NO.: SDAB2024-0048 FILE NO.: DP2024-01959
APPEAL BY: Kullar Investments Ltd. & Kullar Enterprises Ltd., represented by Samantha Stokes, Rose LLP	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a Change of Use: Liquor Store, Exterior Renovations: Multi-Use Commercial (refurbish building facade) was refused at <u>644A 1 Avenue NE.</u>	LAND USE DESIGNATION: MU-2 Discretionary
COMMUNITY OF: Bridgeland/Riverside	DATE OF DECISION: July 31, 2024
APPLICANT: Manu Chugh	OWNERS: Kullar Investments Ltd. & Kullar Enterprises Ltd.

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board’s record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	644 1 Avenue NE
Development Permit/Subdivision Application/File Number [required]	DP2024-01959
Name of Appellant [required]	Kullar Investments Ltd. & Kullar Enterprises Ltd.
Agent Name (if applicable)	Samantha Stokes, Rose LLP
Street Address [required]	2100 - 440 2 Ave SW
hdnFullAddress	2100 - 440 2 Ave SW Calgary AB T2P5E9
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2P 5E9
Residential Phone # [required]	(403) 776-0535
Business Phone #	
Email Address [required]	samantha.stokes@rosellp.com

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Refusal



I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]

As the proposed Liquor Store development is within 150 metres of a "School - Authority" or "School - Private" the Development Authority was obligated to refuse the development permit application under s. 40(h) of the Land Use Bylaw. However, the proposed Liquor Store development is a relocation of a Liquor Store also within the 150 metres of the referred to schools. The Appellants appeal the refusal to the Board, such that the Board can grant the development permit application applying s. 687(3) of the Municipal Government Act, and s. 35 of the Land Use Bylaw.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time 2 hours

Will you be using an agent/legal counsel? [required] Yes

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required] No

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required] Yes

If yes, how many will you be bringing? 3

I confirm and acknowledge that

- I have read and understood this form;
- The information I have provided is accurate to the best of my knowledge; and
- I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.

Submission Date 2024-08-15 10:30:51 MST



This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, Sections 678 and 686. THIS INFORMATION WILL BE USED FOR PROCESSING YOUR APPEAL AND WILL BECOME PART OF A PUBLIC AGENDA. If you have any questions regarding the collection of this information, contact the Tribunal Coordinator, City Appeal Boards at 403-268-5312 or PO Box 2100, Stn "M", #8110, Calgary, AB, T2P 2M5.

If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2024-0048

Development Permit Number: DP2024-01959

Address: 644A 1 Av Ne

Description: Change of Use: Liquor Store, Exterior Renovations: Multi-Use Commercial (refurbish building facade)

Land Use: Mixed Use – Active Frontage (MU-2 f4.0h34)

Community: Bridgeland/Riverside

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

Public Response(s) Received? No

Applicable Planning Policies:

- Municipal Development Plans (MDP)
Bridgeland-Riverside Area Redevelopment Plan

Bylaw Relaxations:

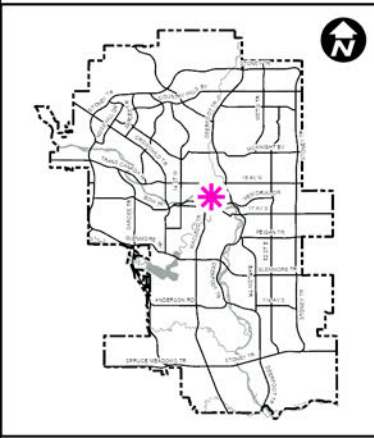
The development requires the following Land Use Bylaw relaxations:

Regulation	Standard	Provided
225 Liquor Store	(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0m of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;	Plans indicate another liquor store is located within 300.0m of the proposed location. Bridgeland Liquor Store #1, 630 1 AV NE
	(e) in all commercial, industrial and mixed use districts, not including the C-R2,C-R3 and CR20-C20/R20 Districts, must not be located within 150.0m of a parcel that contains a School – Private or a School Authority – School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority – School or a School – Private;	Plans indicate two schools within 150.0m of the proposed liquor store. Calgary Classical Academy 231 6 St. NE (44.89m) Riverside School 107 6A ST NE (77.01m)

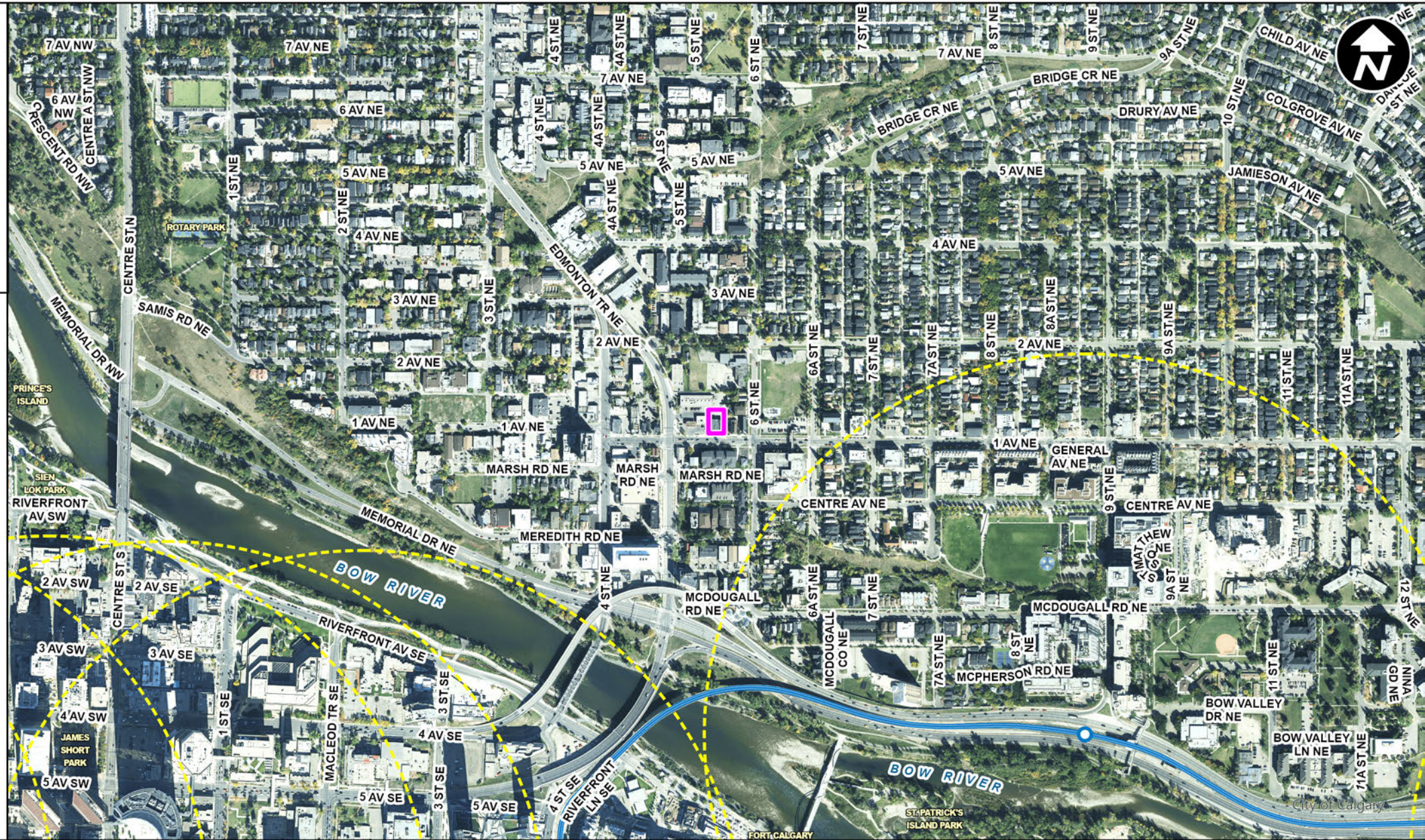
Additional Factors, Considerations, and/or Rationale:

1. Please see the Reasons for Refusal.
2. The Development Authority may provide additional materials prior to the merits hearing.

Community Context SDAB2024-0048

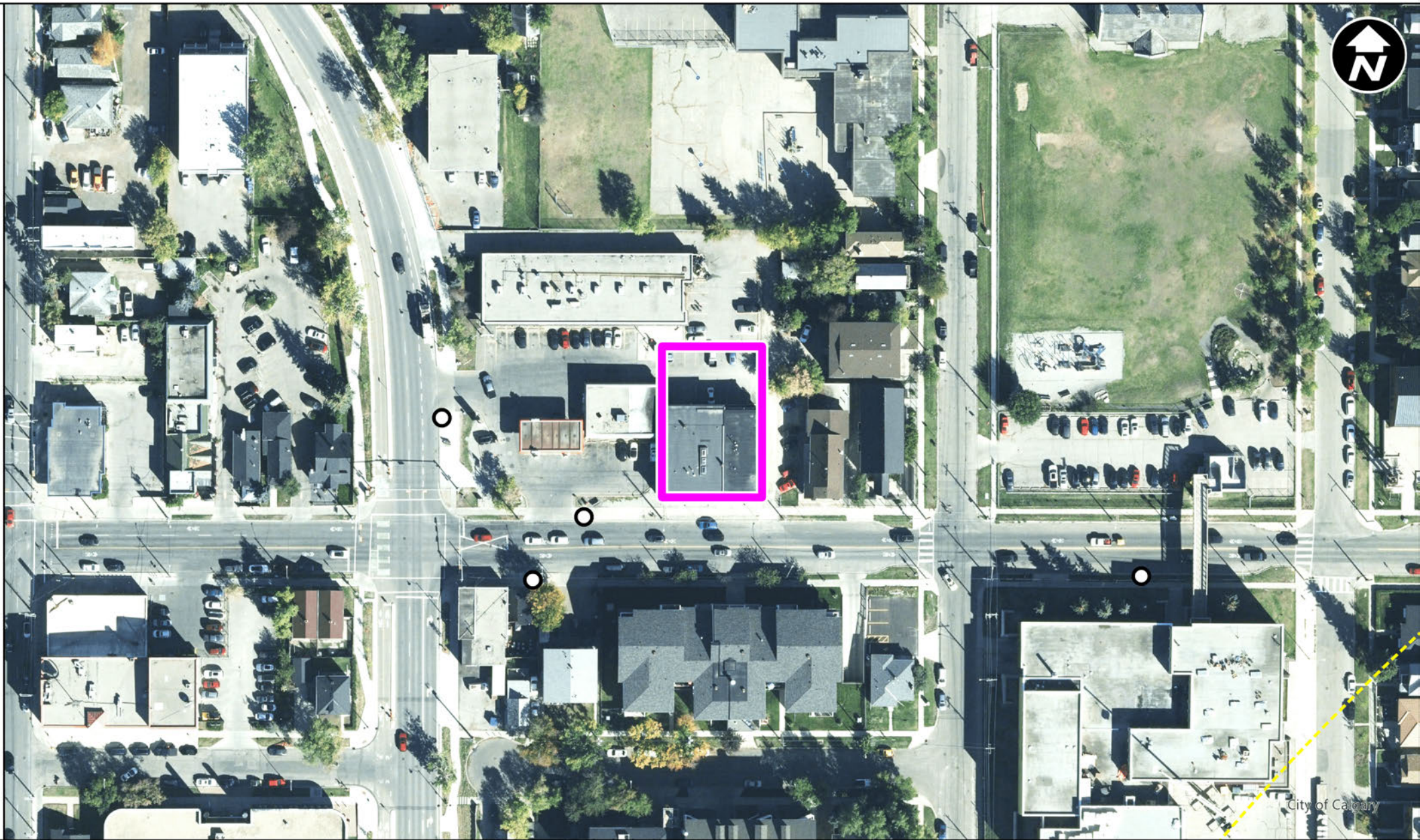


- Subject Site
 - 600m buffer from LRT Station
 - City Limits
- LRT Stations
- Blue
 - Blue/Red (Downtown)
 - Red
 - Green (Future)
- LRT Line
- Blue
 - Blue/Red
 - Red
- Max BRT Stops
- MAX Orange
 - MAX Purple
 - MAX Teal
 - MAX Yellow
 - MAX Multi

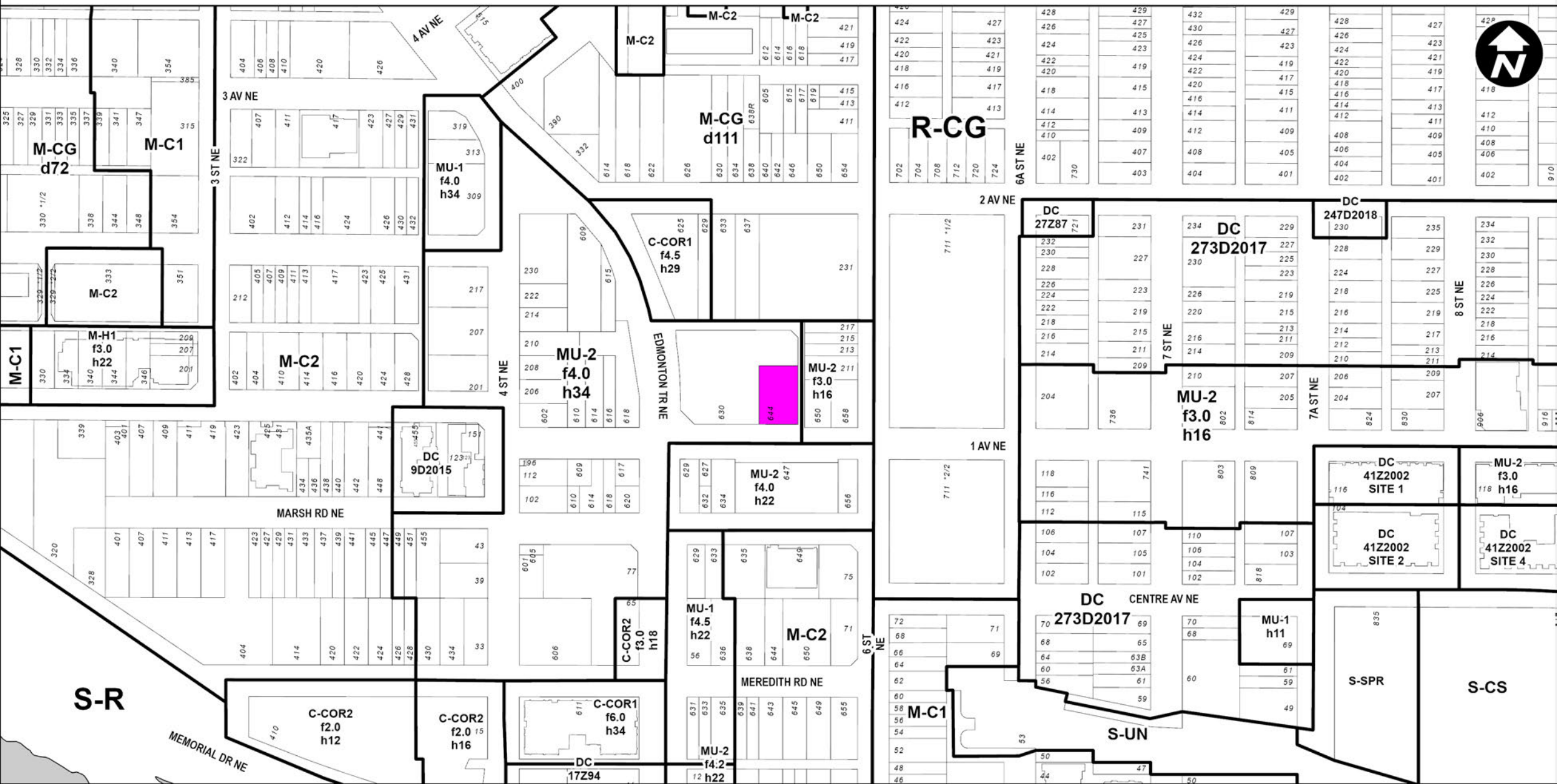


Site Context SDAB2024-0048

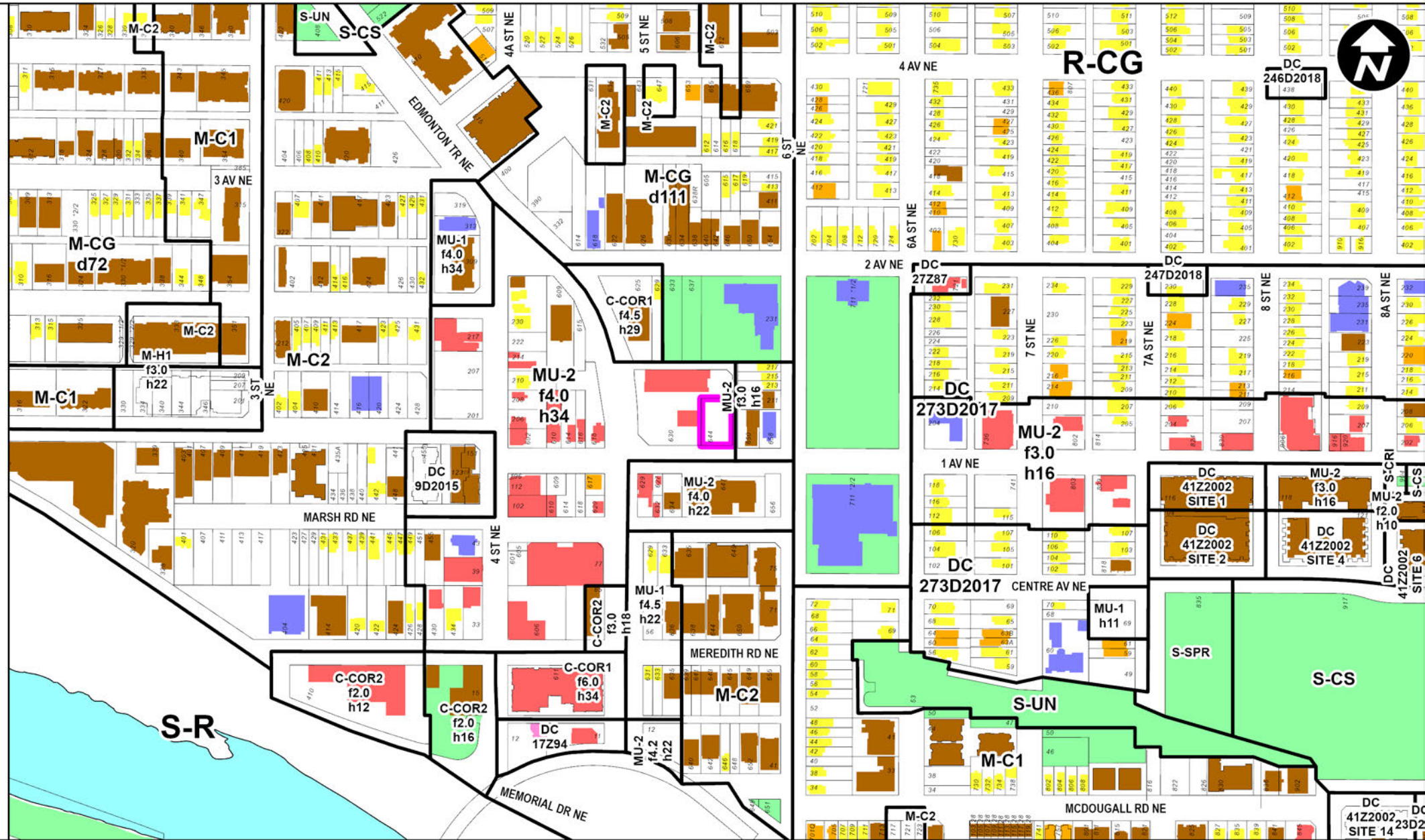
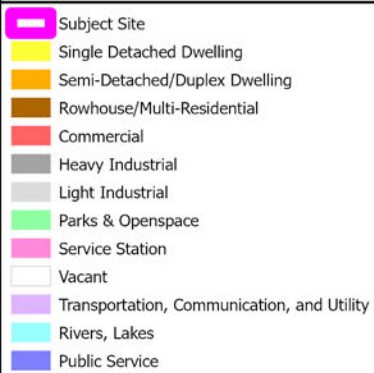
- Subject Site
- 600m buffer from LRT Station
- City Limits
- LRT Stations
 - Blue
 - Blue/Red (Downtown)
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - MAX Orange
 - MAX Purple
 - MAX Teal
 - MAX Yellow
 - MAX Multi
 - Bus Stop



Land Use Districts SDAB2024-0048



Surrounding Land Use SDAB2024-0048





July 31, 2024

CHUGH, MANU
office@mcplusa.ca
[REDACTED]

RE: Notification of Decision for DP2024-01959
Subject: Change of Use: Liquor Store, Exterior Renovations: Multi-Use
Commercial (refurbish building facade)
Address: 644 1 AV NE

This is your notification of the decision by the Development Authority to refuse the above noted Development Permit application on July 31, 2024. Attached are the Reasons for Refusal.

If you wish to appeal, submit your appeal with reasons and the \$200.00 filing fee to the Subdivision and Development Appeal Board within 21 days of this notice of decision being given. The appeal may be filed online at www.calgarysdab.ca or in person or by mail.

Should you have any questions or concerns, please contact me at (368) 993-1995 or by email at Emmanuel.Nwawulu@calgary.ca.

Sincerely,

EMMANUEL NWAUWULU
Senior Planning Technician
Planning and Development



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2024-01959

This permit relates to land in the City of Calgary municipally described as:

644 1 AV NE

Community: **Bridgeland/Riverside**

L.U.D.: **MU-2 f4.0h34**

and legally described as:

8510320;4;12A

and permits the land to be used for the following development:

Change of Use: Liquor Store, Exterior Renovation & Multi-Use Commercial (refurbish building facade)

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **July 31, 2024**

Development Authority: **Michele Yakemchuk**

File Manager: **Emmanuel
Nwawulu**

Release Date: _____

This permit will not be valid if development has not commenced by:

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **CHUGH, MANU**

Address: **MANU CHUGH ARCHITECT
401-1040 7 AVE SW, CALGARY**

City: **CALGARY, Alberta, T2P 3G9**

Phone: **[REDACTED]**



Complete Address and Legal Description listing for Development Permit DP2024-01959

Address Type	Address	Legal Description
Building	644 1 AV NE	
Entryway	644A 1 AV NE	
Parcel	644 1 AV NE	8510320;4;12A



Reasons for Refusal for DP2024-01959

This document summarizes the development permit review and refusal reasons. Information about the application process, Land Use Bylaw relaxations and other supporting information for the decision are included.

Proposed Use

This application is for a Liquor Store and exterior renovations at 644A 1 AV NE in the community of Bridgeland/Riverside. The parcel is designated Mixed Use - Active Frontage (MU-2 f4.0h34) District under the Land Use Bylaw. Liquor store is a discretionary use in this district.

Planning Review and Analysis

During the review, the Development Authority considered the Land Use Bylaw rules, policies, and the compatibility and impact of the proposed development on adjacent developments, schools, and the neighbourhood.

The application proposes a Liquor Store in the Morasch Block, a building on the City's Inventory of Evaluated Historic Resources. The proposal includes exterior renovations to the rear façade. The exterior changes include removing a window and two doors and adding a new double door to act as a delivery entrance. The Development Authority supports the exterior changes.

Documents received and reviewed during the application process indicates that the proposed liquor store contravenes the requirements and the intent of the bylaw for the location of a Liquor Store. The plans indicate that another liquor store is located within 300.0 metres of the proposed location and there are two schools within 150.0 metres of the proposed liquor store.

The proposed liquor store is planned as a relocation of the liquor store at 1-630 1 AV NE to 644A 1 AV NE, which is 41 metres from the current location. The new location will also be 45 metres and 77 metres from the Calgary Classical Academy and the Riverside School, respectively.

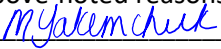
Section 40 of the Land Use Bylaw explicitly instructs the Development Authority to refuse all development permit applications for prospective liquor stores when it is found that the separation distance to other approved liquor stores and schools require a variance greater than 10 percent. There is an exception for this rule when the proposed liquor store is relocating. However, the new location cannot be within the minimum separation distance of a school. The proposed liquor store is within the minimum separation distance of a school.

The Liquor Store Separation Guidelines provide a rationale for when a relaxation to separation distance is requested. These guidelines align with the Land Use Bylaw and allow for a relaxation of the separation distance by up to 10 percent of the minimum required distance based upon specific criteria. One specific guideline states that a relaxation may be approved by the development authority when a major road or expressway separates the proposed liquor store from another liquor store or school within the separation distance. However, section 40 of the Land Use Bylaw emphasizes that the relaxation cannot exceed 10 percent.

In evaluating the application, the Development Authority determined the proposed Liquor Store location is inappropriate and the application must be refused under Section 40(h).

Decision

For the above-noted reasons, this application is refused.


Michele Yakemchuk, Development Authority

July 31, 2024
Date

Attachments for DP2024-01959

Site and Context

The subject site is an internal parcel that fronts onto 1 AV NE. The parcel is accessed from Edmonton TR NE through the parking lot of the Bridgeland Corner Plaza and the adjacent side lane. The existing liquor store is in the Bridgeland Corner Plaza north of the subject site.

To the east is multi-residential and a place of worship. To the south are apartment buildings and to the west is a gas station.



Process

Notice Posting

The sign was posted on the parcel from April 3,2024 to April 11,2024.

Circulation

BIA - Bridgeland-Riverside - The BIA is in full support of this project.
Bridgeland / Riverside Community Association

- In support of this application.
- Noteworthy that a building on the City's Inventory of Historic Resources will continue to be used and provide our Main Street with historic character and aesthetics.
- Concerns about accessing the store via the alleyway to the east, with potential to increase congestion given the narrow access to the alleyway from 1st Ave near the busy intersection of 1st Ave and Edmonton Trail.
- The traffic concerns can be alleviated if the alleyway and parking behind the store connect to the alley at the north that has access to northbound Edmonton Trail.
- Concerns regarding laneways and access to rear parking.

Heritage Planning

- Supports active use of heritage buildings and adaptations of heritage resources like the [Morasch Block](#).
- As most of the character-defining elements of the Morasch Block are located on the front (south) façade, I appreciate that the applicant has chosen to remove an interior demising wall rather than alter the original shapes and locations of the front façade entryways and windows. This helps maintain the character of the building and allows the flexibility to return the space to two units in the future, if needed.

	<ul style="list-style-type: none"> Comparing the elevation drawings with historical photos, it appears that the rear façade of the building has very few original features remaining. The proposed development does not affect the remaining original window openings on the second floor of the rear façade. I can't be certain if the expanded doorway proposed will affect any original building materials, as several entryways have been created and removed over the years. I suggest that if original brickwork is found during the creation of the larger doorway, the bricks be carefully removed and saved for any future masonry repairs to the front façade.
Public Responses Received	No responses were received.
Bylaw Review	The application does not comply with the bylaw as shown in the bylaw relaxations table below.

Key Land Use Bylaw Provisions

Discretionary Use Development Permit Application

35 When making a decision on a **development permit** for a **discretionary use** the **Development Authority** must take into account:

- (a) any plans and policies affecting the parcel;
- (b) the purpose statements in the applicable land use district;
- (c) the appropriateness of the location and parcel for the proposed development;
- (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
- (e) the merits of the proposed development;
- (j) sound planning principles.

Discretionary Use That Does Not Comply

36 The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties;

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:
 - (ii) an existing approved **Liquor Store** that proposes to move to a new location not within a minimum separation distance specified in subsections 225(d) or 225(e), excluding the distance from the original location of the existing approved **Liquor Store**

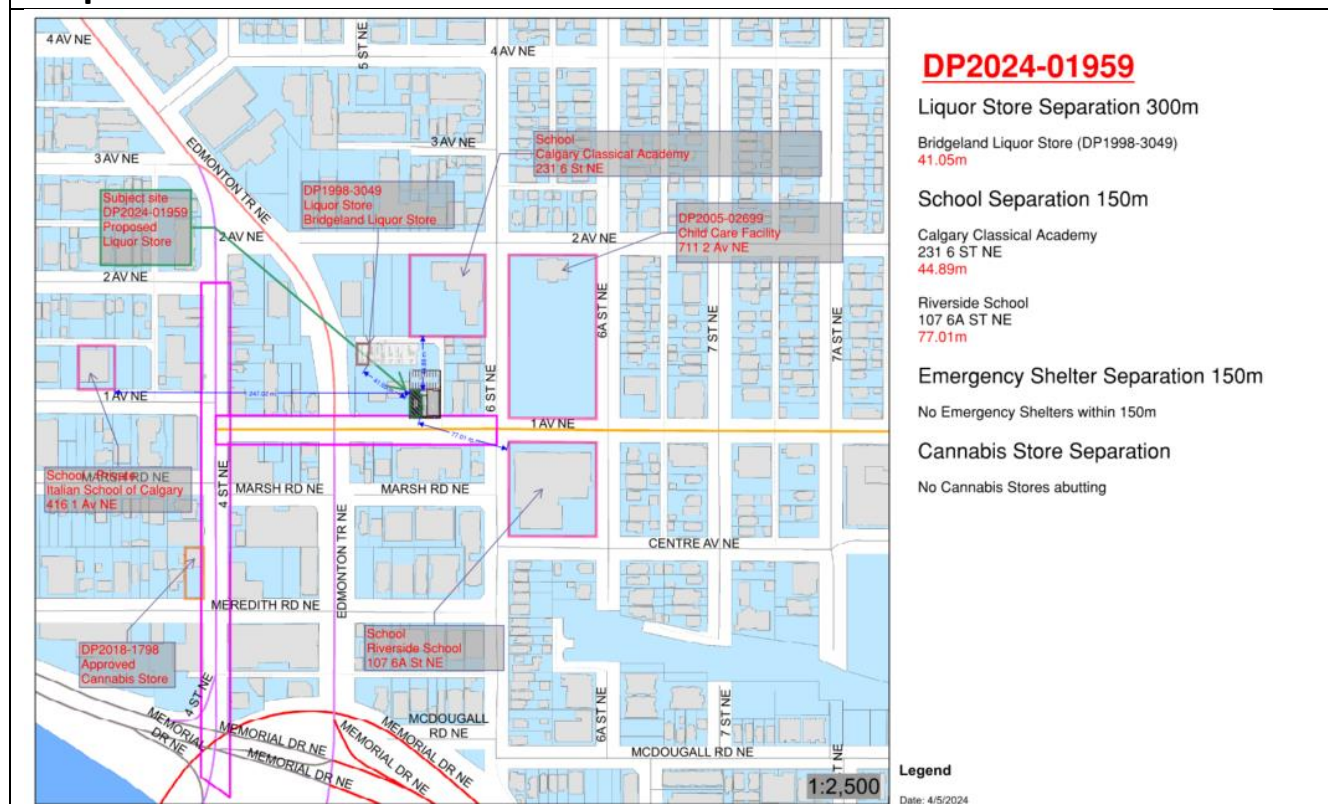
225" Liquor Store"

- (e) in all commercial, industrial and mixed use districts not including C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0 metres of a parcel that contains a School — Private or a School Authority — School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority — School or a School — Private;

Bylaw Relaxations

Regulation	Standard	Provided
225 Liquor Store	(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0m of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;	Plans indicate another liquor store is located within 300.0m of the proposed location. Bridgeland Liquor Store 1-630 1 AV NE
	(e) in all commercial, industrial and mixed use districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0m of a parcel that contains a School – Private or a School Authority – School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority – School or a School – Private;	Plans indicate a school within 150.0m of the proposed liquor store. Calgary Classical Academy 231 6 St. NE Riverside School 107 6A ST NE

Map



**APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

494400347-001

Taken By:

Application Date **Mar 21, 2024****APPLICATION NO DP2024-01959**

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: \$0.00**Cart #:**Applicant: **CHUGH, MANU**Address: **MANU CHUGH ARCHITECT
401-1040 7 AVE SW, CALGARY**City: **CALGARY, Alberta, T2P 3G9**Phone: **[REDACTED]**Parcel Address: **644 1 AV NE**Legal: **8510320;4;12A**Building Address: **644 1 AV NE**

Legal:

Entryway Address: **644A 1 AV NE**

Legal:

L.U.D.: **MU-2 f4.0h34**Community: **BRIDGELAND/RIVERSIDE**Sec. Number: **22C** Ward: **09**Description: **Change of Use: Liquor Store**Proposed Development is: **Discretionary**Proposed Use: **Liquor Store**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____

Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Kullar Investments Ltd.

owner(s)

Amrit Kullar

contact name

18 Patterson Green SW Calgary, AB T3H 3J3

contact address

contact phone

contact email

City of Calgary

Planning & Development

P.O. Box 2100, Stn. M, # 8108

Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 642, 644 & 646 1st Avenue NE Calgary, AB
property address

Please be advised that I, Amrit Kullar am:
full name

(select one)



the owner of the above mentioned property, and that I authorize



an officer or director of the owner(s) of the above mentioned property,
and that I am authorized by that owner to authorize

MC+A

agent or company name

and/or its

Manu Chugh

applicant, consultant, contractor (if applicable)

to apply for any and all DP&BP
permit type

for the above mentioned property.

I further agree to immediately notify The City of Calgary, in writing, of any changes regarding the
above information.

29th Feb 2024

date signed



signature of owner

Amrit Kullar

name of owner (printed)

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, P.O. Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.



Asbestos Abatement
Information Form

In buildings to be renovated or demolished, materials having the potential for releasing asbestos fibres shall be removed prior to renovation or demolition. Refer to the reverse side of this form for additional information.

This form must be completed and submitted to The City of Calgary prior to building permit or demolition permit release.

Project name: Bridgeland Liquor Store

Project address: 642, 644A 1 Ave NE.

Legal Description: 8510320;4;12A

☐ I hereby give assurance that all **materials having the potential for releasing asbestos** fibres have been removed from the **project area** to be renovated or demolished. I confirm that waste materials have been disposed of in an approved landfill site as required by Alberta Environment.

OR

☒ I hereby give assurance that there are no **materials having the potential for releasing asbestos** fibres in the **project area** to be renovated or demolished.

(check box that is applicable)

Name (print) MANJIT BANIA Signature

Representing Firm Manu Chugh Architect

Address 1040 7 Ave SW, Calgary AB T2P 3G9

Phone Date 3/20/2024

Asbestos abatement requirements are located in the Occupational Health and Safety (OHS) Code administered by Workplace Health and Safety (Alberta Employment and Immigration). Occupational Health and Safety legislation requires anyone beginning an asbestos project to notify Workplace Health and Safety at least 72 hours before work starts.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Additional Information

For the purposes of this form:

"project area" is the area under construction in a renovation of an existing building.

"materials having the potential for releasing asbestos" should be read in the context of the Asbestos Abatement Manual published by the Government of Alberta and the Occupational Health and Safety Act, that may change from time to time. This legislation details how asbestos exposure must be controlled to eliminate the potential for release. If asbestos exists in different part of a building under renovation (not within the **project area**) it is not considered to have the potential for releasing asbestos, so long as it remains undisturbed and out of scope during work completed under the building permit.

Frequently Asked Questions

Do I need a building permit to perform asbestos abatement work?

No. A building permit is not a permit to perform asbestos abatement work. Rather, this form is required as part of your building permit application and serves as notification to alert Building Regulations that asbestos abatement will be undertaken. Limited demolition or construction is expected during asbestos abatement work and jurisdiction for this work is with the Government of Alberta.

What happens if I find asbestos after I already have a permit?

In the event that asbestos is discovered, or a change to your scope of work has resulted in the potential for releasing asbestos for a project that already has a permit, you are expected to:

1. immediately stop work; and
2. address the asbestos that has been encountered by:
 - a) providing notification as required by OH&S by completing the [Asbestos Project Notification](#) form; and
 - b) ensuring asbestos will be dealt with according to OHS requirements; and
3. submit a building permit revision to include a revised Asbestos Abatement form acknowledging the removal of asbestos before resuming work pursuant to the building permit.

Please also refer to the [Advisory Bulletin on Asbestos Abatement](#) which details what enforcement action will be taken if asbestos abatement concerns are raised at a construction site.

Discretionary or Permitted with Relaxation Change of Use

Before You Apply

SECTION 1: Application resources

- Visit [Calgary.ca/startbusiness](https://calgary.ca/startbusiness) to find more information about **fees**, timelines and more.
- Review our [Digital document criteria](#) prior to submitting your application.
- Remove all personal information on plans.

Prepare Your Application

SECTION 2: Applicant details

☐ Property Owner ☐ Representing Owner

Applicant's Name:

Company Name (if applicable):

Applicant's Email:

Applicant's Phone Number (during business hours):



Correspondence and approval notification will be sent to only the applicant.

SECTION 3: Application requirements for planning approval (Development Permit)

Supporting Documents

- ☐ Complete the [Use Questionnaire](#)
- ☐ Attach any of the applicable forms listed below:
 - [Care Facility Information Form](#) (i.e., addiction treatment, assisted living, or residential care)
 - [Child Care Service Information Form](#)
 - [Instructional Facility Information Form](#)
 - [Health Care Services Information Form](#) (i.e., medical clinics, counselling services, or service organizations where treatments are being provided)
 - [Payday Loan / Pawn Shop Information Form](#)
 - [Public School Information Form](#)

Plans



Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents.

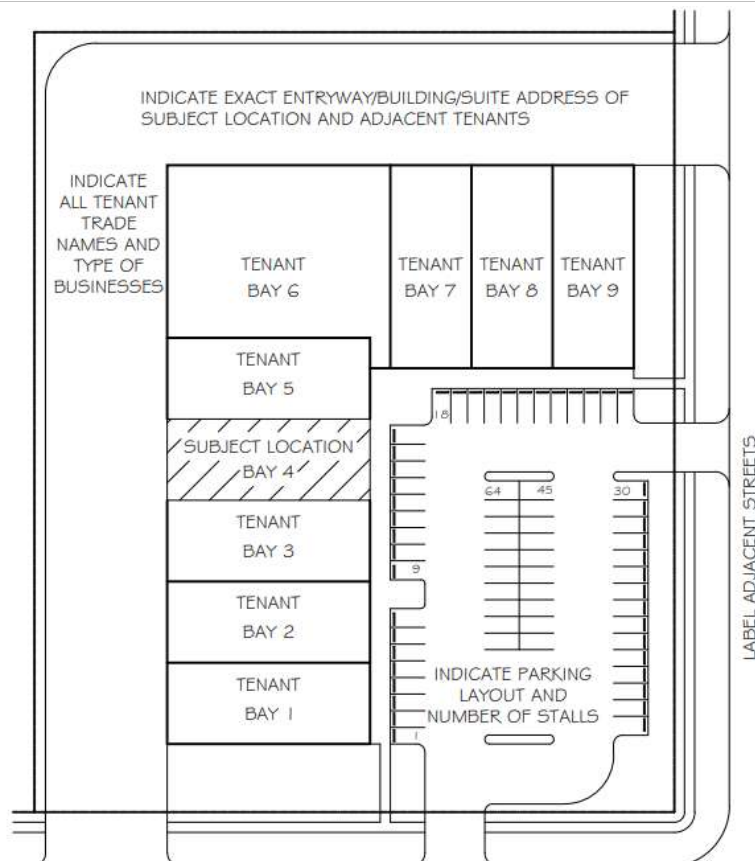
- ☐ Submit one (1) copy of you **Key Plan** showing the location of the unit within the building
- ☐ Submit one (1) Copy of your **Site Plan**– Download the [Sample Drawings](#)



*A **site plan** is only required if any part of the business is an **automotive business** (e.g. sales, servicing, rentals, etc) **OR** will be **located outside** (e.g. Outside Storage) **OR** **Pick-Up / Drop-Off stalls are required** (e.g., Child Care Service, School - Private, School Authority - School).*

Your **Site Plan** must include the following:

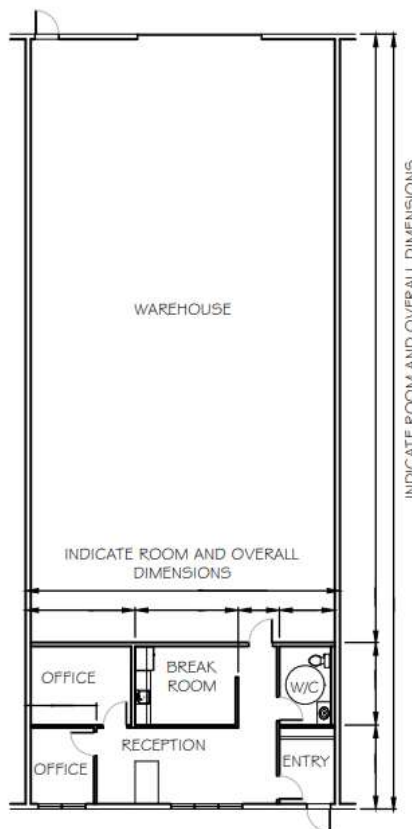
- ☐ **1 North arrow**, pointing to top or left of page
- ☐ **2 Municipal address** (ie, street address) and **legal address** (ie, plan/block/lot)
- ☐ **3 Property Lines**
- ☐ **4 Names of adjacent streets**
- ☐ **5 Outline and Dimensions of all buildings** on parcel
 - Label tenant locations within the building
 - Label location of all doors (including entry and overhead doors)
- ☐ **6 Parking and loading areas, drive aisles and circulation roads**
 - Label Parking stalls (i.e dwelling, live/work or visitor/guest)
 - Label location and dimension of any loading stalls
 - For automotive businesses – label stalls that are for the exclusive use for customers, employees and for display/inventory vehicles
- ☐ **7 If applicable, indicate and dimension all areas used for outdoor storage**
 - Outline areas used for outdoor storage
 - Label type of storage (i.e. vehicles, equipment, materials)
 - Provide details and screening of storage area
- ☐ **8 If applicable, indicate and dimension all areas used for outdoor display**
 - For gas stations only, dimension the distance between building entrances and gas pump island
- ☐ **9 If applicable, details of signage**
 - Refer to appropriate requirement list for signage, available on [Calgary.ca/carls](http://calgary.ca/carls)



- ☐ Submit one (1) Copy of your **Floor Plan(s)**– Download the [Sample Drawings](#)

Your **Floor Plan** must include the following:

- ☐ **1 North arrow**, pointing to top or left of page
- ☐ **2 Municipal address** (ie, street address) and **legal address** (ie, plan/block/lot)
- ☐ **3 Dimensions and purpose of all rooms/ spaces** (i.e. showroom, kitchen, bathroom, internal stairways, mechanical room)
- ☐ **4 Location of all walls, partitions, doorways, windows, and other openings**
- ☐ **5 If applicable, public areas for food and beverage consumption:**
 - Include a seating plan that clearly indicates the area that the public will have access to
 - Identify areas used for food preparations.
 - Identify areas where entertainment is provided (i.e. dance floor, live music stage, live performances, recorded music)
- ☐ **6 If applicable, assembly and seating areas**
 - Label the gross usable area for the largest possible assembly area
 - Outline areas that have fixed seating
 - Provide seating count and/or length of bench seating
 - Dimension areas with non-fixed seating
 - Label maximum intended occupancy



This application does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land



The Development Authority or Safety Code Officer may require additional materials considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of Land Use Bylaw 1P2007, section 5(1) of Bylaw 39M2018 and the current National Building Code – Alberta Edition)

Apply

Apply online

Apply **online** by visiting apply.calgary.ca



Create a myID account to apply online at myid.calgary.ca

- OR -

Apply in-person

Apply **in-person** by visiting the [Planning Services Center](#) 3rd floor, Municipal building [800 Macleod Trail SE](#)

Applicant's declaration for in-person applications

☐ By submitting this application to The City of Calgary (the "City"), I understand and acknowledge that, as part of the City's process in reviewing, evaluating, and processing this application, the City will be required to circulate hard or electronic copies of my application materials to members of City Administration, members of the public who may be affected by the application's approval, and to relevant Community Associations' Boards of Directors, including their Planning Committees. The City will also make my application materials available online for public viewing through its website, www.calgary.ca. I hereby consent to the City's copying of these application materials, solely for the purposes of such circulation, dissemination and online viewing as aforesaid, provided that those parties to whom the copies are circulated or made available online are made aware that their use of the copies is specific and limited to providing input on my application and that any further reproduction and distribution of the plans is strictly prohibited.

If you do not want to make your application materials available online for public viewing, you must send an email to planninghelp@calgary.ca within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not to have their application materials online for public viewing.

The personal information on this form is being collected under the authority of section 5 of The Safety Codes Permit Bylaw 39M2018 and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development.

The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act.

You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.



Need help or have questions? Contact the [Planning Services Centre](#) by visiting [Calgary.ca/development/contacts.html](https://calgary.ca/development/contacts.html)

About this document

- For instructions on how to submit this application, refer to the appropriate permit requirement list on calgary.ca/carls
- If this application is related to a new or moved business, please start the process with a business licence application. For instructions on applying for a business licence, visit the 'How to Apply' section on: calgary.ca/startbusiness

SECTION 1: Who is applying?

☐ Business owner ☐ Agent representing business owner

Applicant name:

Company name (if applicable):

Email:

Phone number (during business hours):



Correspondence will be sent to only the applicant

SECTION 2: Business Information

Business Address (including the unit number):

What floor is the Business on:

Total area of the Business:

☐ ft²☐ m²

Name of the Business:

Business Identification Number (BID):

SECTION 3: How will you be operating

1 Will the Business be: (check one that applies)

☐ Taking over an existing business☐ Making changes to the current business (e.g. proposing new business activities)☐ Taking over an existing business and making changes (e.g. proposing construction, changing menu items)☐ New business in an existing building☐ Sharing space with an existing business☐ First tenant in a new building2 Provide a **detailed description** of your business

What services does your business provide? Include all business-related activities.

3 If you are proposing any changes to the business, please provide a description of these changes



Are you adding new business activities or square footage to your business. This includes if you will be expanding public area, adding a mezzanine, sales or display area.

☐ N/A

SECTION 4: Construction information

1 Are you proposing any construction or alterations to the space?

☐ Yes

☐ No

2 Will there be any exterior changes?

☐ Yes

☐ No

If yes, describe the changes:

3 Are you the first tenant to occupy the space?

☐ Yes

☐ No

4 Are you moving, replacing, or constructing new walls, mezzanines or floor assemblies?

☐ Yes

☐ No

5 Are you sharing space with another tenant?

☐ Yes

☐ No

If yes, please indicate the business you are sharing space with and how you are each operating.

SECTION 5: Site Characteristics



The [Matters Related to Subdivision and Development Regulation](#) prohibits school, hospital, and residential uses from being approved within waste management facility setbacks. [Click here](#) for more information.

1 Does the proposal involve a school, child care facility, overnight medical facility, or residence?

☐ Yes

☐ No

2 Is a waste management, recycling, or wastewater treatment facility being proposed?

☐ Yes

☐ No

3 If yes, will the waste management, landfill, waste storage site be operated by, or on behalf of, the City of Calgary

☐ Yes

☐ No



You need only to complete the following sections if your business falls within one of the business types below.

SECTION 6: Automotive business types

☐ N/A

Automotive type definitions:

- **Passenger Vehicles** includes those such as cars, trucks, and vans
- **Commercial Vehicles** includes those such as buses, cube vans, dump trucks, flatbed trucks, or tractor trailers (4536 kg or greater)
- **Recreational Vehicles** includes those such as motor homes, travel trailers, fifth wheel travel trailer, or boats (provides accommodation)



One copy of a Site Plan and Floor Plan is required with this submission. You must indicate the location of all business-related parking on these plans. This includes display, customer, and employee parking. For details on the Site Plan requirements, please refer to this [checklist](#) and [click here](#) for sample drawings.

Will the Business: (check all that apply)

<input type="checkbox"/> Repair or Servicing Vehicles: (check all that apply) <input type="checkbox"/> Passenger Vehicles (3 or less at a time) <input type="checkbox"/> Passenger Vehicles (4 or more at a time) <input type="checkbox"/> Commercial Vehicles <input type="checkbox"/> Recreational Vehicles	<input type="checkbox"/> Vehicle Sales: (check all that apply) <input type="checkbox"/> Passenger Vehicles (5 or less at a time) <input type="checkbox"/> Passenger Vehicles (6 or more at a time) <input type="checkbox"/> Commercial Vehicles <input type="checkbox"/> Recreational Vehicles	<input type="checkbox"/> Vehicle Rentals: (check all that apply) <input type="checkbox"/> Passenger Vehicles (5 or less at a time) <input type="checkbox"/> Passenger Vehicles (6 or more at a time) <input type="checkbox"/> Commercial Vehicles <input type="checkbox"/> Gas Bar
<input type="checkbox"/> Auto Body/Paint Shop - repairing and painting of motor vehicle bodies	<input type="checkbox"/> Car Wash	<input type="checkbox"/> Other

☐ Will any part of the business take place outdoors? ☐ Yes

If yes, please provide information on the type of activities taking place outdoors: ☐ No

☐ Will there be any outdoor storage? ☐ Yes



If yes, any outdoor storage must be screened and shown on your site plan.

☐ No

SECTION 7: Industrial, warehouse, manufacturing business types

☐ N/A

1	Will there be the production food products?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	Will there be storage of food products?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	Will there be a sales and/or display area?	<input type="checkbox"/> Yes <input type="checkbox"/> No


If yes, what is the total size of the sales and/or display area?	<input type="checkbox"/> ft ² <input type="checkbox"/> m ²
4 Will there be an office area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what is the total size of the office space?	<input type="checkbox"/> ft ² <input type="checkbox"/> m ²
5 Will there be any business activities occurring outdoors including storage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe the outdoor business activities:	


SECTION 8: Food and beverage establishments – includes brewery, winery and distillery			<input type="checkbox"/> N/A
1 Will the Business: (check all options that apply)			
<input type="checkbox"/> Restaurant/Bar: Will you be selling alcohol? <input type="radio"/> Yes <input type="radio"/> No If Yes, minors (under 18) are: <input type="radio"/> Allowed at all times <input type="radio"/> Restricted at certain times <input type="radio"/> Restricted minors at all times	<input type="checkbox"/> Nightclub (allows for entertainment area over 10 m ²) <input type="checkbox"/> Catering Service (food preparation/delivery, no customer pick-up) <input type="checkbox"/> Dinner Theatre (minors allowed at all times)	<input type="checkbox"/> Concession or Accessory Food (i.e. juice bar within an existing gym) <input type="checkbox"/> Specialty Food (i.e. deli, bakery etc.) <input type="checkbox"/> Outdoor Café (outdoor eating and drinking area)	
<input type="checkbox"/> Brewery	<input type="checkbox"/> Winery	<input type="checkbox"/> Distillery	
2 If your establishment offers dine-in, provide the following details about the seating area:			<input type="checkbox"/> N/A
<input type="checkbox"/> Existing – with no changes	What is the size of the seating area?		
<input type="checkbox"/> Existing – with changes			<input type="checkbox"/> ft ²
<input type="checkbox"/> New seating area			<input type="checkbox"/> m ²
Will your business provide entertainment (e.g. dance floor, live music or performance stage, recorded music) <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how large is the entertainment area:		<input type="checkbox"/> ft ² <input type="checkbox"/> m ²

SECTION 9: Entertainment, culture and leisure type businesses		<input type="checkbox"/> N/A
1 Will there be four or more mechanical or electronic games?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2 Will the primary business be for the rental of billiard tables, pool tables or similar games to the public?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3 Will internet or computer games be provided to four or more customers?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

4	Will you be providing indoor space for athletic, recreation or leisure activities (e.g. escape rooms)	<input type="checkbox"/> Yes <input type="checkbox"/> No
5	Will your business provide facilities for meetings, seminars, conventions, weddings or other special events?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6	Will the business provide the sale of food or beverages (including alcohol) during these events? NOTE: If yes, please answer questions in section 8	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 10: Care, health, fitness and instruction type businesses		<input type="checkbox"/> N/A
1	Will you be providing child care for children under the age of 13?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete and provide Child Care Services Information Form		
2	Will you be providing care to five or more persons who live full time in the facility?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete and provide Care Facility Information Form		
3	Will you be providing instruction, training or certification in a specific trade, service, or skill?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete and provide the Instructional Facility Information Form		
4	Will you be providing any type of health related services such as physical or mental health services?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete and provide the Health Care Services Treatment Information Form		

SECTION 11: Pop-up and interim use businesses		<input type="checkbox"/> N/A
 <i>Pop-up and interim uses businesses must be located on the ground floor</i>		
1 When will the business Operate?		
Start Date:	End Date:	Total number of days operating:
2 Will any business activities take place outdoors?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe any outdoor business activities:		
3 Will more than 40 people occupy the space at any given time (including staff and customers)?		<input type="checkbox"/> Yes <input type="checkbox"/> No
4 Provide a detailed description of your pop up/interim use business:		

5	Will the business be doing any hot works, welding, glass blowing wood working or carpentry?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6	Will the business include any food and/or alcohol related activities?	<input type="checkbox"/> Yes <input type="checkbox"/> No
 <p><i>Pop up and Interim Use businesses that involve food and/or alcohol-related activities will always require a building permit and business license. Businesses that involve in alcohol-related activities Alberta Gaming & Liquor Commission (AGLC) licence. We recommend that you contact AGLC (1-800-272-887) in order to determine their requirements and timelines in advance</i></p>		

SECTION 12: Office use only

Is a BP required? ☐ Yes
☐ No


Notes:

Is there a parcel warning about Subdivision and Development Regulation prohibited use setbacks? ☐ Yes
☐ No

SECTION 13: Applicant's Declaration

- ☐ In relation to the submission of this application, I confirm that I am:
- An owner of the parcel, an authorized agent of the owner of the parcel, or other person having legal or equitable interest in the parcel, and
 - If the parcel has a condominium board, I have consent from the condominium board to submit this application.
- ☐ In addition, I certify that all information submitted with this application, including information shown on plans and documents, to be true and correct. Incomplete or inactive applications may be cancelled or refused at the discretion of the proper authority in accordance with their respective bylaw.
- ☐ I agree to receive correspondence via electronic message related to this application.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of section 5(1) of Bylaw 39M2018 and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services.

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Kullar Investments Ltd.

owner(s)
Amrit Kullar

contact name
18 Patterson Green SW Calgary, AB T3H 3J3

contact email

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, # 8108
Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 642, 644 & 646 1st Avenue NE Calgary, AB
property address

Please be advised that I, Amrit Kullar am:
full name

(select one)

- ☒ the owner of the above mentioned property, and that I authorize
☐ an officer or director of the owner(s) of the above mentioned property,
and that I am authorized by that owner to authorize

MC+A and/or its Manu Chugh
agent or company name applicant, consultant, contractor (if applicable)

to apply for any and all DP&BP
permit type

for the above mentioned property.

I further agree to immediately notify The City of Calgary, in writing, of any changes regarding the above information.

29th Feb 2024

date signed


signature of owner

Amrit Kullar

name of owner (printed)

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.



April 30, 2024

CHUGH, MANU

[REDACTED]
[REDACTED]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-01959

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than May 30, 2024. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 993-1995 or by email at Emmanuel.Nwawulu@calgary.ca.

Sincerely,

EMMANUEL NWAUWULU
Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2024-01959
Application Description:	Change of Use: Liquor Store, Exterior Renovations: Multi-Use Commercial (refurbish building facade)
Land Use District:	Mixed Use - Active Frontage
Use Type:	Discretionary
Site Address:	644 1 AV NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	CHUGH, MANU
Date DR Sent:	April 30, 2024
Response Due Date:	May 30, 2024
Planning:	EMMANUEL NAWAWULU (368) 993-1995 Emmanuel.Nwawulu@calgary.ca

General Comments

The application is for a Change of Use: Liquor Store, Exterior Renovations: Multi-Use Commercial (refurbish building facade), a discretionary use within the Mixed Use - Active Frontage (MU-2) District. The building is located at 644A 1 Avenue NE within the Bridgeland/Riverside community.

Notice Posting:

A notice post was place at the parcel from April 3,2024 to April 11,2024. No comment was received.

Circulation:

The application was circulated BIA - Bridgeland-Riverside, Calgary Police Service Crime Prevention Team, Ward 9 Councillor, Bridgeland / Riverside Community Association, LEMAG – Licensing, Alberta Gaming & Liquor Commission from April 1,2024 to April 23,2024.

BIA - Bridgeland-Riverside - The BIA is in full support of this project.


Bridgeland / Riverside Community Association - In support of this application, Generally, Planning is in support of this application to see a long term business remain in the community. It is noteworthy that a building on the City's Inventory of Historic Resources will continue to be used and provide our Main Street with historic character and aesthetics.

Heritage: Heritage Planning supports active use of heritage buildings, and adaptions of heritage resources like the Morasch Block.

I appreciate that the applicant has chosen to remove an interior demising wall rather than alter the original shapes and locations of the front façade entryways and windows. This helps

maintain the character of the building and allows the flexibility to return the space to two units in the future, if needed

In general, the development authority does not support the application as proposed. Please read the bylaw discrepancies and prior to decision columns below for more information.

Bylaw Discrepancies		
Regulation	Standard	Provided
1342 Rules for Commercial Uses Facing a Street	(1) Unless otherwise referenced in subsection (2), the façade of a building located on the floor closest to grade and facing a street must provide windows with unobscured glass that: (a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and	Plans do not provide a complete elevation of the building. Unable to confirm.
225 Liquor Store	(e) in all commercial, industrial and mixed use districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0m of a parcel that contains a School – Private or a School Authority – School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority – School or a School – Private;	Plans indicate a school within 150.0m of the proposed liquor store.
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;	Plans indicate a school within 300.0m of the proposed liquor store. 

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. Submit a written response to the Detailed Review (DR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. Submit a written letter from the proposed tenant confirming that they would be cancelling their existing approval at the current location.
2. The development, as proposed, is not supported for the following reasons:
 - Section 225(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; - Plans indicate a school within 300.0m of the proposed liquor store.
 - Section 225(e) in all commercial, industrial and mixed use districts not including C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0 metres of a parcel that contains a School ¿ Private or a School Authority ¿ School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority ¿ School or a School ¿ Private; - Plans indicate a school within 150.0m of the proposed liquor store.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

Samantha E. Stokes

Direct Line: (403) 776-0535

Email: [REDACTED]

File:

Assistant: Andrea Diamond

D [REDACTED]

Email: A [REDACTED]

May 17, 2024

VIA EMAIL: EMMANUEL.NWAWULU@CALGARY.CA

The City of Calgary
12th Floor, 800 Macleod Trail SE
Calgary, AB T2G 2M3

Attention: Emmanuel Nwawulu, Senior Planning Technician

Dear Sir:

Re: DP2024-01959 (the "Development Permit")

We are assisting the Applicant in respect of the above-noted Development Permit and write further to your April 30, 2024 Detailed Review. We wish to address your review of Section 225(d) and 225(e) of the Land Use Bylaw.

Before doing so, some context is required. The proponent who intends to run the liquor store associated with the Development Permit has run the Bridgeland Liquor Store at 630 1 Avenue NE since February 1999. The proponent recently learned that the plaza in which the Bridgeland Liquor Store is located will be torn down, and is looking to move the Bridgeland Liquor Store to 644A 1 Avenue NE (property a related company to the proponent owns). Accordingly, while a Development Permit is being applied for, it is akin to a relocation.

1. Section 225(d)

Section 225(d) of the Land Use Bylaw indicates that there must be a separation of 300 m between liquor stores. In your Detailed Review, you have noted the Bridgeland Liquor Store being within the 300 m separation distance from 644A 1 Avenue NE. As noted above, the owner/operator of the Bridgeland Liquor Store will own/operate the liquor store associated with the Development Permit. Prior to opening of the liquor store associated with the Development Permit, Bridgeland Liquor Store will relinquish its development permit (**DP1998-3049**), such that there will not be two liquor stores within 300 m of each other.

2. Section 225(e)

Section 225(e) of the Land Use Bylaw addresses separation distances between liquor stores and "School Private" or a "School Authority – School". The separation distance between 644A 1 Avenue NE and the existing school, and the currently operating Bridgeland Liquor Store and the existing school are approximately the same. Again, as the Application for the Development Permit is akin to a relocation, in

our view, there is no change to the area, which already has one liquor store within 150 m of the existing school and has operated without incident since 1999.

We thank you for providing your Detailed Review, and we would be pleased to provide further comment as necessary.

Yours truly,

A handwritten signature in black ink, appearing to be 'S' followed by a stylized flourish.

Samantha E. Stokes
Rose LLP
SS/ms

Elizabeth Olubaju

To: Nwawulu, Emmanuel
Cc: Manu Chugh; Sheriff Olajide
Subject: Proposed Liquor Store, 644A 1 Ave NE, Calgary, Alberta. DP2024-01959 (DR)

Our Project No. 2024. MC.1282

Attention: Emmanuel Nwawulu,

Senior Planning Technician

The City of Calgary

Calgary, Alberta

Dear Emmanuel,

Re: Proposed Liquor Store, 644A 1 Ave NE, Calgary, Alberta. DP2024-01959

This letter is to acknowledge receipt of your email dated April 30, 2024. Thank you for providing your detailed review and for requesting a response as a separate document yesterday.

We can confirm that the complete elevations of the buildings have already been provided. Please refer to drawings A2.01 and A2.02 in the set of drawings sent to you on April 9, 2024.

Regarding the 1342 rule, we would have gladly increased the window sizes, but doing so would alter the historic character of the existing building.

As for the 225, a legal counsel has already provided a response, which we forwarded to you on May 24, 2024.

We hope this addresses the questions raised in your detailed review. Please do not hesitate to contact us if you require additional information.

Yours truly,

Elizabeth Olubaju

Intern Architect, AAA. MSc. (Architecture), RIBA

Manu Chugh Architect Ltd
401-1040 7th Ave SW Calgary, AB T2P 3G9



Elizabeth Olubaju

To: Nwawulu, Emmanuel
Cc: Manu Chugh; Sheriff Olajide
Subject: Proposed Liquor Store, 644A 1 Ave NE, Calgary, Alberta. DP2024-01959 (DR)

Our Project No. 2024. MC.1282

Attention: Emmanuel Nwawulu,

Senior Planning Technician

The City of Calgary

Calgary, Alberta

Dear Emmanuel,

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Yours truly,

Elizabeth Olubaju

Intern Architect, AAA. MSc. (Architecture), RIBA

[Redacted Signature]

Manu Chugh Architect Ltd
401-1040 7th Ave SW Calgary, AB T2P 3G9



Samantha E. Stokes

Direct Line: (403) 776-0535

Email: Samantha.Stokes@RoseLLP.com

File:

Assistant: Andrea Diamond
[REDACTED]
[REDACTED]

May 17, 2024

VIA EMAIL: EMMANUEL.NWAWULU@CALGARY.CAThe City of Calgary
12th Floor, 800 Macleod Trail SE
Calgary, AB T2G 2M3**Attention: Emmanuel Nwawulu, Senior Planning Technician**

Dear Sir:

Re: DP2024-01959 (the "Development Permit")

We are assisting the Applicant in respect of the above-noted Development Permit and write further to your April 30, 2024 Detailed Review. We wish to address your review of Section 225(d) and 225(e) of the Land Use Bylaw.

Before doing so, some context is required. The proponent who intends to run the liquor store associated with the Development Permit has run the Bridgeland Liquor Store at 630 1 Avenue NE since February 1999. The proponent recently learned that the plaza in which the Bridgeland Liquor Store is located will be torn down, and is looking to move the Bridgeland Liquor Store to 644A 1 Avenue NE (property a related company to the proponent owns). Accordingly, while a Development Permit is being applied for, it is akin to a relocation.

1. Section 225(d)

Section 225(d) of the Land Use Bylaw indicates that there must be a separation of 300 m between liquor stores. In your Detailed Review, you have noted the Bridgeland Liquor Store being within the 300 m separation distance from 644A 1 Avenue NE. As noted above, the owner/operator of the Bridgeland Liquor Store will own/operate the liquor store associated with the Development Permit. Prior to opening of the liquor store associated with the Development Permit, Bridgeland Liquor Store will relinquish its development permit (**DP1998-3049**), such that there will not be two liquor stores within 300 m of each other.

2. Section 225(e)

Section 225(e) of the Land Use Bylaw addresses separation distances between liquor stores and "School Private" or a "School Authority – School". The separation distance between 644A 1 Avenue NE and the existing school, and the currently operating Bridgeland Liquor Store and the existing school are approximately the same. Again, as the Application for the Development Permit is akin to a relocation, in

our view, there is no change to the area, which already has one liquor store within 150 m of the existing school and has operated without incident since 1999.

We thank you for providing your Detailed Review, and we would be pleased to provide further comment as necessary.

Yours truly,

A handwritten signature in black ink, appearing to be 'S' followed by a stylized flourish.

Samantha E. Stokes
Rose LLP
SS/ms



June 25, 2024

CHUGH, MANU

[office@\[REDACTED\]](mailto:office@[REDACTED])
(403) 605-7584

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2024-01959

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than July 25, 2024. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (368) 993-1995 or by email at Emmanuel.Nwawulu@calgary.ca.

Sincerely,

EMMANUEL NWAUWULU
Senior Planning Technician



Detailed Review 3 – Development Permit

Application Number:	DP2024-01959
Application Description:	Change of Use: Liquor Store, Exterior Renovations: Multi-Use Commercial (refurbish building facade)
Land Use District:	Mixed Use - Active Frontage
Use Type:	Discretionary
Site Address:	644 1 AV NE
Community:	BRIDGELAND/RIVERSIDE
Applicant:	CHUGH, MANU
Date DR Sent:	June 25, 2024
Response Due Date:	July 25, 2024
Planning:	EMMANUEL NWAUWULU (368) 993-1995 Emmanuel.Nwawulu@calgary.ca

General Comments

The application is for a Change of Use: Liquor Store, Exterior Renovations: Multi-Use Commercial (refurbish building facade), a discretionary use within the Mixed Use - Active Frontage (MU-2) District. The building is located at 644A 1 Avenue NE within the Bridgeland/Riverside community.

Notice Posting:

A notice post was placed at the parcel from April 3, 2024 to April 11, 2024. No comment was received.

Circulation:

The application was circulated to BIA - Bridgeland-Riverside, Calgary Police Service Crime Prevention Team, Ward 9 Councillor, Bridgeland / Riverside Community Association, LEMAG – Licensing, Alberta Gaming & Liquor Commission from April 1, 2024 to April 23, 2024.


BIA - Bridgeland-Riverside - The BIA is in full support of this project.

Bridgeland / Riverside Community Association - In support of this application, Generally, Planning is in support of this application to see a long term business remain in the community. It is noteworthy that a building on the City's Inventory of Historic Resources will continue to be used and provide our Main Street with historic character and aesthetics.

Heritage: Heritage Planning supports active use of heritage buildings, and adaptations of heritage resources like the Morasch Block.

I appreciate that the applicant has chosen to remove an interior demising wall rather than alter the original shapes and locations of the front façade entryways and windows. This helps maintain the character of the building and allows the flexibility to return the space to two units in the future, if needed.

In general, the development authority does not support the application as proposed. Please read the bylaw discrepancies and prior to decision columns below for more information.

Bylaw Discrepancies		
Regulation	Standard	Provided
225 Liquor Store	(e) in all commercial, industrial and mixed use districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0m of a parcel that contains a School – Private or a School Authority – School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority – School or a School – Private;	Plans indicate that a school is within 150.0m of the proposed liquor store.
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;	Plans indicate that a school is within 300.0m of the proposed liquor store. 

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. The development, as proposed, is not supported for the following reasons:
 - Section 225(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; - Plans indicate that a school is within 300.0m of the proposed liquor store.
 - Section 225(e) in all commercial, industrial and mixed use districts not including C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0 metres of a parcel that contains a School - Private or a School Authority - School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority - School or a School - Private; - Plans indicate that a school is within 150.0m of the proposed liquor store.
 - Furthermore, a relaxation of the discrepancies mentioned above for the proposed liquor store cannot be supported for reasons stated in section 40(h) of the Land Use Bylaw, which states that:
 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:
 (i) the expansion or alteration of an existing approved Liquor Store or renewal of approval of a previously approved development permit for a Liquor Store; or
 (ii) an existing approved Liquor Store that proposes to move to a new location not within a minimum separation distance specified in subsections 225(d) or 225(e), excluding the distance from the original location of the existing approved Liquor Store;

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

2. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.

Samnick, Cyrille

From: MC+A Office <office@mcplusa.ca>
Sent: Friday, June 28, 2024 9:34 AM
To: Nwawulu, Emmanuel
Subject: [External] RE: DP2024-01959 Detail Review - 644A 1 AV NE

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Dear Emmanuel,

Thanks for your email received on Tuesday the 25th of June.

Please note that we will be going with option B- which is:

'we are pursuing the application, as proposed, with a decision of refusal by the Development Authority.

The refusal will be based on the comments listed above.'

Best Regards
MC+A

From: Emmanuel.Nwawulu@calgary.ca <Emmanuel.Nwawulu@calgary.ca>
Sent: Tuesday, June 25, 2024 8:38 AM
To: MC+A Office <office@mcplusa.ca>
Cc: Emmanuel.Nwawulu@calgary.ca
Subject: DP2024-01959 Detail Review - 644A 1 AV NE



Dear Applicant,

The detailed review for your development permit has been completed and we require additional information before we are able to proceed to a decision. Please see the attached Detailed Review document for details.

This email contains the following information:

DETAILED REVIEW

For more information about the development permit process please visit www.calgary.ca/dpprocess.

For status updates and more information on your specific development permit please visit www.calgary.ca/pdmap.

Please contact me if you have any questions or concerns about your development permit.

Regards,

EMMANUEL NWAUWULU
Senior Planning Technician
Emmanuel.Nwawulu@calgary.ca
(368) 993-1995
www.calgary.ca/PDMap

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1P2007.

D.P. #	2024-01959
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For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
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Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

****If applicable Complete Flood Sheet****

Public Realm Setbacks

Main Floor Elevation(S):

Roof Peak Elevation(s):

Notes:

[illegible]

Page 3			Mixed Use - Active Frontage (MU-2)			D.P. # 2024-01959	
Rule	Requirements			Evaluation			
			Notes	Provided/Variance			
Part 4	If applicable please refer to Part 4 Form			See Attached	N/A	N/I	
1342 Rules for Commercial Uses Facing a Street	(1) Unless otherwise referenced in subsection (2), the façade of a building located on the floor closest to grade and facing a street must provide windows with unobscured glass that:	(a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and		Percentage (%)			
				Area (m²)			
		Area (m²) between 0.6m-2.4m					
		(a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and		Percentage (%)			
				Area (m²)			
		Area (m²) between 0.6m-2.4m					
	(b) where the entire area described in subsection (a) allows views of the indoor space.		C	N/C	N/A	N/I	
	(2) Where the façade of a building contains a Dwelling Unit that portion of the façade is not required to meet the requirements of subsection (1).			Applies		Does Not Apply	
	1382 Use Area	(1) The maximum use area of a Catering Service – Minor, or a Catering Service – Minor combined with any other use, is 300.0m²			N/A		
(2) The maximum public area for a Restaurant: Food Service Only and Restaurant: Licensed is 300.0m²			N/A				
1383 Location of Uses within Buildings	(1) The following uses must not be located on the ground floor of a building facing the commercial street:	(a) Addiction Treatment;		C	N/C	N/A	N/I
		(b) Assisted Living;		C	N/C	N/A	N/I
		(c) Catering Service;		C	N/C	N/A	N/I
		(e) Custodial Care;		C	N/C	N/A	N/I
		(f) Dwelling Unit;		C	N/C	N/A	N/I
		(f.1) Health Care Service		C	N/C	N/A	N/I
		(g) Office;		C	N/C	N/A	N/I
		(h) Place of Worship - Medium;		C	N/C	N/A	N/I
		(i) Place of Worship - Small; and		C	N/C	N/A	N/I
		(j) Residential Care		C	N/C	N/A	N/I
1384 Façade Width for Uses Facing a Street	(1) Unless otherwise referenced in subsections (2) and (3), the length of the building façade that faces a street containing an individual use on the floor closest to grade is a maximum of 15.0m.			9.87		-5.13	
	(2) For an individual Drinking Establishment - Medium, Drinking Establishment - Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service or Supermarket use located on the floor closest to grade, the length of the building facade that faces a street may be increased to 30.0m where all the other uses that share the same facade meet the requirements of subsection (1).			N/A			
	(3) The length of the building façade that faces a street containing an individual Financial Institution, Health Care Service, Office or Payday Loan use on the floor closest to grade is a maximum of 9.0m			N/A			

Part 4 A to Z Use and Use Rules

D.P. #

A

B

C

D

E

F

G

H

I

K

L

M

N

O

P

R

S

T

U

V

Section / Use

Type

Requirements

Evaluation

225 Liquor Store

Compulsory

(a) means a use:

(a) means a use where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission;

C

N/C

N/A

N/I

(c) in the C-N1 and C-N2 Districts must only be located on a parcel with a front property line on a major street or a primary collector street;

C

N/C

N/A

N/I

(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0m of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;

41.05

-258.95

Address of Liquor Store within 300.0m, if applicable.

630 1 Av NE

(e) in all commercial, industrial and mixed use districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0m of a parcel that contains a School – Private or a School Authority – School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority – School or a School – Private;

44.89

-105.11

Address of School Authority - School or School - Private within 150.0m, if applicable.

231 6 St NE

Rule

(e.1) In all Centre City East Village Districts, Liquor Stores must not be located:

(i) within 150.0m of a parcel that contains an Emergency Shelter, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains an Emergency Shelter

N/A

Address of Emergency Shelter within 150.0m, if applicable.

(e.1) In all Centre City East Village Districts, Liquor Stores must not be located:

(ii) on parcels North of 5 Avenue SE and West of 4 Street SE

C

N/C

N/A

N/I

(e.2) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not:

(i) about a Cannabis Store;

C

N/C

N/A

N/I

(ii) if not for one or more intervening actual side setback areas, about a Cannabis Store; and

C

N/C

N/A

N/I

(iii) when located on the same parcel, if not for a vacant space between buildings, not including an internal road, about a Cannabis Store

C

N/C

N/A

N/I

40 Applications the Development Authority Must Refuse

(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 10.0% relaxation of a minimum separation distance specified in subsections 225(d) or 225(e), except where the development permit is for:

(i) the expansion or alteration of an existing approved Liquor Store or renewal of approval of a previously approved development permit for a Liquor Store; or

Applies

Does Not Apply

(ii) an existing approved Liquor Store that proposes to move to a new location not within a minimum separation distance specified in subsections 225(d) or 225(e), excluding the distance from the original location of the existing approved Liquor Store;

Applies

Does Not Apply

Note: If both (i) or (ii) Apply these values are Not Applicable

225(d)

86.32%

76.32%

225(e)

70.07%

60.07%

FILE: DP 2024-01959

DATE RECEIVED: March 19, 2024

Bylaw Discrepancies		
Regulation	Standard	Provided
1342 Rules for Commercial Uses Facing a Street	(1) Unless otherwise referenced in subsection (2), the façade of a building located on the floor closest to grade and facing a street must provide windows with unobscured glass that: (a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and	Plans do not provide a complete elevation of the building. Unable to confirm.
225 Liquor Store	(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0m of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;	Plans indicate another liquor store is located 41.05m (-258.95m) of the proposed location. <i>Note: The other liquor store is the existing liquor store.</i>
	(e) in all commercial, industrial and mixed use districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0m of a parcel that contains a School – Private or a School Authority – School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority – School or a School – Private;	Plans indicate two schools within 150.0m of the proposed liquor store. School at 107 6A ST NE – 77.01m (-72.99m) School at 231 6 ST NE – 44.89m (-105.11m)
40 Applications the Development Authority Must Refuse	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: (ii) an existing approved Liquor Store that proposes to move to a new location not within a minimum separation distance specified in subsections 225(d) or 225(e), excluding the distance from the original location of the existing approved Liquor Store;	Plans indicate the proposed liquor store is proposing to move to a new location that is within the minimum separation distance specified in subsection 225 (e). The proposed liquor store is within the specified minimum separation distance of a school.

Samnick, Cyrille

From: Manu Chugh [REDACTED]@plusa.ca>
Sent: Wednesday, May 29, 2024 10:09 AM
To: Nwawulu, Emmanuel
Subject: [External] Re. DP 2024-01959

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May 29, 2024

Our Project No. 2024. MC.1282

Mr. Emmanuel Nwawulu
Senior Planning Technician
The city of Calgary
Calgary, Alberta

Dear Mr. Nwawulu,

**RE: Proposed Liquor Store
644A 1 Ave NE
Calgary, Alberta.**

DP 2024-01959

With reference to the above this is to acknowledge the receipt of your email dated April 30, 2024.
As you can see we have full support of the following:

- Bridgeland - Riverside
- Heritage Planning.

With reference to the rule 1342, Please note that for our business purpose we would have preferred to increase the size of the windows/glazing which would have meant changing/modifying the building character of an existing historic character and aesthetics.

With respect to rule 225, a legal counsel has provided her response which was forwarded to you earlier.

Trust you find the above in order and to your satisfaction.

Meanwhile, please do not hesitate to contact me should you have any questions and/or require any additional information.

Thank You.



MANU CHUGH ARCHITECT LTD

Manu Chugh, ARCHITECT. AAA. MRAIC. AMAIA

Cellphone. 403-605-7584 **e.** manu@mcplusa.ca

a. 401-1040 7th AVE SW Calgary AB. T2P 3G9 **w.** mcplusa.ca

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Samnick, Cyrille

From: Haskell, Pamela L.
Sent: Friday, April 12, 2024 2:30 PM
To: Nwawulu, Emmanuel
Subject: DP2024-01959 Heritage Circulation comments

Hello Emmanuel,

Heritage Planning has the following comments for your circulation:

Heritage Planning supports active use of heritage buildings, and adaptations of heritage resources like the [Morasch Block](#).

As most of the character-defining elements of the Morasch Block are located on the front (south) façade, I appreciate that the applicant has chosen to remove an interior demising wall rather than alter the original shapes and locations of the front façade entryways and windows. This helps maintain the character of the building and allows the flexibility to return the space to two units in the future, if needed.

Comparing the elevation drawings with historical photos, it appears that the rear façade of the building has very few original features remaining. The proposed development does not affect the remaining original window openings on the second floor of the rear façade. I can't be certain if the expanded doorway proposed will affect any original building materials, as several entryways have been created and removed over the years. I suggest that if original brickwork is found during the creation of the larger doorway, the bricks be carefully removed and saved for any future masonry repairs to the front façade.

Thank you.

Pamela

Pamela Haskell

Planner 1 - Heritage (City & Regional Planning)
Planning & Development Services
The City of Calgary
Mail Code 8117
E pamela.haskell@calgary.ca

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THIS IS A CIRC REF.

Application: DP2024-01959

Submitted by: Anthony Imbrogno

Contact Information

Address:

Email: planning@brcacalgary.org

Phone:

Overall, I am/we are:

In support of this application

Areas of interest/concern:

Site access and accessibility, Parking or loading zones

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Generally, Planning is in support of this application to see a long term business remain in the community. It is noteworthy that a building on the City's Inventory of Historic Resources will continue to be used and provide our Main Street with historic character and aesthetics. Note that this liquor store has no other liquor stores within the 300 metre bylaw restriction. However, the application DP2024-01228 for a liquor store is contrary to the bylaw restrictions.

The Committee does not support a relaxation for DP2024-01228.

There are concerns about accessing the store via the alleyway to the east, with potential to increase congestion given the narrow access to the alleyway from 1st Ave near the busy intersection of 1st Ave and Edmonton Trail. The traffic concerns can be alleviated if the alleyway and parking behind the store connect to the alley at the north that has access to northbound Edmonton Trail. Will the alleyway retain access to Edmonton Trail given the proposed development at the corner of 1st Ave and Edmonton Trail?

Concerns regarding laneways and access to rear parking

Attachments:

Samnick, Cyrille

From: Jacqui Sanderson <ed@bridgelandcalgary.com>
Sent: Monday, April 8, 2024 11:40 AM
To: Nwawulu, Emmanuel
Subject: [External] Fwd: Electronic Submission for DP2024-01959 - 644 1 AV NE
Attachments: Submitting Comments Online.pdf; DP2024-01959- Circulation PackagePart-2.pdf; DP2024-01959- Circulation PackagePart-1.pdf

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Hi Emmanuel,

The BIA is in full support of this project. Let me know if you have any other questions or need more information.

----- Forwarded message -----

From: <DP.circ@calgary.ca>
Date: Mon, Apr 1, 2024 at 3:11 PM
Subject: Electronic Submission for DP2024-01959 - 644 1 AV NE
To: <DP.circ@calgary.ca>
Cc: <Emmanuel.Nwawulu@calgary.ca>



A **Development Permit** application has been submitted for **Change of Use: Change of Use: Liquor Store, Exterior Renovations: Multi-Use Commercial (refurbish building facade)** to The City of Calgary. Please find the circulation package containing the application details, attached.

Councillor's Offices, please note that this circulation has been provided for your information only.

For all other circulation referees,

We kindly ask that you [submit your comments](#) through the [Development Map](#). Comments for DP2024-01959 are **due by April 22, 2024**. To better understand how to use our online comment form, we have attached a guide, Submitting Comments Online.

Submitting comments through the Development Map helps streamline the application process.

Sincerely,

The Circulation Team

DP.circ@calgary.ca

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--

Jacqui Sanderson
Bridgeland BIA, Executive Director

Dear SDAB Members,

I write as Director of the Bridgeland-Riverside Planning Committee.

The Committee has previously supported the development permit application for a long-time business to maintain their presence in the community. They are being forced out of their present location, due to a significant development application that will entirely tear down their business, and are seeking to stay in virtually the same location.

We are interested in planning fairness, consistency and transparency and this application has encountered issues that concern Planning Committee.

First, Bridgeland's Main Streets program seeks a lively, dynamic streetscape (see <https://www.calgary.ca/planning/projects/bridgeland-main-street.html>). This can only happen with business owners who have a stake in the community, take a longer-term view of their practices, and maintain good relations with neighbours. As far as the Committee is aware, this is the case with Bridgeland Liquor Store.

Next, we are greatly concerned about the DP/LOC at 123 4 ST NE, 151 4 ST NE. There is currently a LOC to rezone the area to reduce the distance permitted between liquor stores from 300m to 150m. Planning Committee has opposed new relaxations in the area. We note that the DP decision being appealed to the SDAB makes reference to the liquor store distance restrictions, and refers to the bylaw's standard 300m restriction. We are left puzzled why Bridgeland Liquor Store is subject to the bylaw restrictions when the new liquor store is seeking to reduce this restriction for themselves?

Without fairness and consistency in planning, the Committee cannot accurately provide information to planners on issues in the community. Bridgeland-Riverside is facing increased development and a lack of fairness, consistency and transparency in planning will generate unwarranted uncertainty, making it exceedingly difficult for residents and businesses to plan for their future in our changing community. We welcome change and are seeking change that is respectfully oriented and considerate towards residents and those who wish to remain in our community.

We ask the SDAB to aim for planning fairness and transparency and to consider making a decision that maintains the presence of a long-standing business in the community.

Sincerely,

Anthony Imbrogno

Director, Planning Committee, BRCA

planning@brcacalgary.org

PROPOSED LIQUOR STORE

642, 644A 1 Avenue NE, Calgary, AB

MUNICIPAL ADDRESS:
642, 644A 1 Avenue NE, Calgary, AB
LEGAL DESCRIPTION:
Plan #8510320, Block #4, Lot#12A

APPLICABLE BUILDING CODE - ALBERTA BUILDING CODE (AE) 2019

PROJECT: LIQUORE STORE
BUILDING IS NOT SPRINKLERED PROVIDED EXISTING BUILDING

CLASSIFICATION OF BUILDING

3.1.2.1. MAJOR OCCUPANCY OR OCCUPANCIES : GROUP E MERCANILE

3.1.17.1 OCCUPANT LOAD
BASED ON NO OF STAFF = 4 STAFF

EXITS & SAFETY WITHIN THE FLOOR AREAS
3.3.1.5 1 EGRESS DOORWAY REQUIRED
3.8.2.4.(4) BARRIER FREE WASHROOM

Sheet List		
Sheet Number	Sheet Name	Sheet Group
A0.00	Cover Sheet	Architectural
A1.00	Site Plan & Assemblies	Architectural
A1.01	Main Floor Plan - Existing	Architectural
A1.02	Main Floor Plan - Demolition	Architectural
A1.03	Main Floor Plan - Proposed	Architectural
A2.01	Architectural Building Elevations	Architectural
A2.02	Architectural Building Elevations	Architectural

Door Schedule			
Mark	Door Size		Assembly Name
	Width	Height	
103	915.00	2135.00	
101	1828.80	2135.00	
100b	1828.80	2135.00	
101b	915.00	2135.00	
102	915.00	2135.00	
100	915.00	2135.00	

PROFESSIONAL SEAL:

PRIME CONSULTANT:



MANU CHUGH ARCHITECT LTD
401, 1046 - 7 Ave, Sw Calgary, Alberta, Canada
Tel:403 - 269 - 5959 Fax:403 - 233 - 8149
www.mcplusa.ca

CLIENT:

CONSULTANTS:

PHASE/ DATE:
DP / 2024-04-04

NOTE:

DESCRIPTION

DATE ISSUED:

Project Municipal Address

642,644A 1 Avenue NE

Project Legal Address

#8510320; Block #4; Lot #12A

MC+A file No.

2024-MC-1282

PHASE:

ISSUED FOR PERMIT

Date
2024-04-04

Scale
1 : 50

Designed By: E. O.

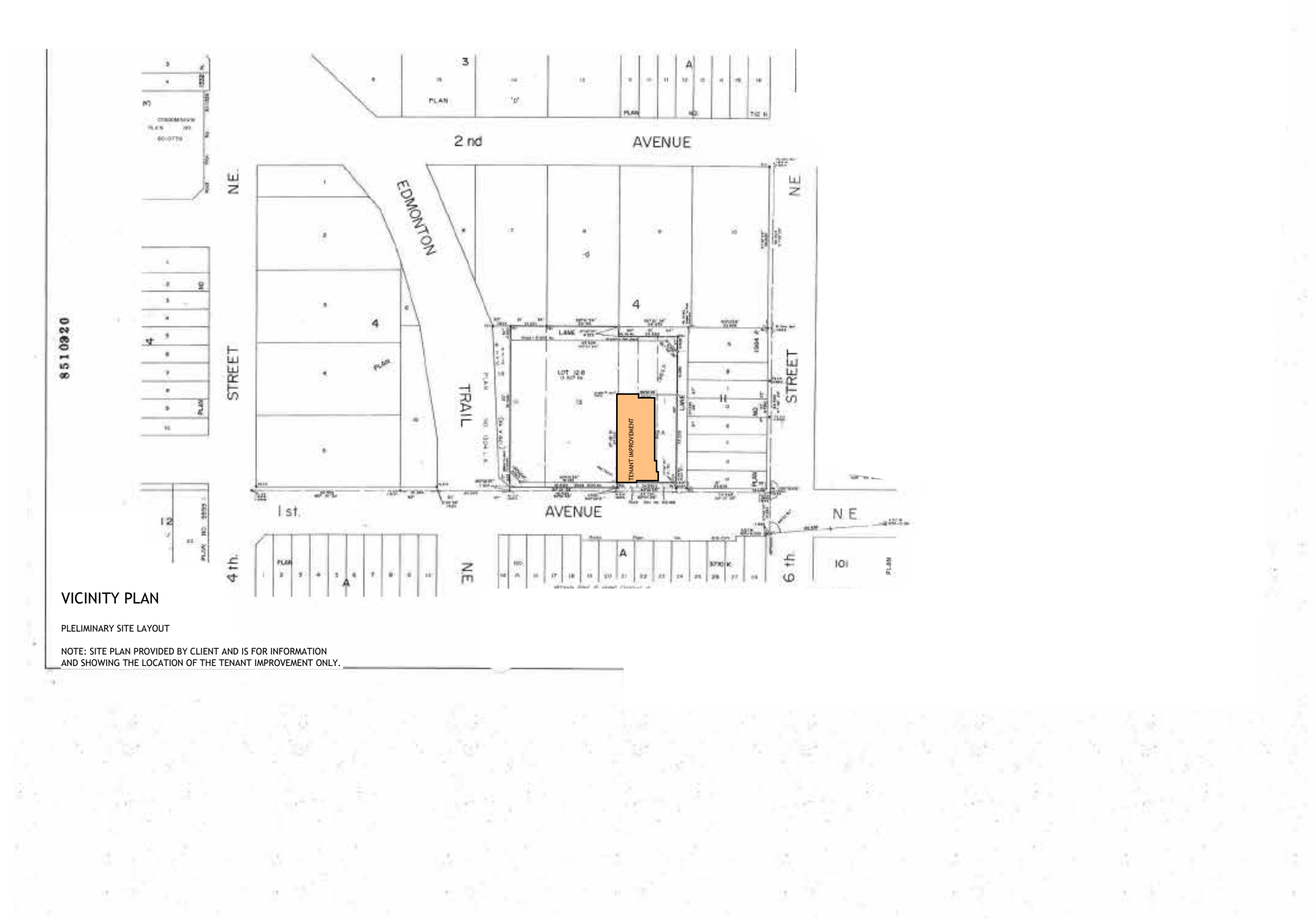
Checked By: M. C.

Sheet Title

Cover Sheet

Sheet Number

A0.00

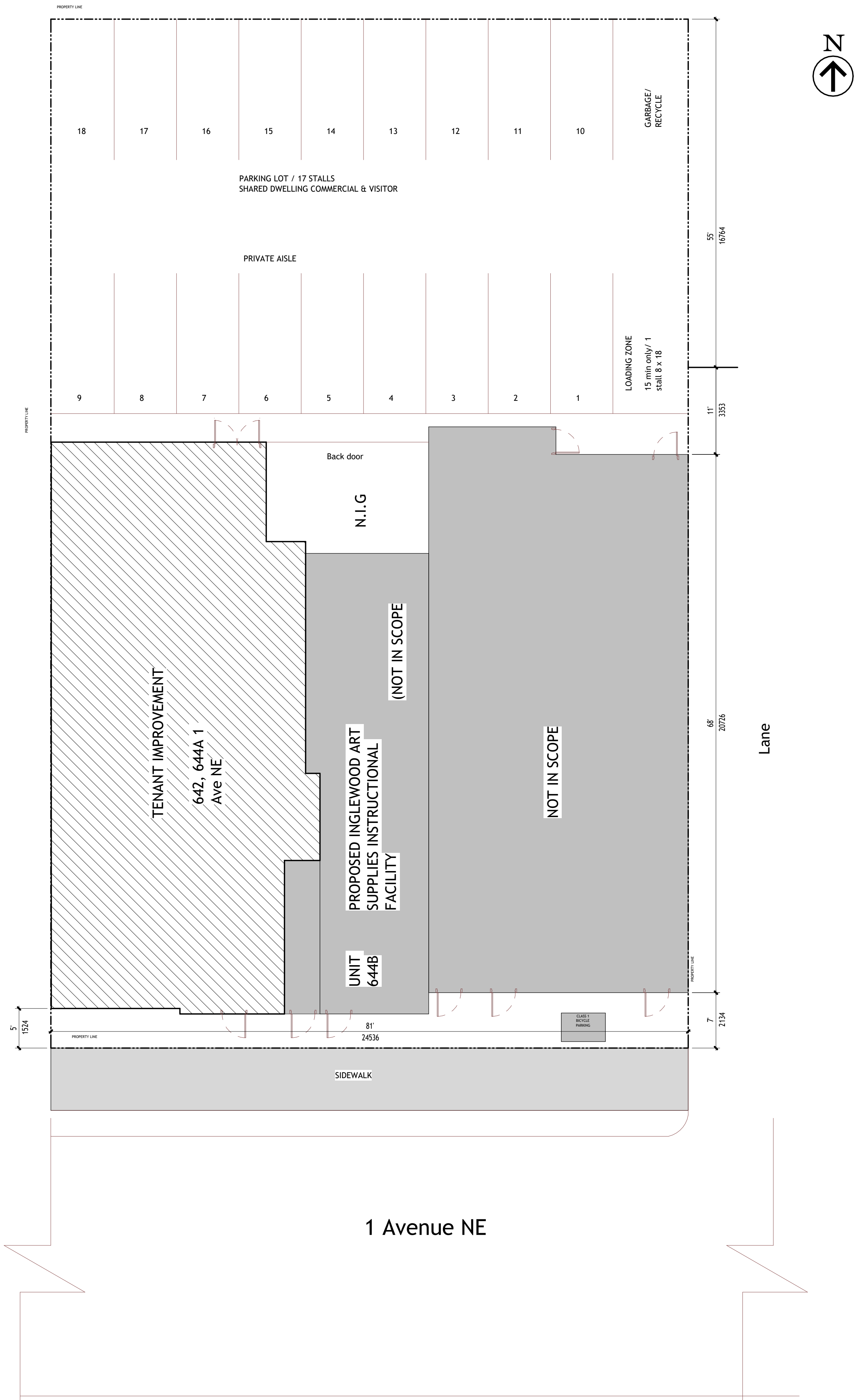


INGLEWOOD ART SUPPLIES
INSTRUCTIONAL FACILITY
Art classes, workshops & Deomos: 1
Teacher, 9 students per class

Municipal Address:644B 1 Ave NE
Legal Description: Plan #8510320, Block #4,
Lot#12A
Scale 1:200

- NOTES
1. NO CHANGES TO SITE PLAN
 2. NO CHANGES TO BUILDING AREA

2 Site Location Plan
1:100



CONSTRUCTION ASSEMBLIES	
P01 - INTERIOR PARTITION S5 152 UNRATED STC 41 • 12.7mm GYPSUM BOARD • 152mm METAL STUDS @ 610mm MAX O.C. • 152 ACOUSTIC FIBRE GLASS INSULATION • 12.7mm GYPSUM BOARD	
P02 - INTERIOR PARTITION S5 90 UNRATED STC 41 • 12.7mm GYPSUM BOARD • 90mm METAL STUDS @ 610mm MAX O.C. • 90 ACOUSTIC FIBRE GLASS INSULATION • 12.7mm WATER RESISTANT GREENBOARD (WASHROOM SIDE)	
P03 - INTERIOR PARTITION S5 92 1-HR STC 51 • 15.9mm TYPE-X GYPSUM BOARD • 92mm METAL STUDS @ 610mm MAX O.C. • 92mm ACOUSTIC FIBRE GLASS INSULATION • 15.9mm TYPE-X GYPSUM BOARD	
P04 - INTERIOR PARTITION S5 92 1-HR STC 41 • 15.9mm TYPE-X GYPSUM BOARD • 92mm METAL STUDS @ 610mm MAX O.C. • 92mm ACOUSTIC FIBRE GLASS INSULATION • 15.9mm TYPE-X GYPSUM BOARD • INSULATED PANELS (COOLER SIDE)	
P05 - INTERIOR PARTITION S5 92 1-HR STC 41 • 12.7mm GYPSUM BOARD • 92mm METAL STUDS @ 610mm MAX O.C. • INSULATED PANELS (COOLER SIDE)	
P06 - EXISTING WALL + INSULATED PANELS(COOLER SIDE) • EXISTING WALL • 50.8mm INSULATED PANELS (COOLER SIDE)	
CO1 - EXISTING CEILING • EXISTING • 50.8mm INSULATED PANEL (COOLER SIDE)	
CO2 - EXISTING CEILING • EXISTING (make good any defects)	

PROFESSIONAL SEAL:

PRIME CONSULTANT:



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NOTE:

Project Municipal Address

642,644A 1 Avenue NE

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MC+A file No.

2024-MC-1282

PHASE:

ISSUED FOR PERMIT

Date

2024-04-04

Scale

As indicated

Designed By: E. O.

Checked By: M. C.

Sheet Title

Site Plan & Assemblies

Sheet Number

A1.00



Main Floor Plan_ Existing Units

1 : 30



Main Floor Plan_ Existing

1 : 30

FLOOR PLAN LEGEND

- Kitchen
- Lobby
- Rooms
- Unknown
- Washrooms



Not In Scope

PROFESSIONAL SEAL:

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PHASE:

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Date

2024-04-04

Scale

1 : 50

Designed By: E. O.

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Sheet Title

Main Floor Plan_ Existing

Sheet Number

A1.01



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MC+A file No.

2024-MC-1282

PHASE:

ISSUED FOR PERMIT

Date

2024-04-04

Scale

1 : 50

Designed By: E. O.

Checked By: M. C.

Sheet Title

Main Floor Plan_ Demolition

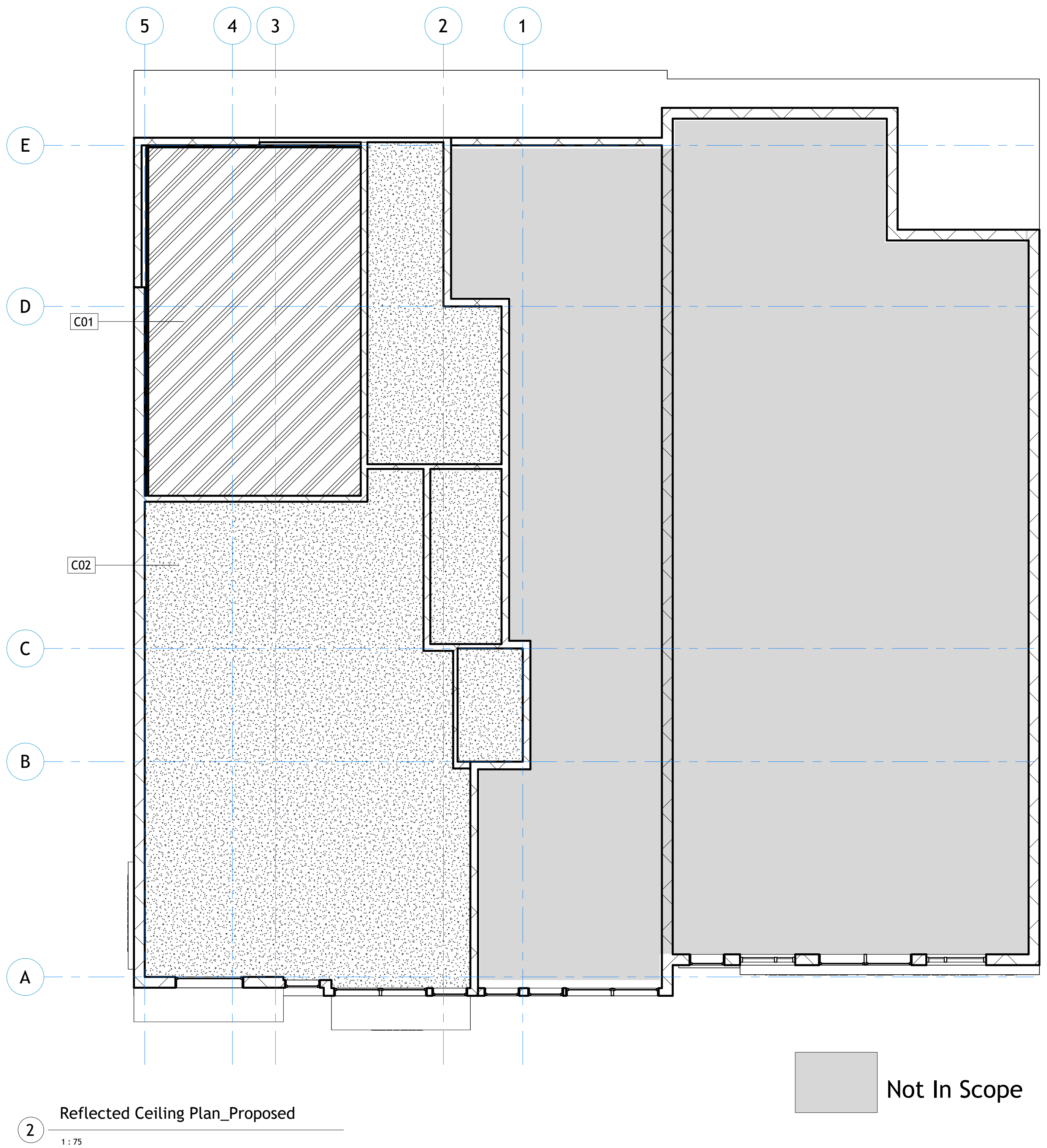
Sheet Number

A1.02



1 Main Floor Plan_Demolition

1 : 50



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PHASE/ DATE:
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NOTE:

DESCRIPTION

DATE ISSUED:

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Project Legal Address

#8510320; Block #4; Lot #12A

MC+A file No.
2024-MC-1282

PHASE:

ISSUED FOR PERMIT

Date
2024-04-04

Scale

1 : 75

Designed By: E. O.

Checked By: M. C.

Sheet Title

Main Floor Plan_ Proposed

Sheet Number

A1.03



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PHASE/ DATE:

DP/ 2024-04-04

NOTE:

[illegible]

Scale 1:50



Not In Scope

642,644A 1 Avenue NE

#8510320; Block #4; Lot #12A

2024-MC-1282

ISSUED FOR PERMIT

Date _____

2024-04-04

Scale

Designed By: E. O.

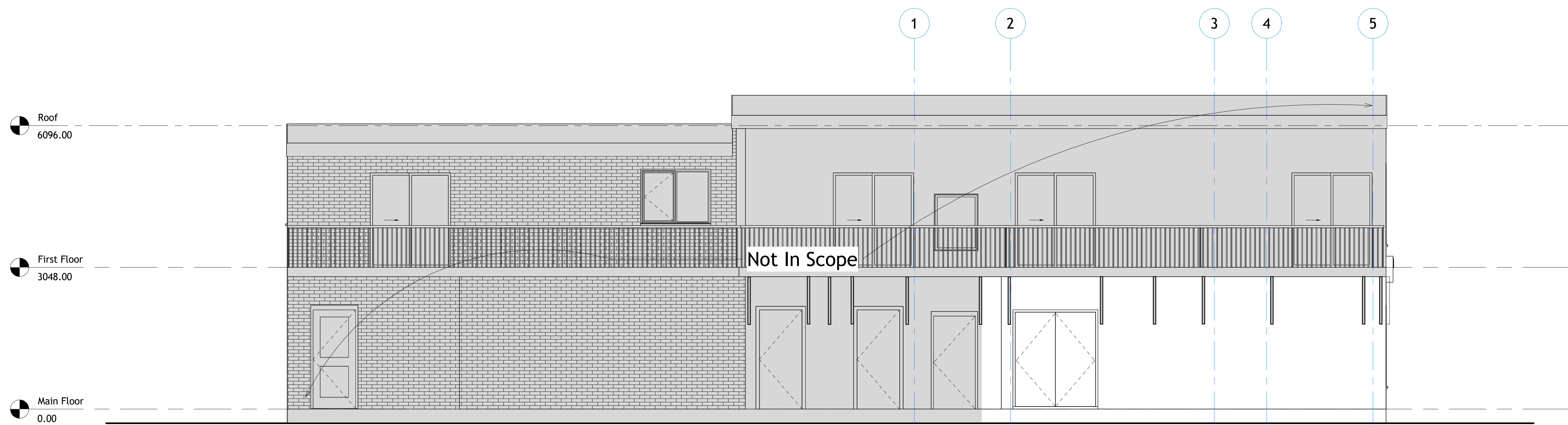
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Sheet Title

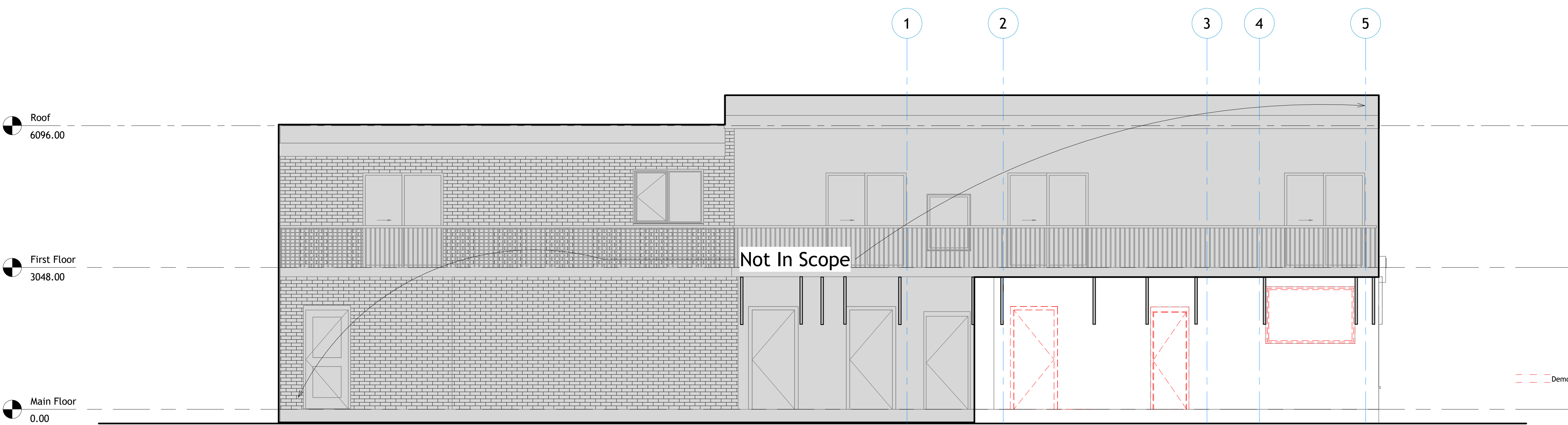
Architectural Building Elevations

Sheet Number

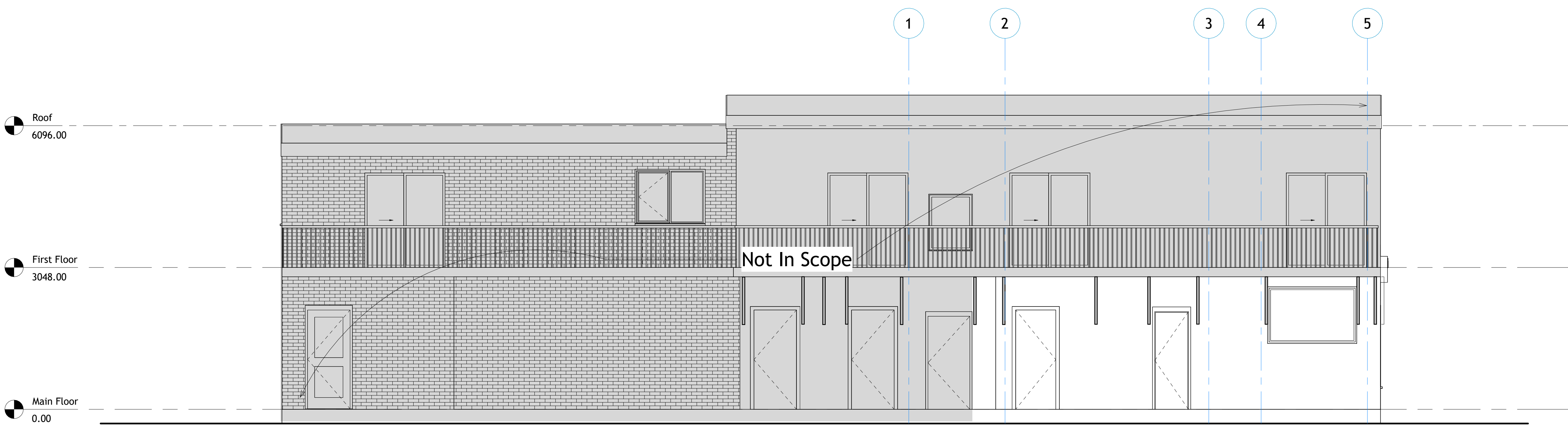
A2.01



North Building Elevation (Proposed)
Scale 1:50



North Building Elevation (Demolition)
Scale 1:50



North Building Elevation (Existing)
Scale 1:50

Not In Scope

PROFESSIONAL SEAL:

PRIME CONSULTANT:



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PHASE:

ISSUED FOR PERMIT

Date

2024-04-04

Scale

1 : 50

Designed By: E. O.

Checked By: M. C.

Sheet Title

Architectural Building Elevations

Sheet Number

A2.02