

**REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD**

DATE: October 28, 2021	APPEAL NO.: SDAB 2021-0070 FILE NO.: DP2021-1925
APPEAL(S) BY: James and Stella Leong of Stellsunds Holdings Ltd.	
REPRESENTED BY: Claudette Reddick of Permitmasters	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a Change of Use: Cannabis Store was approved at <u>Entryway: 1601 14 ST SW</u> <u>(Bldg: 1609 14 ST SW)</u>	LAND USE DESIGNATION: DC 119D2019 Discretionary
COMMUNITY OF: Sunalta	DATE OF DECISION: September 2, 2021
APPLICANT(S): Ryan Dowdell of Calgary Cannabis Company	OWNER(S): ASI Sentinel Block GP Management Inc.

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.



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

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. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10390758	Order Number 36284000	Online Form Processed 2021-09-28 3:17:39 PM	
Site Information			
Municipal Address of Site Under Appeal 1601 14 STREET SW		Development Permit/Subdivision Application/File Number DP2021-1925	
Appellant Information			
Name of Appellant CLAUDETTE REDDICK		Agent Name (if applicable) PERMITMASTERS	
-> Stellsuns Holdings Ltd, c/o James Leong, Stella Leong		-> Claudette Reddick, Permitmasters	
Street Address (for notification purposes) SUITE 920 736 8TH AVENUE SW			
-> For appellant: 1428 17 Ave SW, Calgary, AB, T2T 0C3. PH: 403-852-3088, Email: leongpj@gmail.com			
City CALGARY	Province ALBERTA	Postal Code T2P 1H4	Residential Phone # 403-475-2044
Business Phone # 403-475-2044	Email Address claudette@citytrend.ca		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

The Development Authority (DA) failed to recognize my client's approved Development Permit (DP) was valid until August 1, 2021 and the new DP was submitted well in advance of the expiry date. The DA failed to recognize the continuing work to prepare the space for my client's approved Cannabis Store. The DA waited until the expiry time of my client's original DP which is well beyond their required time to render a timely decision. Further grounds will be raised at the SDAB Hearing.

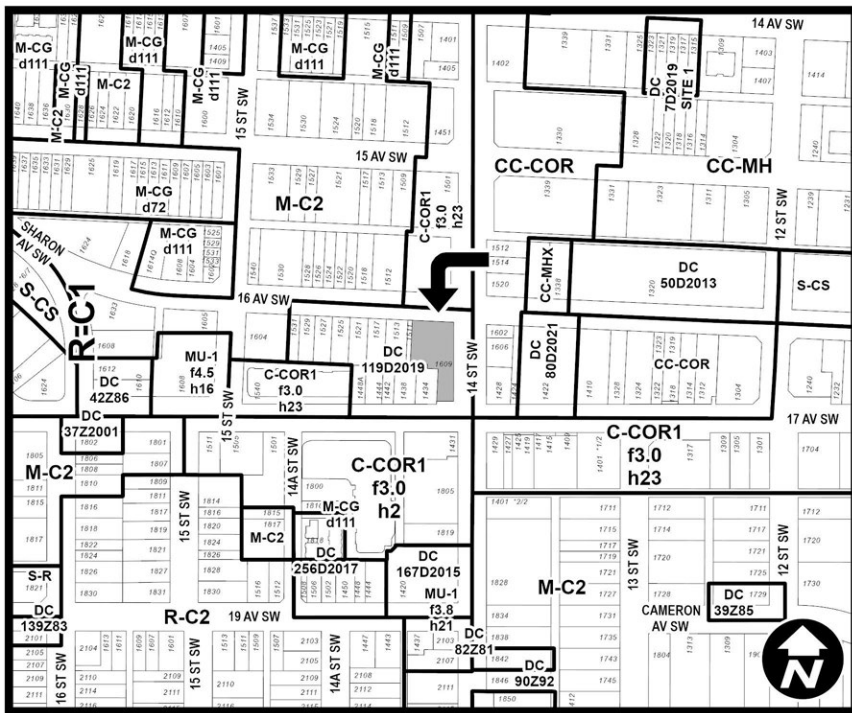
In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 30 MINUTES	Will you be using an agent/legal counsel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

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. NOTE: THIS INFORMATION WILL FORM PART OF A FILE AVAILABLE TO THE PUBLIC. If you have any questions regarding the collection of this information, contact the City Appeal Boards at 403-268-5312 or PO Box 2100 Stn. "M", #8110, Calgary, AB, T2P 2M5.

FOR OFFICE USE ONLY				
Final Date of Appeal YYYY MM DD 2021 10 01	SDAB Appeal Number SDAB2021-0070	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD 2021 10 28	Date Received September 28, 2021

SDAB2021-0070



SDAB2021-0070



September 7, 2021

BUD'S CANNABIS EMPORIUM
RYAN DOWDELL

Dear Sir/Madam:

RE: Notification of Decision: DP2021-1925
Subject: Change of Use: Cannabis Store
Project:
Address: 1609 14 ST SW

This is your notification of decision by the Development Authority to approve the above noted application on September 2, 2021.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by September 2, 2022 or the development permit shall cease to be valid.

The decision will be advertised beginning September 9, 2021 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight September 30, 2021. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

An appeal along with reasons must be submitted, together with payment of \$200.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Avenue N.E., Calgary, AB T2E 7S8) within 21 days of receipt of this letter. An appeal may also be filed online at <http://www.calgarysdab.ca>. To obtain an appeal form, for information on appeal submission options or the appeal process, please call (403) 268-5312.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (403) 651-5459 or by email at Mathew.Wilkinson@calgary.ca and assist me by quoting the Development Permit number.

Sincerely,

Mathew Wilkinson
Senior Planning Technician
Planning and Development
Attachment(s)



**DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

DP2021-1925

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

1609 14 ST SW

Community: **Sunalta**

L.U.D.: **DC 119D2019**

and legally described as:

5380V;201;16-22

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

Change of Use: Cannabis Store

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: **September 2, 2021**

Development Authority **Melanie D Meadows**

File Manager: **Mathew
Wilkinson**

Release Date: _____

This permit will not be valid if development has not commenced by: September 02, 2022

This Development Permit was advertised on: **September 09, 2021**

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: **BUD'S CANNABIS EMPORIUM**

Address: **1336, LAKE SYLVAN DR SE**

City: **CALGARY, Alberta, T2J3C8**

Phone: **[REDACTED]**

Complete Address and Legal Description listing for Development Permit DP2021-1925

Address Type	Address	Legal Description
Building	1609 14 ST SW	
Entryway	1601 14 ST SW	
Parcel	1609 14 ST SW	5380V;201;16-22



Conditions of Approval – Development Permit

Application Number:	DP2021-1925
Application Description:	Change of Use: Cannabis Store
Land Use District:	Direct Control (1P2007)
Use Type:	Discretionary
Site Address:	1609 14 ST SW
Community:	SUNALTA
Applicant:	BUD'S CANNABIS EMPORIUM
Senior Planning Technician:	MATHEW WILKINSON - (403) 651-5459 - Mathew.Wilkinson@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
2. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

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.

3. 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.

4. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
5. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
6. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.



Development Permit Application

Online Submission

Application Information	
Applicant Details <input checked="" type="checkbox"/> Business Owner <input type="checkbox"/> Property Owner <input type="checkbox"/> Agent Representing Business or Property Owner	
Applicant Name RYAN DOWDELL	Applicant Contact Information Phone: [REDACTED] [REDACTED] [REDACTED] Mailing Address: 1336, LAKE SYLVAN DR SE, CALGARY Alberta Canada T2J3C8
Representing Company (if applicable) Bud's Cannabis Emporium	
Business Trade Name	
Business ID unknown	
Owner / Leaseholder Name RYAN CAMERON DOWDELL	Owner / Leaseholder Contact Information Phone: [REDACTED] [REDACTED] [REDACTED]
Business Location Details	
<input checked="" type="checkbox"/> Comercial Based <input type="checkbox"/> Home Based <input type="checkbox"/> Based Out of Town <input type="checkbox"/> Mobile <input type="checkbox"/> Personal Services	
Application Address 1601 14 ST SW	
LUD DC, Direct Control (1P2007)	Existing Use(s) C1770 - Indoor Recreation Facility
<input type="checkbox"/> First tenant in the space (Building is brand new and I am the first tenant) <input checked="" type="checkbox"/> New tenant (There was a different business using this space, but the proposed business will be taking over) <input type="checkbox"/> Existing tenant (I have pre-existing approval for this space but I am making changes to operations)	
Is a school, child care facility, overnight medical facility, residence, or food, drink, and/or cannabis business proposed as either a primary or ancillary use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a waste management, recycling, or wastewater treatment facility being proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

What was the last business to occupy the space (if known) SMARTY PANTZ ESCAPE ROOM	Total floor area 3918	Floor of business MAIN FLOOR
Is any part of the business use taking place outside? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, what business activity will be taking place outside? N/A	
Will you be adding or increasing the size of a sign? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Business Activity Questionnaire

Activity type selected

Cannabis Store

Q1: Will the business be selling approved commercial cannabis for consumption off the premises? (Note: Consumption of cannabis must not occur on site) (Adds Cannabis Store licence)

A1: Yes

Licence Types:
CANNABIS STORE

Planning Terms:
Cannabis Store

Describe your business

Customer Notes: Bud's Cannabis Emporium, a Cannabis Store, will be a modern and engaging space well suited for the revitalization of the 17th ave/Red Mile district. Locally owned and operated.

Planning Terms

Cannabis Store

Licence Types

CANNABIS STORE

Have you previously applied for planning approval for how your business intends to use the space? (i.e. Deveopment Permit or Tenancy Change)

No

Do you know, or have you been advised, to apply for a Development Permit to change the use of the space you are occupying?

Yes

Safety Questionnaire

Q1: Are you proposing construction or alterations to the space? (This includes any moving, replacing and construction of new walls, mezzanines, or floors)?

A1: Yes

Approvals Generated

Q1: Would you like to apply Business Licence now?

A1: Yes - apply now

Q2: Would you like to apply Development Permit now?

A2: Yes - apply now

Q3: Would you like to apply Building Permit now?

A3: No – I will apply at a later date or someone else will apply on my behalf

Submitted Documents

Document Type: ARCHITECTURAL

Document SubType: PLANS

Document Name: a01 to a03 buds cannabis emporum.pdf

The personal information obtained on this form is being collected under the authority of section 33(c) of the FOIP Act. This information is being collected for the purpose of our inspection processes (if required) and will be disclosed to relevant City Business Units, Federal and Provincial agencies, Utility companies, Community Associations/Groups/Organizations, Adjacent Municipalities, Municipal school boards and/or any agencies required for review as part of the application review process. 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 application will be available to the public, 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 emailing the FOIP Program Administrator for Planning and Development at plngbldg@calgary.ca or by telephone at (403)268-5311.

Online Services Terms of Use

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOLLOWING TERMS OF USE. IF YOU DO NOT AGREE WITH THESE TERMS OF USE YOU ARE NOT AUTHORIZED TO USE THIS ONLINE SERVICES SITE AND MUST IMMEDIATELY DISCONTINUE USE OF THIS ONLINE SERVICES SITE.

1. Interpretation

These Online Application Consent and Confirmation of Applicant supplement, and shall be interpreted consistently with, the general Terms of Use for the City of Calgary's website, found at the bottom of each web page.

2. Accuracy of Information Submitted

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application is true and accurate and is intended to be your permit application to The City.

3. Consent to Electronic Decision

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the Online Application. If my email address changes I will advise The City of the new email address or provide a mailing address for the formal approval.

4. Electronic Submission

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your application in electronic form and you will not re-submit your application in paper form. The City does not guarantee that the entire electronic permit application process will be completed electronically, and The City reserves the right in its sole discretion to require you to submit information and records relating to your application in paper form.

5. Complete Application

I acknowledge that The City may inactivate or cancel incomplete permit applications that do not contain all of the requested information at The City's sole discretion.

6. Changes to Site and Terms of Use

The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without notice. The changes or additional terms are effective immediately upon

being posted to this Online Services Site. Your use of the Online Services Site will be subject to the Terms of Use posted on the Online Services Site at the time of use. In the event any of the provisions of the Terms of Use are determined to be invalid, void, or unenforceable for any reason, that provision will be deemed to be severable and will not affect the validity or enforceability of any remaining condition of the Terms of Use. You may be asked to agree to separate terms of use for other pages or applications used elsewhere on The City's website.

7. Disclaimer of Warranties and Conditions

THE CONTENTS, PRODUCTS AND SERVICES ON THIS ONLINE SERVICES SITE AND YOUR USE OF THIS ONLINE SERVICES SITE ARE PROVIDED IN GOOD FAITH ON AN "AS IS" AND "AS AVAILABLE" BASIS. YOU RELY ON THE INFORMATION CONTAINED IN THIS ONLINE SERVICES SITE AT YOUR OWN RISK.

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WHILE THE CITY TRIES TO ENSURE THE ACCURACY AND COMPLETENESS OF INFORMATION ON THIS ONLINE SERVICES SITE, IT DOES NOT GUARANTEE ITS ACCURACY OR COMPLETENESS. THE CITY DOES NOT GUARANTEE OR WARRANT THAT THIS SITE WILL ALWAYS BE AVAILABLE FOR USE.

8. Privacy Statement and Collection of Personal Information

Any information, including personal information, contained in a permit application submitted by using this site is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (for Building Permits) or the Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) (for Development Permits) as well as the *Alberta Freedom of Information and Protection of Privacy Act* ("FOIP"), Section 33(a) and (c). This information will be used for The City's permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services for purposes related to these processes. Information may also be used by The City to conduct ongoing evaluations of services received from The City's Planning and Development Department. The name of the applicant and the nature of the permit will be made available to the public as authorized by FOIP. Please send inquiries by mail to the FOIP Program Administrator, Planning and Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

9. Alberta Law

You agree to be bound by Alberta law when using this Online Services Site and agree that any court proceedings or other legal action will take place in Alberta.

10. No Damage or Modification of Site

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Services Site to no longer be available for use. You agree not to impersonate or misrepresent your association with any other person. You agree that you will not submit any information that is harmful, unlawful, or otherwise objectionable.

11. Site Ownership

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish or otherwise use this content except as permitted by these Online Services Terms of Use. The words, phrases, names, designs or logos used on this Online Services Site may constitute trademarks, service marks or trade names of The City or other entities. The display of any such marks does not imply that The City or other entities have granted a license to you to use these marks.

12. Security of Account Information

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and answers, and other information you might need to access and use this Online Services Site. You are responsible for all activities occurring under your account, user name, or login. You agree to notify The City if you suspect that your account, user name, or login is not secure or is being used for an inappropriate purpose.

13. Violation of Terms of Use

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. The City may, in its sole discretion, temporarily or permanently terminate your access to and use of this Online Services Site, at any time, for any reason, without notice or liability to you. The City is not liable for any damages resulting from its termination of your access to, or use of, this Online Services Site.

14. Copyright

I acknowledge and understand that, as part of The City's process in reviewing, evaluating, and processing the permit application, The City will need to make available, in print and digital form, copies of the application materials to relevant City business units, members of City council, utility providers, other municipalities, municipal school Boards, relevant community associations/groups/organizations (including their boards of directors and planning committees), members of the general public, and any other external agencies or third parties whose input is required by The City in connection with the processing of your application. I hereby (i) consent to The City's copying, reproduction, distribution, and communication of the permit application materials, in any material form and via any medium, as required for the purpose of enabling The City to process your application; and (ii) certify that I am authorized and have the right to grant such consent.

15. Condominium Property

I have all authorizations required under the Condominium Property Act, RSA 2000, c C-22, as amended or replaced, the bylaws of the Condominium Corporation, and otherwise in law to apply for this application if it is respecting condominium property. I further agree to immediately notify The City, in writing, of any changes regarding this information.

Development Permit Application Requirements

I am authorized to apply for this permit in accordance with section 26 (1) of the Land Use Bylaw 1P2007 as amended.

Motor Vehicle Parking Bylaw Check

FILE: DP2021-1925

DATE RECEIVED: August 16, 2021

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of Units	Section	Rate	Stalls Required
Address									
Not Applicable									

Address									
Main Floor									
Not Applicable									

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
1609 14th Street South West									
Main Floor									
	1601 Bud's Cannabis Emporium	Cannabis Store		369.324			121.1	4.00 100	14.77
Total Stalls Required									14.77
Total Stalls Required (Rounded)									15

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of Units	Section	Rate	Stalls Required
Address									
Not Applicable									

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
Not Applicable									

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
<i>Not Applicable</i>									

Proposed Bicycle Parking - Class 2 (Not Required) ▼

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
<i>Not Applicable</i>									

Excess Motor Vehicle Parking Stalls (Not Required) ▼

Suite	Business Name	Use	GFA (m ²)	GUFA (m ²)	Public Area (m ²)	# of persons	Section	Rate	Stalls Required
Address									
<i>Not Applicable</i>									

From: david.weisgerber@calgary.ca
To: [REDACTED]
Cc: [Weisgerber, David](#)
Subject: DP2021-1925 INITIAL REVIEW - 1601 14 ST SW
Date: Monday, April 5, 2021 12:01:26 PM

logo



Re: DP2021-1925 INITIAL REVIEW - 1601 14 ST SW

Good day,

I am the file manager who will be reviewing your Development Permit application.

The initial review of your application is complete, and a detailed planning review is now underway. This includes consulting with stakeholders to gather planning information relevant to your application. You will be contacted if additional information is needed.

For more information about the Development Permit Process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2021-1925-59895, at www.calgary.ca/vista.

Regards,

DAVID WEISGERBER
Senior Planning Technician
david.weisgerber@calgary.ca
(403) 333-5398
www.calgary.ca/PDMap

From: [Weisgerber, David](#)
To: "Ryan Dowdell"
Subject: RE: DP2021-1925 INITIAL REVIEW - 1601 14 ST SW
Date: Monday, April 12, 2021 9:05:00 AM
Attachments: [image002.jpg](#)
[image003.png](#)

Hi Ryan,

The DP is currently in circulation to several stakeholders in the area to provide comments to me to be part of a decision by the Development Authority. The final due date for these responses is April 26, so after that a decision will be made. Once, if approved, then you can apply for a BP. If it is not supported you will be notified, at this time, of your ability to appeal.

Thanks,
David Weisgerber
Senior Planning Technician
Technical Planning, Community Planning
Planning & Development
(403)333-5398



 Please consider the environment before printing this email

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.
[Contact me through MS Teams](#)

From: Ryan Dowdell [REDACTED] >
Sent: Monday, April 12, 2021 8:31 AM
To: Weisgerber, David <David.Weisgerber@calgary.ca>
Subject: [EXT] RE: DP2021-1925 INITIAL REVIEW - 1601 14 ST SW

Good morning David,

I appreciate your time on our application and I have a question in regards to the timing of the outcome. I am trying to determine at what point, if everything moves forward without an appeal, will we have our "approved (not released)"

Once we have the "approved not released" are we able to submit a building permit or can the BP application be submitted prior to our dp approval??

Thanks again,

Cheers Ryan

Sent from [Mail](#) for Windows 10

From: david.weisgerber@calgary.ca
Sent: April 5, 2021 12:01 PM
To: [REDACTED]
Cc: david.weisgerber@calgary.ca
Subject: DP2021-1925 INITIAL REVIEW - 1601 14 ST SW



Re: DP2021-1925 INITIAL REVIEW - 1601 14 ST SW

Good day,

I am the file manager who will be reviewing your Development Permit application.

The initial review of your application is complete, and a detailed planning review is now underway. This includes consulting with stakeholders to gather planning information relevant to your application. You will be contacted if additional information is needed.

For more information about the Development Permit Process please visit <http://www.calgary.ca/dpprocess>.

Please track your application, using your Job Access Code (JAC) [REDACTED] - [REDACTED], at <http://www.calgary.ca/vista>.

Regards,

DAVID WEISGERBER
Senior Planning Technician
david.weisgerber@calgary.ca
(403) 333-5398
<http://www.calgary.ca/PDMap>

From: [Ryan Dowdell](#)
To: [CAS ePermit](#)
Subject: [EXT] FW: Supplemental information for dp2021-1925 discretionary change of use application cannabis store
Date: Friday, March 26, 2021 9:26:00 AM
Attachments: [Supplemental information for dp2021-1975.docx](#)

Good day,

I am re-forwarding this information as I just realized that the previous submission had incorrect information.

The development permit number was incorrect. We stated it was DP2021-1975 but it was DP2021-1925.

Please add this information to our application DP2021-1925

I apologize for the inconvenience and thank you for your time in advance

Cheers Ryan

Sent from [Mail](#) for Windows 10

From: [Ryan Dowdell](#)

Sent: March 24, 2021 1:06 PM

To: cas_epermit@calgary.ca

Subject: Supplemental information for dp2021-1925 discretionary change of use application cannabis store

Good day,

I would like to add this document to my application for DP2021-1925

Please get back to me if you have any questions.

Cheers Ryan

[REDACTED]

[REDACTED] Windows 10



BUD'S CANNABIS EMPORIUM
 [REDACTED]
 [REDACTED]

Dear Sir/Madam:

RE: Detailed Review (DR)

Development Permit Number: DP2021-1925

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.

A written response to the Prior to Decision issues in this DR is required from the Applicant by the end of the thirty (30) calendar day response due date. In the event that the response due date expires, the application may be inactivated subject to a fifteen (15) calendar day reactivation timeline. In the case of a non-responsive or incomplete application, the General Manager – Planning, Development and Assessment may cancel the application as per Section 41.1 of Land Use Bylaw 1P2007.

Should you have any questions or concerns, please contact me at (403) 333-5398 or by email at david.weisgerber@calgary.ca.

Sincerely,

A handwritten signature in blue ink that reads "Disgerber".

David Weisgerber
 Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2021-1925
Application Description:	Change of Use: Cannabis Store
Land Use District:	Direct Control (1P2007)
Use Type:	Discretionary
Site Address:	1609 14 ST SW
Community:	SUNALTA
Applicant:	BUD'S CANNABIS EMPORIUM
Date DR Sent:	April 28, 2021
Response Due Date:	May 28, 2021
Senior Planning Technician:	DAVID WEISGERBER - (403) 333-5398 - david.weisgerber@calgary.ca

General Comments

This application proposes a change of use to Cannabis Store at 1609 14 Street S.W. in the community of Sunalta. The parcel is designated Direct Control, DC 119D2019, Centre City Mixed Use District (CC-X), under the City of Calgary Land Use Bylaw. Cannabis Store is a discretionary use within this district.

The proposed use is located on the west side of 14 Street S.W. in the Condon building. The use is situated 38.81 metres from an approved Cannabis Store located on the east side of 14 Street S.W. at 1428 17 Avenue S.W. DP2018-1706. (*see attached bylaw review map*)

The Development Authority must consider the Council approved Cannabis Store Guidelines, the Land Use Bylaw, comments received during the circulation and review, and the compatibility of the proposed development with respect to the neighbourhood.

During the review process the application has been circulated to the following stakeholders to provide comments to be part of a decision by the Development Authority.

- The site was **Notice Posted** for a period of one week: No comments received.
- **Sunalta Community Association:** Comments received April 28, after due date:
The development committee does encourage the applicant to continue ensuring the corner they're on stays a vibrant pedestrian corridor. Somewhat separate and more governed by AGLC rules, we do encourage the applicant to explore ways to make the windows and coverings facing both 14th Street and 16th Ave friendly, inviting, and neighbourly.
We wish the applicant all the best with their future endeavour and encourage them to do everything possible in their day to day operations to ensure a positive, friendly impact to the streetscape and surrounding residential area.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

- **Bankview Community Association:** No comments received.
- **Beltline Neighbourhoods Association (BNA):** No comments received.
- **Mount Royal Community Association:** Will not be commenting on this application.
- **17th AV Retail and Entertainment District (BIA):** No comments received.
- **Ward 8 Councillor – Evan Woolley:** No comments received.
- **Building Regulations:** No longer review Cannabis Stores.
- **LEMAG (Licenced Establishments Multi Agency Group):** Reviewed no objections.
- **AGLC (Alberta Gaming and Liquor Control Commission):** No comments received.

Comments on Relevant City Policies

CANNABIS STORE GUIDELINES

Objectives

1. To ensure opportunities for Cannabis Stores on main streets and in communities are balanced with opportunities for other types of commercial uses. A variety of commercial uses provide communities with options, supports economic diversification and helps build a complete retail street.
2. To promote a full range and a mix of commercial uses and opportunities along main streets and in communities.
3. To avoid the potential for negative perceptions that may be created about a community when there is an over concentration or clustering of Cannabis Stores along a main street or in a community.
5. To manage the potential socio-economic impacts of the clustering and concentration of Cannabis Stores.

Guidelines

Concentration of Cannabis Stores in communities

There should not be a significant long-term difference in the concentration of Cannabis Stores between different main streets, communities or other areas. Recognizing that every location has unique characteristics (e.g. schools and other factors that affect a Cannabis Store location), generally a significant long-term difference would be characterized by more than a 25 per cent difference in the concentration of Cannabis Stores per unit population.

Separation Distance Between Cannabis Stores

The Development Authority must consider the overall number and density of Cannabis Stores on a main street, community or other area in comparison to other main streets, communities or areas in Calgary when considering a request for a reduction to the minimum separation distance between Cannabis Stores.

Additionally, the development authority may consider a reduction in the separation distance between Cannabis Stores when:

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

1. There is only one other Cannabis Store within the minimum separation distance; and
2. A proposed Cannabis Store is located on a different street or on the opposite side of the same street as the existing Cannabis Store;
3. A major road, expressway or river separates the proposed Cannabis Store from the existing Cannabis Store;
4. The proposed Cannabis Store is located in an enclosed shopping centre; or
5. An existing approved Cannabis Store proposes to relocate to a new location within 300 metres of its original location, provided that it does not move within the separation distance of a different Cannabis Store.

Calgary Land Use Bylaw 1P2007

Section 35 of the City of Calgary Land Use Bylaw states, in part:

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:
- (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**;

Section 160.3 of the City of Calgary Land Use Bylaw states, in part:

160.3 “Cannabis Store”

- (a) means a **use**:
 - (i) where cannabis is sold for consumption off the premises;
 - (ii) where consumption of cannabis must not occur;
 - (iii) that may include the ancillary retail sale or rental of merchandise; and
 - (iv) where counselling on cannabis may be provided;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) where all cannabis that is offered for sale or sold must be from a federally approved and licenced facility;
- (d) that has been licensed by the Alberta Government;
- (e) 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**;
- (f) 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 **Cannabis Store**, when measured from the closest point of a **Cannabis Store** to the closest point of another **Cannabis Store**;
- (g) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not:
 - (i) abut a **Liquor Store**;
 - (ii) if not for one or more intervening **actual side setback areas**, abut a **Liquor Store**; and
 - (iii) when located on the same **parcel**, if not for a vacant space between **buildings**, not including an internal road, abut a **Liquor Store**;
- (h) in all Districts, must not be located within 100 metres of a **parcel** that does not have a **School Authority – School** located on it and is designated as a municipal and school reserve or school reserve on the certificate of title;

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

- (i) in all **commercial, industrial** and **mixed use districts**, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located with 150.0 metres of a **parcel** that contains any of the following **uses**, when measured from the closest point of a **Cannabis Store** to the closest point of a **parcel** that contains any of them:
 - (i) **Emergency Shelter**;
 - (ii) **School – Private**; and
 - (iii) **School Authority – School**;
- (j) *deleted*
- (k) does not require **bicycle parking stalls – class 1**; and
- (l) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250 metres of **gross usable floor area**.

Bylaw Variances			
Regulation	Standard	Provided	Variance (%)
160.3(f) Separation distance between Cannabis Stores	300m	38.81m	-261.19m (87.1%)

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 direction as to how this application is to proceed.
2. The development, as proposed, is not supported for the following reasons:
 - The proposed use is separated by **38.81m** from an approved Cannabis Store, DP2018-1706 at 1428 17 AV SW. Relaxation of this separation distance between Cannabis Stores is excessive.

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.

If option (B) is pursued, the last day to respond to the Detailed Review is thirty days from the date the DR was issued, April 28, 2021.

Prior to Release Requirements

If this Development Permit is approved, the following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

3. The Prior to Release conditions will be finalized at the time of Development Authority decision.

Permanent Conditions

If this Development Permit is approved, the following permanent conditions shall apply:

Planning

4. The permanent conditions will be finalized at the time of Development Authority decision.

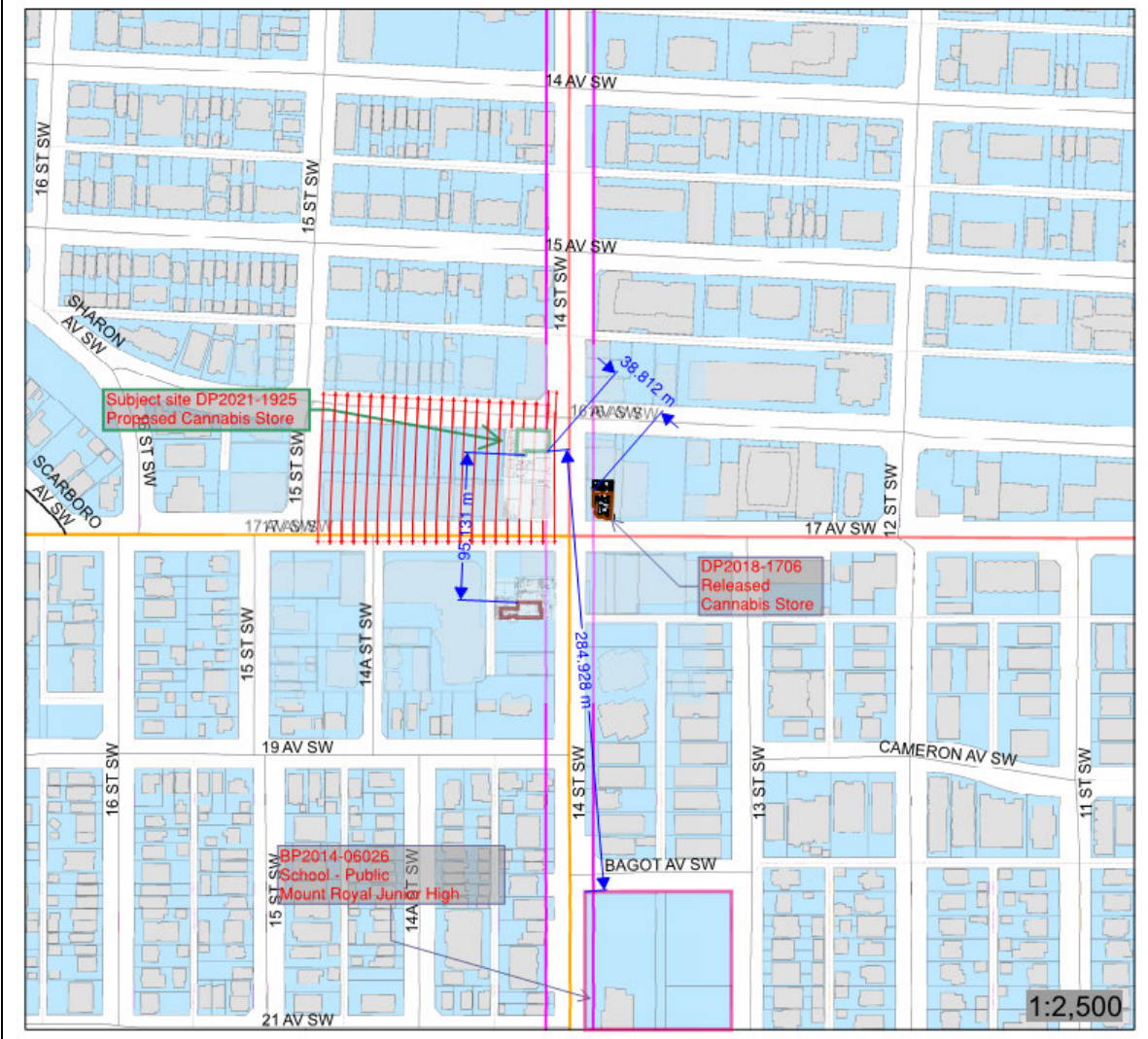
Advisory Comments

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.

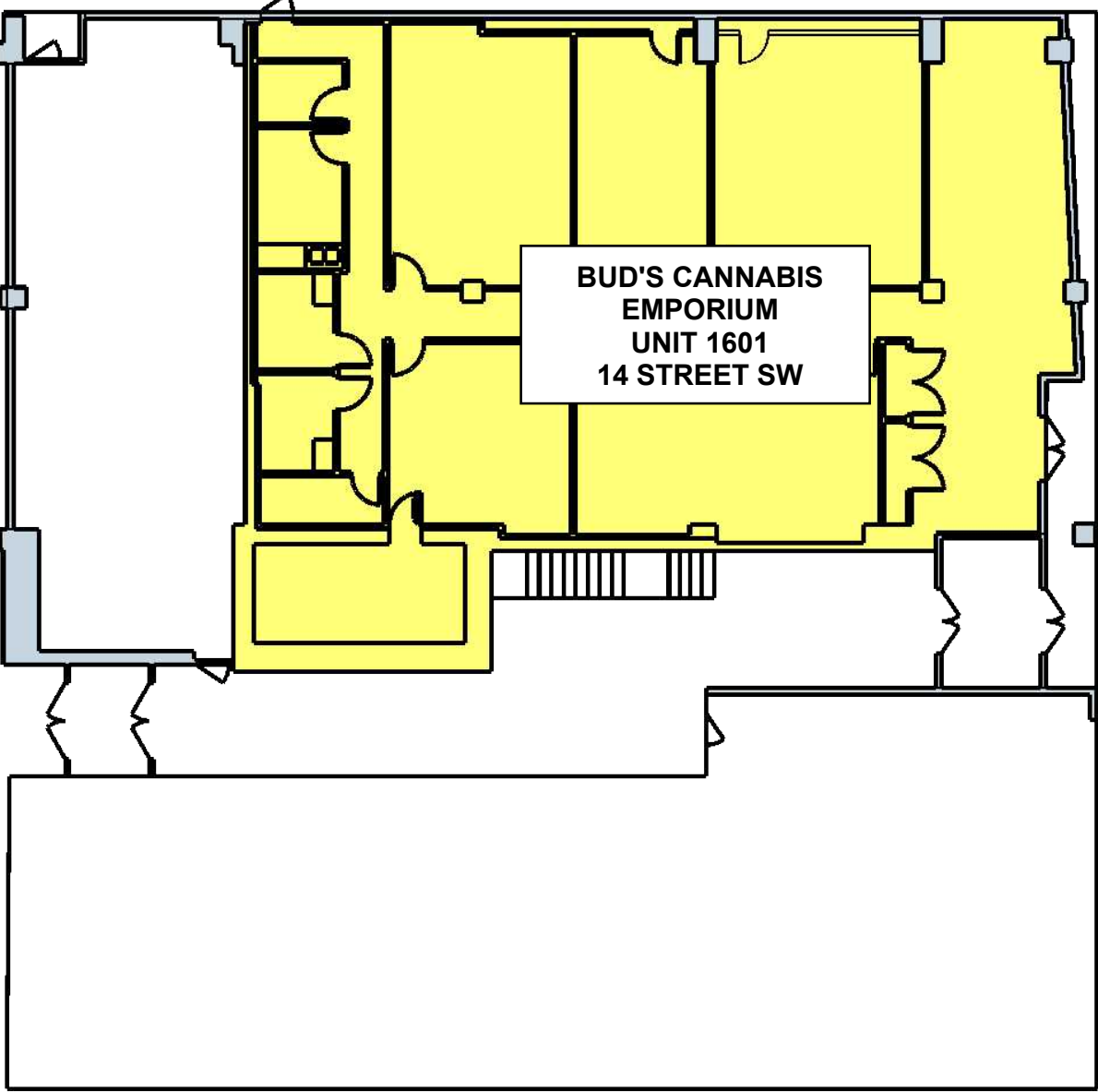
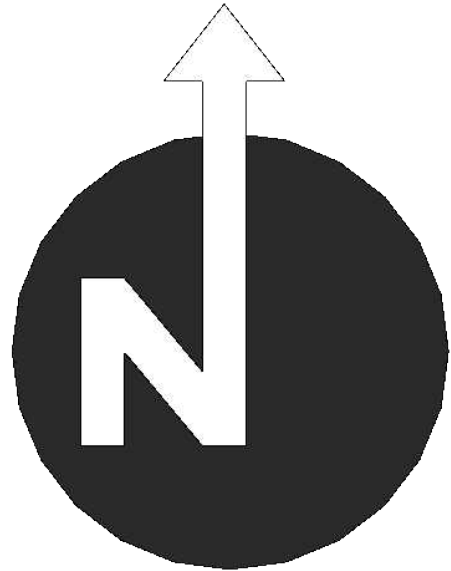
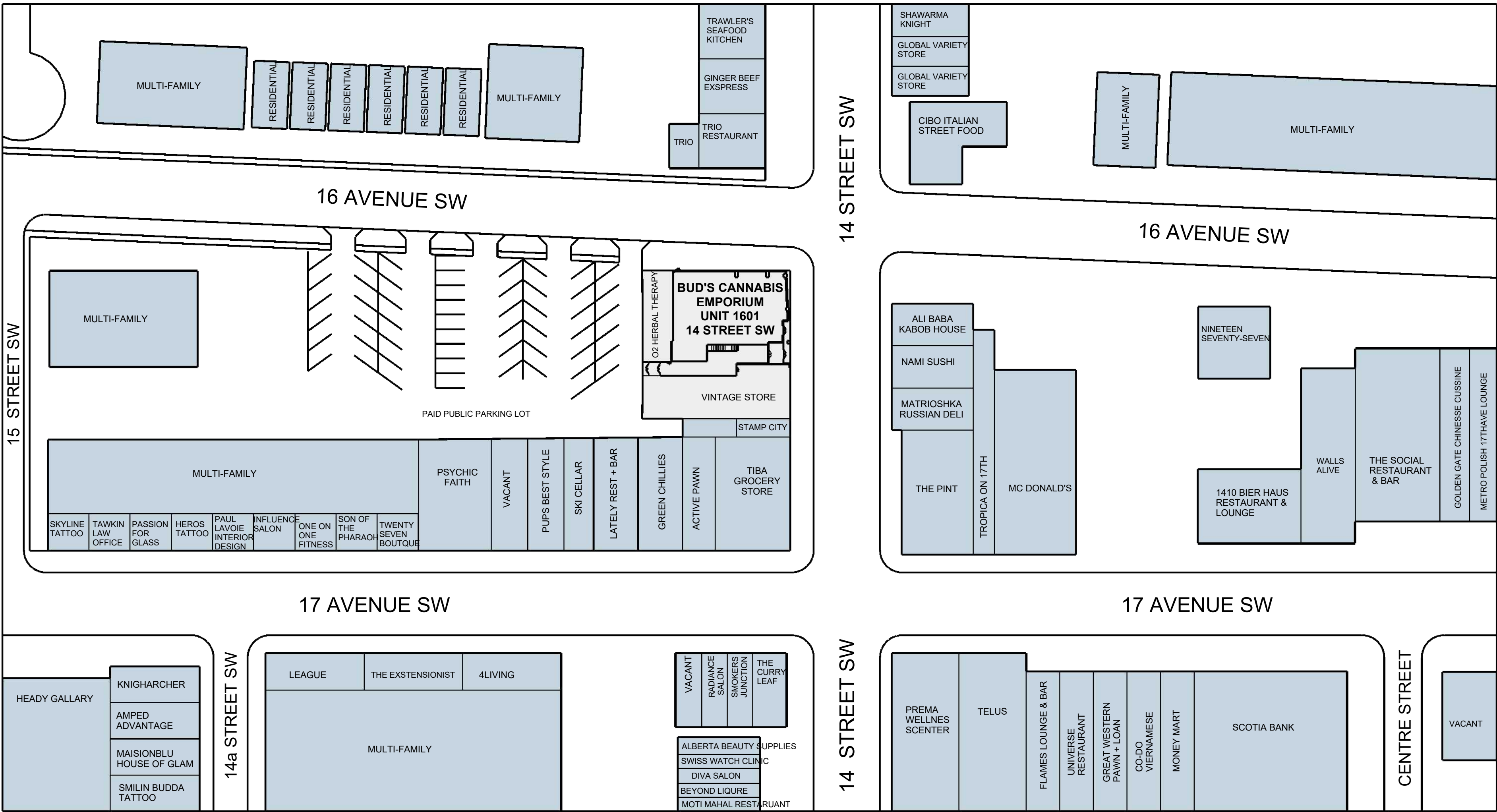
Planning

5. The advisory comments will be finalized at the time of Development Authority decision.

Bylaw Review Map



Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.



BUILDING CODE INFORMATION

OPERATING BUSINESS
MUNICIPAL ADDRESS
LEGAL ADDRESS
BUILDING CLASIFICATION
PROPOSED LAND USE
PARKING
BIKE RACKS

2165602 ALBERTA LTD O/A BUD'S CANNABIS EMPORIUM
1601 14 STREET SW CALGARY AB T3C 13E
BLOCK:201, LOT: 20, PLAN:5380V
DC, DIRECT CONTROL BYLAW 119D2019,
CANNABIS STORE, PERMITTED DISCRETIONARY USE IN CC-X
EXISTING TO REMAIN AS IS
EXISTING TO REMAIN AS IS

DRAWINGS - TABLE OF CONTENTS

- A-01 SITE PLAN, KEY PLAN, BUILDING CODE INFORMATION, TABLE OF CONTENTS
- A-02 EXISTING PARTITIONS, DEMO PLAN
- A-03 PROPOSED PARTITIONS, FIXTURES & MILLWORK

01

SITE PLAN - CONDON BUILDING

A-01

SCALE: NTS

02

KEY PLAN 1601 14 STREET SW

A-01

SCALE: NTS

CURIOUS DESIGN
1336 LAKE SYLVAN DRIVE SE
CALGARY AB T2J 3C8

CLIENT
RYAN DOWDELL
2165602 ALBERTA LTD O/S
BUD'S CANNABIS EMPORIUM
1601 14 STREET SW
CALGARY, AB T3C 1E3

ISSUE
2021.03.23

RE-ISSUE

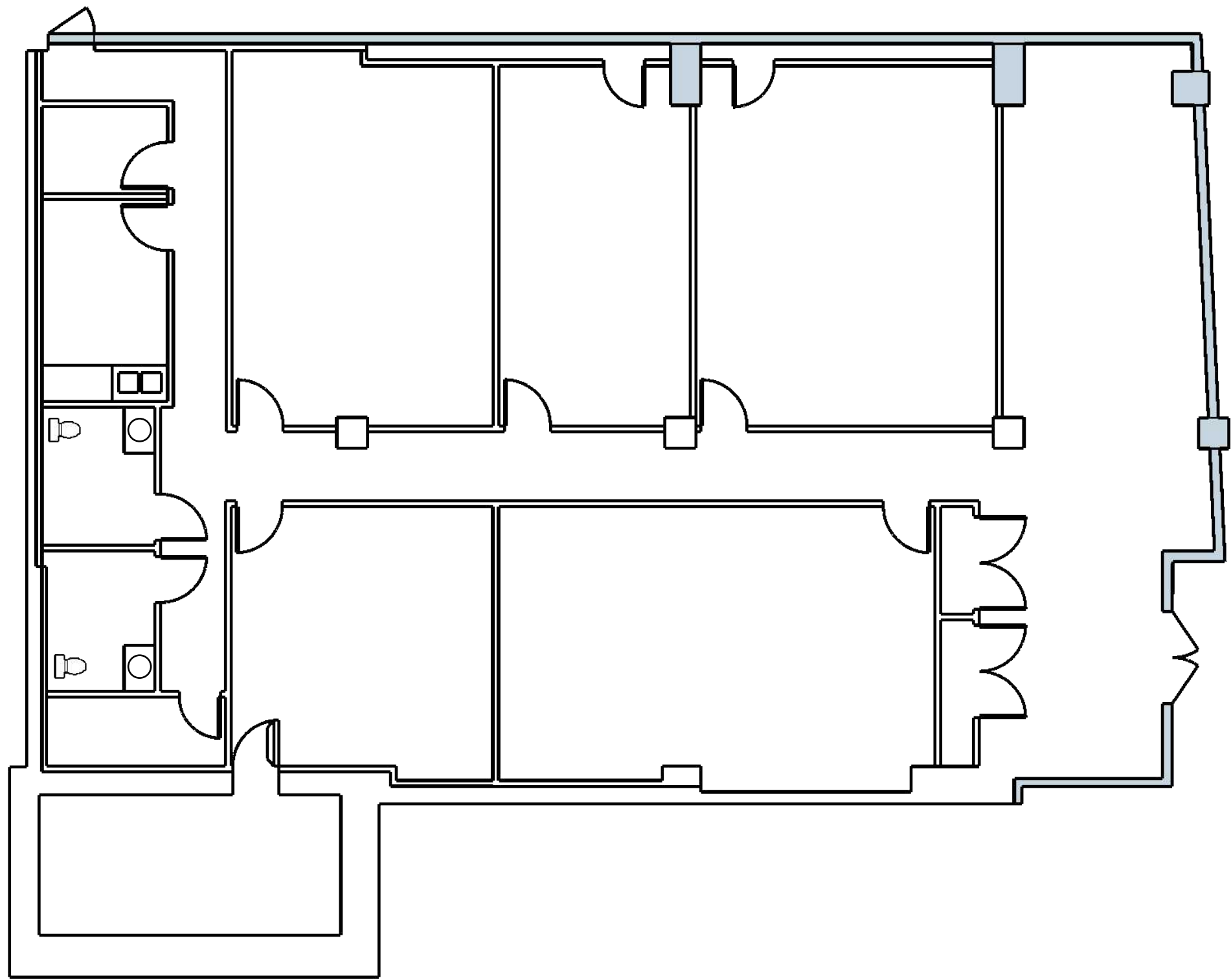
PROJECT NO.
2021-08

PROJECT
BUD'S CANNABIS EMPORIUM
CANNABIS STORE
DEVELOPMENT PROPOSAL

DRAWN BY
RD

DESCRIPTION
SITE PLAN, KEY PLAN,
BUILDING CODE INFO,
TABLE OF CONTENTS



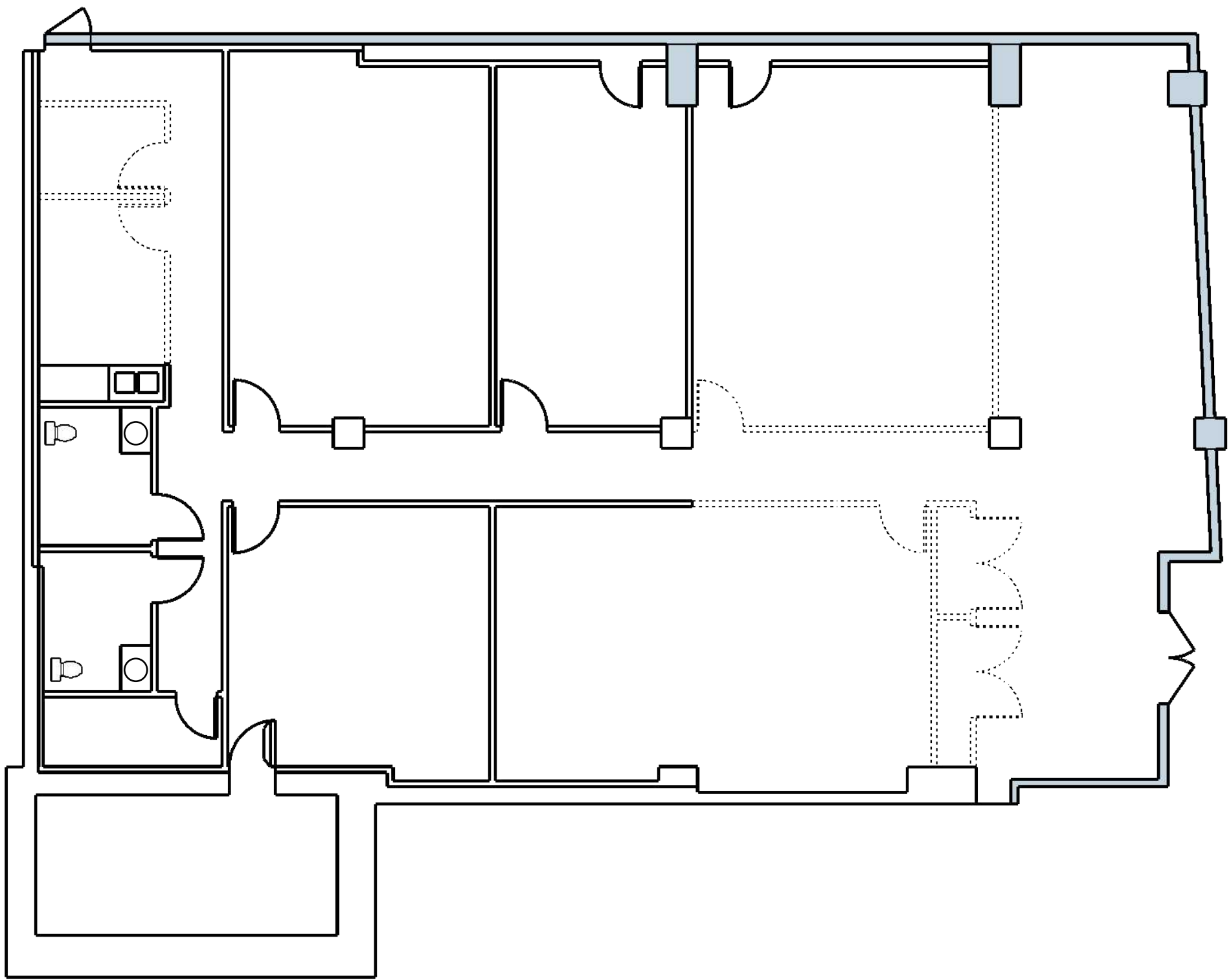


01

A-02

EXISTING PARTITIONS

SCALE: 1/8" = 1'-0"



02

A-02

DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

02

DRAWN BY RD	DESCRIPTION EXISTING PARTITIONS, DEMO PLAN	PROJECT NO. 2021-08 PROJECT BUD'S CANNABIS EMPORIUM DEVELOPMENT PROPOSAL CONCEPT STAGING 1601.14 STREET SW CALGARY AB	ISSUE 2021.03.23 RE-ISSUE	CLIENT RYAN DOWDELL 2165602 ALBERTA LTD O/S BUD'S CANNABIS EMPORIUM 1601.14 STREET SW CALGARY, AB T3C 1E3	CURIOUS DESIGN 1336 LAKE SYLVAN DRIVE SE CALGARY AB T2J 3C8
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DRAWN BY RD	PROJECT NO. 2021-08	ISSUE 2021.03.23	CLIENT RYAN DOWDELL 2165602 ALBERTA LTD O/S BUD'S CANNABIS EMPORIUM 1601 14 STREET SW CALGARY, AB T2C 1E3	CURIOUS DESIGN 1336 LAKE SYLVAN DRIVE SE CALGARY AB T2J 3C8
	PROJECT DESCRIPTION BUD'S CANNABIS EMPORIUM DEVELOPMENT PROPOSAL CORDON BUILDING 1601 14 STREET SW CALGARY AB	RE-ISSUE		

03

DP2021-1925

Cannabis Store Separation 300m

DP2018-1706 Released Cannabis Store
38.81m from proposed location

School Separation 150m

No Schools located within 150m

Vacant School Site Separation 100m

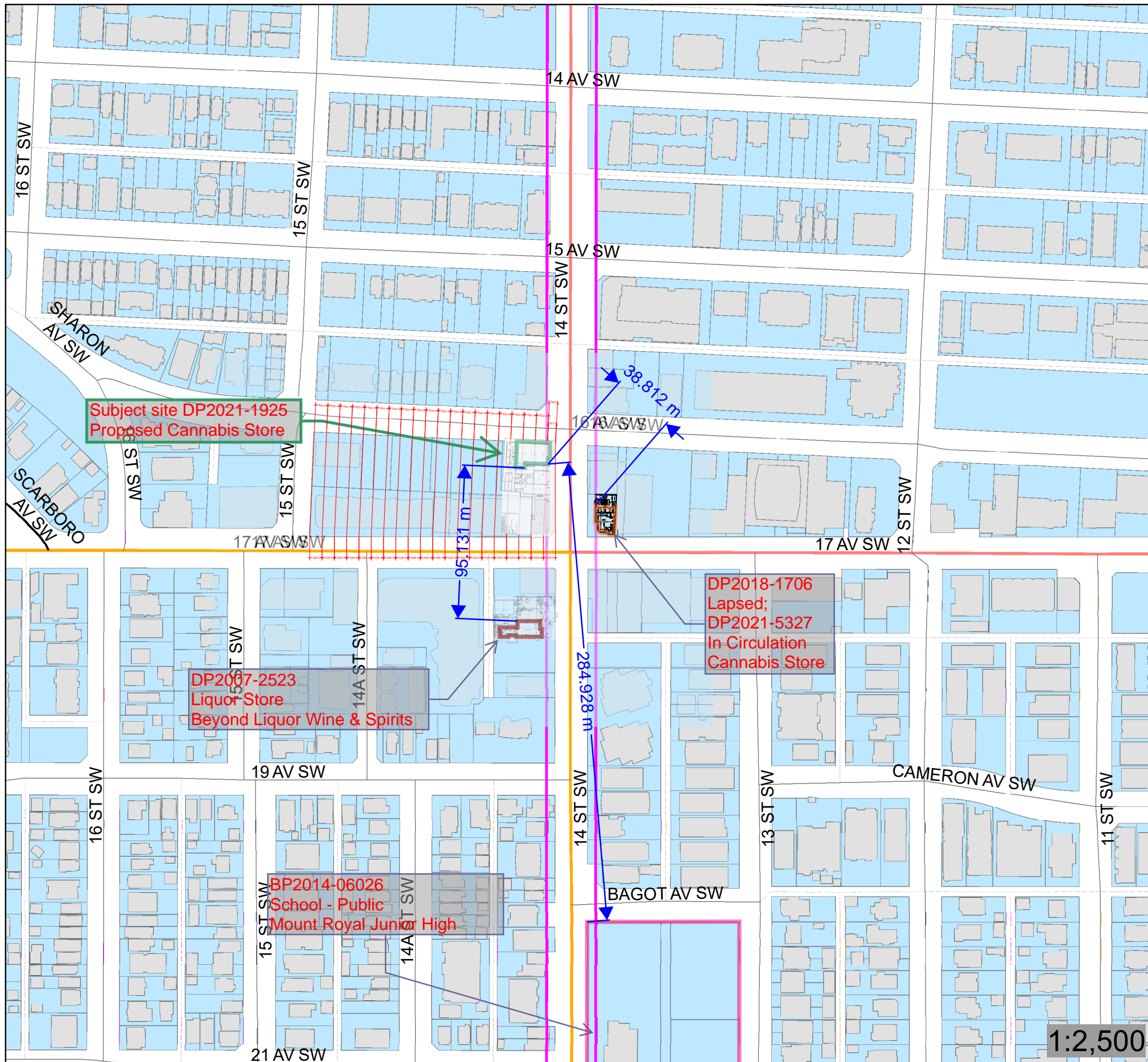
No Vacant Schools sites located within 100m

Emergency Shelter Separation 150m

No Emergency Shelters within 150m

Liquor Store Separation

No liquor stores abutting



Legend

Date: 4/13/2021

From: [Weisgerber, David](#)
To: "Ryan Dowdell"
Subject: RE: Action Required - Detailed Review for DP2021-1925 @ 1609 14 ST SW
Date: Wednesday, April 28, 2021 12:46:00 PM
Attachments: [image002.png](#)
[image005.jpg](#)
[image004.png](#)

Hi Ryan,

A DP becomes a legal document associated with the property. Only the current property owner can cancel a DP stating they will not proceed with the Cannabis Store use. There is still a possibility that a request for an extension of commencement can come in. An extension can only be granted to the end of this year.

The next steps for this DP are to either cancel or request to pursue to an appeal. Once you appeal then the Subdivision and Development Appeal Board (SDAB) will set a date for a hearing. This is an opportunity to state the merits of this DP and the City will have someone to state the reasons for refusal. The SDAB decision is final.

Hope this helps,
 David Weisgerber
Senior Planning Technician
 Technical Planning, Community Planning
 Planning & Development
 (403)333-5398



Please consider the environment before printing this email

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.
[Contact me through MS Teams](#)

From: Ryan Dowdell [REDACTED] >
Sent: Wednesday, April 28, 2021 11:42 AM
To: Weisgerber, David <David.Weisgerber@calgary.ca>
Subject: [EXT] RE: Action Required - Detailed Review for DP2021-1925 @ 1609 14 ST SW

Good day David,

Thank you for this.

SDAB2021-0070

I understand that there is an approved dp active (dp2018-1706) across 14th street within the 300 m proximity but I am trying to understand the validity of the application and who has rights to it as there are extenuating circumstances that make this an interesting case.

The development permit application for retail cannabis store at 1428 17 Ave SW was filled by Mark Fitton back in 2018 when his company was the owner of the building and also the tenant, The Pint Pub. Mark and his company never filled for a building permit associated with this DP, their associated business license for the retail cannabis store at this location has expired and the company has since sold the location. The location has remained vacant since the 2018 filing and I believe the building ownership has again changed since Mark sold it originally, making the current owner the second since the filing.

I spoke with Mark today as it is my understanding that he was the individual applicant for DP2018-1706. He has no further interest in pursuing this application as he no longer owns the building.

This building is currently vacant and for lease/sale as of today's date and is not advertised as an approved cannabis location in the listing. One of the conditions pursuant to the city approval is AGLC approval. There are currently no pending applications with the AGLC for this location.

With no BP application filed with the city, no current business license for retail cannabis store at this location, no current application with AGLC for this location and no current tenant, all indications are that this DP has been abandoned and cannot be executed by the commencement date of August 1, 2021.

I have Mark's attention to this matter and have also engaged the current listing agent. As no materially interested parties have an interest in pursuing DP 2018-1706 who would the city require a written cancellation notice for the DP from??

Can you also clarify the timelines moving forward. Am I to understand there will be a hearing?

Thank you for your time on this matter.

Cheers Ryan

Sent from [Mail](#) for Windows 10

From: [Weisgerber, David](#)

Sent: April 28, 2021 8:42 AM

To: [REDACTED]

Subject: Action Required - Detailed Review for DP2021-1925 @ 1609 14 ST SW

SDAB2021-0070

Good Day,

The detailed review for your Development Permit has been completed and we require additional information before we are able to proceed to a decision.



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.

Thank You,

David Weisgerber
Senior Planning Technician
Technical Planning, Community Planning
Planning & Development
(403)333-5398



Please consider the environment before printing this email

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.
[Contact me through MS Teams](#)

From: [Weisgerber, David](#)
To: "Ryan Dowdell"
Subject: Second Request: Action Required - Detailed Review for DP2021-1925 @ 1609 14 ST SW
Date: Wednesday, June 30, 2021 1:18:00 PM
Attachments: [REDACTED].pdf

Hi Ryan,

I'll be retiring next week so am cleaning up so older files. I believe the period to appeal has passed, May 28, 2021. Do you want me to cancel this DP, or refuse it?

Thanks,
 David Weisgerber
Senior Planning Technician
 Technical Planning, Community Planning
 Planning & Development
 (403)333-5398



 Please consider the environment before printing this email

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.
[Contact me through MS Teams](#)

From: Weisgerber, David
Sent: Wednesday, April 28, 2021 8:40 AM
To: [REDACTED] >
Subject: Action Required - Detailed Review for DP2021-1925 @ 1609 14 ST SW

Good Day,

The detailed review for your Development Permit has been completed and we require additional information before we are able to proceed to a decision.

cid:image002.png@01D58FE9.6E6914F0



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.

Thank You,

David Weisgerber
Senior Planning Technician
Technical Planning, Community Planning
Planning & Development
(403)333-5398



 Please consider the environment before printing this email

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.
[Contact me through MS Teams](#)

From: [Ryan Dowdell](#)
To: [Wilkinson, Mathew](#)
Subject: [EXT] RE: DP2021-1925
Date: Monday, August 16, 2021 11:52:40 AM
Attachments: [image001.png](#)

Good morning Mathew,

Thank you for the call today.

As discussed we are interested in continuing with the DP application for change of use to Cannabis Retail for dp2021-1925 at 1609 14 street sw

If you wouldn't mind replying with a quick note regarding how we ended up next in the cue and the situation regarding the other dp at the pint I would like to forward it to the landlord.

Please advise of the next step as well.

Thank you for your time

Cheers Ryan

Sent from [Mail](#) for Windows

From: [Wilkinson, Mathew](#)
Sent: August 12, 2021 11:22 AM
To: ryandowdell@hotmail.com
Subject: DP2021-1925

Hi Ryan,

I have taken over as the file manager for DP2021-1925, the application for a Cannabis Store at 1609 14 ST SW. I wanted to confirm what your intent for this space is, or if you wish to cancel your application. Recent development around this site might allow this application to move forward with an approval, pending an inspection of the nearby cannabis store. Please let me know if you wish to pursue this application, or if you had found a different location and are looking at cancelling this.

Thanks,

Mathew Wilkinson, AT
Senior Planning Technician
Calgary Building Services
Planning & Development
403-651-5459
Mathew.wilkinson@calgary.ca

MARCH 24, 2021

Good day,

This letter is to supplement my Discretionary Change of Use, Cannabis Store application for 1601 14 Street SW Calgary AB

Dp2021-1925

BID 16010787

The following two images are screen shots from the City of Calgary web page taken today, March 24, 2021. The first is taken from the Cannabis Store Map. This map shows the area where our proposed cannabis store would be located, There is a green dot highlighting a cannabis store application for 1428 17 Ave SW, DP2018-1706 on the ne corner of 17 ave sw and 14 st sw.

The second image shows the same intersection but this screen shot was taken from the City of Calgary DMAP. As you can see there is no development permit posting for the same address, 1428 17 ave sw nor any information for DP2018-1706

We assumed this development permit has been abandoned or has expired without action by the applicant thus opening up the area for a new cannabis store location as there are no other approved stores within the mandated separation distance or our proposed address, 1601 14 Street sw.

I appreciate your time in advance,

Cheers

Ryan Dowdell



SCREEN SHOT 1 – CANNABIS STORE MAP



SCREEN SHOT 2 – CITY OF CALGARY DMAP

SDAB2021-0070



From: [Briegel, Michael J.](#)
To: [DP Circ](#)
Cc: [Weisgerber, David](#)
Subject: RE: Electronic Circulation of DP2021-1925 - 1609 - 14 ST SW
Date: Monday, April 5, 2021 3:17:49 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.png](#)

No issues from business licence.

MICHAEL BRIEGEL

A/Chief Licence Inspector

Compliance Services

The City of Calgary

P.O Box 2100, Station M, #128

[Calgary, Alberta T2E 7A6](#)

T 403.648-6341 | F 403.221-3528

michael.briegel@calgary.ca

ISC: Protected

From: Brown, Franziska **On Behalf Of** DP Circ

Sent: Monday, April 5, 2021 3:12 PM

Cc: DP Circ ; Weisgerber, David

Subject: Electronic Circulation of DP2021-1925 - 1609 - 14 ST SW

Calgary banner (generic).png



**For more
information**

[CALGARY.CA/PD](#)

[DISPATCH](#)

[NEWSLETTER](#)



Good day,

Please find attached the circulation package for the above noted Development Permit application.

Included are the following documents:

1. Circulation Package
 - Guidelines for Electronic Circulation
 - Request for Comment Sheet
 - Complete Set of Plans
2. Community Association Feedback Form
Please note, you can also [submit feedback online](#).

Please respond electronically to DP.Circ@calgary.ca.

Thank you.

Franziska Brown

Applications Processing Representative

From: [Michael Jones](#)
 To: [DP Circ](#)
 Cc: [Wingspather, David](#)
 Subject: [EXT] Re: Electronic Circulation of DP2021-1925 - 1609 - 14 ST SW
 Date: Tuesday, April 27, 2021 11:34:01 PM
 Attachments: [request01.png](#)

Hi David,

I apologize for submitting our comments late. The CA is neither in opposition or in favour of the change of use, and has some minor comments, most of which have to do with the development of the site and less the change of the use.

Thanks,

On Mon, Apr 5, 2021 at 3:12 PM DP Circ <DP.Circ@calgary.ca> wrote:

Calgary banner (generic).png



For more
information

[CALGARY CA/PD](#)
[DISPATCH](#)
[E-NEWSLETTER](#)



Good day,

Please find attached the circulation package for the above noted Development Permit application.

Included are the following documents:

1. Circulation Package
 - Guidelines for Electronic Circulation
 - Request for Comment Sheet
 - Complete Set of Plans
2. Community Association Feedback Form
Please note, you can also [submit feedback online](#).

Please respond electronically to DP.Circ@calgary.ca

Thank you.

Franziska Brown
 Applications Processing Representative
 Calgary Building Services
 Planning & Development
 The City of Calgary | Mail code: #8201
 T 403.268.5744 | F 403.268.8178 | Franziska.Brown@calgary.ca


Floor 3, Municipal Building - 800 Macleod Trail S.E.
 P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



ISC Unrestricted

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

 Michael Jones
 Director of Planning and Development
 Sunalta Community Association

p. [403.615.5122](tel:403.615.5122)

1627 10 Avenue SW
 Calgary, AB T3C 0J7

www.sunalta.net



Attn: David Weisgerber
RE: **DP2021-1925**

April 27, 2021

The Sunalta Community Association is providing this letter in response to the Development Permit Application DP2021-1925.

The SCA has reviewed the package delivered via email and while not in favour, is neither against the proposed change of use. The submitted development permit is of acceptable quality and makes it clear the applicant is well aware of the AGLC rules. The development committee did not receive any communication from the applicant.

The development committee does encourage the applicant to continue ensuring the corner they're on stays a vibrant pedestrian corridor. Somewhat separate and more governed by AGLC rules, we do encourage the applicant to explore ways to make the windows and coverings facing both 14th Street and 16th Ave friendly, inviting, and neighbourly.

We wish the applicant all the best with their future endeavour and encourage them to do everything possible in their day to day operations to ensure a positive, friendly impact to the streetscape and surrounding residential area.

In closing thank you,


1627, 10 Avenue SW
Calgary, Alberta
T3C 0J8
(403) 244-2608
www.sunalta.net



Thank you,
Micheal Jones
Director of Planning and Development

neighbourly since 1912

www.sunalta.net

From: [Roy Wright](#)
To: [DP Circ](#)
Cc: [Weisgerber, David](#); [EAWard8 - Jill Mawer](#)
Subject: [EXT] RE: Electronic Circulation of DP2021-1925 - 1609 - 14 ST SW
Date: Monday, April 5, 2021 3:21:31 PM
Attachments: 

Thank you for circulating this DP to the Mt. Royal CA. We sometimes will comment on properties that are on the north side of 17th Ave., but only if they have an impact on the CA. While such a change of use such as this might require a wider circulation, our CA will not be commenting on this application.

From: DP Circ
Sent: April 5, 2021 3:12 PM
Cc: DP Circ ; Weisgerber, David
Subject: Electronic Circulation of DP2021-1925 - 1609 - 14 ST SW

Calgary banner (generic).png



For more information

[CALGARY.CA/DP](#)

[DISPATCH ENEWSLETTER](#)



Good day,

Please find attached the circulation package for the above noted Development Permit application.

Included are the following documents:

1. Circulation Package
 - Guidelines for Electronic Circulation
 - Request for Comment Sheet
 - [Complete Set of Plans](#)
2. Community Association Feedback Form
Please note, you can also [submit feedback online](#).

Please respond electronically to DP.Circ@calgary.ca.

Thank you.

Franziska Brown

Applications Processing Representative

Calgary Building Services

Planning & Development

The City of Calgary | Mail code: #8201

T 403.268.5744 | F 403.268.8178 | Franziska.Brown@calgary.ca

Floor 3, Municipal Building - 800 Macleod Trail S.E.

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



ISC:Unrestricted

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www.avast.com



Development Authority Response to Notice of Appeal

Appeal number: SDAB2021-0070

Development Permit number: DP2021-1925

Address: 1609 14 ST SW

Description: Change of Use: Cannabis Store

Land Use: Direct Control

Community: Sunalta

Jurisdiction Criteria:

Subject to National Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission or Minister of Environmental and Parks license, permit, approval, or other authorization: No

DA Attendance: Yes

Use: Discretionary

Notice Posted: Yes

Objections: No

Support: No

Bylaw relaxations:

The development, does not require relaxations of the rules of the Land Use Bylaw.

Applicable ARP, ASP or Design Brief (in addition to the MDP):

- Sunalta Area Redevelopment Plan
- Cannabis Store Guidelines

Additional factors, considerations and rationale for the decision:

1. In Rendering their decision the Development Authority applied Section 35 of the Land Use Bylaw
2. The Development Authority may provide additional submission prior to the merits hearing



Development Permits Status

Query Information

Request Number: 36514224	Charged: Yes	Response Date: 2021-10-19
CompanyID: CITIZEN	UserID: ryandowdell@hotmail.com	Folio #:
Search Key: 1428 17 AV SW		

Title Information

Parcel Address: 1428 17 AV SW

Application Information: Permit # 2021-5327

Building Address: 1428 17 AV SW	Permit Status: Under Review
Applicant: REDDICK, CLAUDETTE	Application Date: 2021/07/22
Description: Change of Use: Cannabis Store	
Land Use Description at Time of Application:	
• CC-COR Centre City Commercial Corridor District	
Proposed Land Use Description:	
• C1258 CANNABIS STORE	
Decision:	Decision Date:
Decision By:	Release Date:
DCP #:	Securities: NO
Expiry of Temporary Approval:	Revised Plan: NO
Must Commence By:	Cancellation Date:

Appeal Information

Appeal #:	Hearing Date:
Appeal Decision:	

Application Information: Permit # 2018-1706

Building Address: 1428 17 AV SW	Permit Status: Lapsed
Applicant: FITTON, MARK	Application Date: 2018/04/24
Description: Change of Use: Cannabis Store	
Land Use Description at Time of Application:	
• CC-COR Centre City Commercial Corridor District	
Proposed Land Use Description:	
• C1258 CANNABIS STORE	
Decision: Approval	Decision Date: 2018/08/01
Decision By: Development Authority	Release Date: 2018/09/04
DCP #:	Securities: NO
Expiry of Temporary Approval:	Revised Plan: NO
Must Commence By: 2021/08/01	Cancellation Date:

Appeal Information

Appeal #:
Appeal Decision:

Hearing Date:

Application Information: Permit # 2014-1292

Building Address: 1428 17 AV SW
 Applicant: OMICRON ARCHITECTURE ENGINEERING
 Description: Changes to Site Plan: Outdoor Cafe (south & west sides of building)
 Land Use Description at Time of Application:
 • CC-COR Centre City Commercial Corridor District
 Proposed Land Use Description:
 • C2130 OUTDOOR CAFE
 Decision: Refusal
 Decision By: Development Authority
 DCP #:
 Expiry of Temporary Approval:
 Must Commence By: 2017/07/28

Permit Status: Refused
 Application Date: 2014/03/26

 Decision Date: 2014/08/07
 Release Date:
 Securities: NO
 Revised Plan: NO
 Cancellation Date:

Appeal Information

Appeal #:
Appeal Decision:

Hearing Date:

Application Information: Permit # 2013-2675

Building Address: 1428 17 AV SW
 Applicant: TOPMADE PLASTICS & NEON SIGNS
 Description: Sign - Class B: Fascia Signs (5), Sign - Class D: Canopy Signs (8)
 Land Use Description at Time of Application:
 • CC-COR Centre City Commercial Corridor District
 Proposed Land Use Description:
 • C2700 SIGN - CLASS D
 • C2680 SIGN - CLASS B
 Decision: Approval
 Decision By: Development Authority
 DCP #: 2013-1896
 Expiry of Temporary Approval:
 Must Commence By: 2016/09/19

Permit Status: Released
 Application Date: 2013/07/03

 Decision Date: 2013/09/19
 Release Date: 2013/09/20
 Securities: NO
 Revised Plan: NO
 Cancellation Date:

Appeal Information

Appeal #:
Appeal Decision:

Hearing Date:

Application Information: Permit # 2011-1009

Building Address: 1428 17 AV SW
 Applicant: LMJ CONSULTANTS
 Description: New: Drinking Establishment - Medium
 Land Use Description at Time of Application:
 • CC-COR Centre City Commercial Corridor District
 Proposed Land Use Description:
 • C1490 DRINKING ESTABLISHMENT - MEDIUM

Permit Status: Released
 Application Date: 2011/03/23

Decision: Approval
 Decision By: Development Authority
 DCP #: 2011-0712
 Expiry of Temporary Approval:
 Must Commence By: 2014/04/18

Decision Date: 2011/04/18
 Release Date: 2011/05/17
 Securities: Y
 Revised Plan: NO
 Cancellation Date:

Appeal Information

Appeal #:
 Appeal Decision:

Hearing Date:

Application Information: Permit # 2010-4163

Building Address: 1428 17 AV SW
 Applicant: COLLINS DEVELOPMENT CONSULTANTS
 Description: Change of Use: Outdoor Cafe (rooftop patio)
 Land Use Description at Time of Application:
 • CC-COR Centre City Commercial Corridor District
 Proposed Land Use Description:

- C2130 OUTDOOR CAFE

Decision: Approval
 Decision By: Development Authority
 DCP #: 2013-1474
 Expiry of Temporary Approval:
 Must Commence By: 2012/12/23

Permit Status: Released
 Application Date: 2010/10/22

Decision Date: 2010/12/23
 Release Date: 2011/01/19
 Securities: NO
 Revised Plan: NO
 Cancellation Date:

Appeal Information

Appeal #:
 Appeal Decision:

Hearing Date:

Application Information: Permit # 2009-1631

Building Address: 1428 17 AV SW
 Applicant: BCMP ARCHITECTS
 Description: New: Restaurant Licensed - Medium
 Land Use Description at Time of Application:
 • CC-COR Centre City Commercial Corridor District
 Proposed Land Use Description:

- C2680 SIGN - CLASS B

Decision: Approval
 Decision By: Development Authority
 DCP #: 2012-1020
 Expiry of Temporary Approval:
 Must Commence By: 2013/01/04

Permit Status: Released
 Application Date: 2009/05/19

Decision Date: 2010/01/04
 Release Date: 2012/06/08
 Securities: NO
 Revised Plan: NO
 Cancellation Date:

Appeal Information

Appeal #:
 Appeal Decision:

Hearing Date:

Application Information: Permit # 1993-1962

Building Address: 1428 17 AV SW
 Applicant: N/A
 Description: Converted Job - HEIGHT RELAXATION FOR CANOPY/AWNING

Permit Status: Released
 Application Date: 1993/08/10

Land Use Description at Time of Application:

- C-3(23) GENERAL COMMERCIAL DISTRICT - HEIGHT MAXIMUM 23 METRES

Proposed Land Use Description:

- B8170 SIGN

Decision: Approval

Decision By: Development Authority

DCP #: 1995-1549

Expiry of Temporary Approval:

Must Commence By: 1994/09/16

Decision Date: 1993/09/16

Release Date: 1993/09/16

Securities: NO

Revised Plan: NO

Cancellation Date:

Appeal Information

Appeal #:

Appeal Decision:

Hearing Date:

Application Information: Permit # 1989-1981

Building Address: 1428 17 AV SW

Applicant: N/A

Description: Converted Job - PAINTED WALL SIGN- ARTIST'S MURAL

Land Use Description at Time of Application:

- C-3(23) GENERAL COMMERCIAL DISTRICT - HEIGHT MAXIMUM 23 METRES

Proposed Land Use Description:

- B8170 SIGN

Decision: Approval

Decision By: Development Authority

DCP #: 1990-1005

Expiry of Temporary Approval:

Must Commence By:

Permit Status: Released

Application Date: 1989/08/11

Decision Date: 1989/08/31

Release Date: 1989/08/31

Securities: NO

Revised Plan: NO

Cancellation Date:

Appeal Information

Appeal #:

Appeal Decision:

Hearing Date:



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[Up](#)



**CUSHMAN &
WAKEFIELD**



FOR LEASE/SALE
1428 17TH AVE SW | Calgary AB

RETAIL

1428 17TH AVE SW



Population:
106,091



Daytime population:
290,662



Median house income:
\$152,562



Employment:
69%



Median age:
39



2km
from downtown

OPPORTUNITY

On behalf of the Vendor, Cushman & Wakefield is pleased to offer the opportunity to acquire a 100% freehold interest in a 8,603 square foot (SF) retail asset on 0.21 acres with direct 17th Avenue and 14th Street SW frontage.

PROPERTY

The premises includes three furnished floors and a roof top patio. The basement level is limited to various small offices, storage rooms, sanitization station and patron washrooms, while the main and second floor are both set up as a plug and play restaurant/pub, with dining room and bar on both floors, as well as a prep kitchen on the main floor and a full kitchen on the second floor. Outside, there is a loading zone for 2-3 vehicles in front of the building which helps provide access for the future tenant of the property.



SALE DETAILS

Municipal Address	1428 17 Ave SW, Calgary, Alberta
Property Taxes	\$55,310.81 (2020)
Land Use	C-COR - Centre City Commerical Corridor
Total Site Size	0.21 acres (9,019 SF)
Community	Beltline
Year of Construction	2013
Occupancy	Vacant
Availability	Immediately
Year of Construction	2013
Community	Beltline

LEASE DETAILS

Rentable Area	8,603 SF
Occupancy	Vacant
Availability	Immediate
Est. Operating Costs	\$14.20
Asking Rates	Market
Vehicles Per Day	14 th Street: 21,000 17 th Avenue: 14,000



AMENITIES



1428 17TH AVE SW| CALGARY AB

RETAIL

1428 17TH AVE SW

LOCATION

17th Avenue is Calgary's retail and entertainment district, also known as the Red Mile. This section of 17th Ave is home to some of Calgary's most unique and popular cafes, restaurants, pubs, night clubs, fast food outlets and outdoor patios. It is also home to many boutique and national retailers. 1428 17th Ave represents a great opportunity to be part of this historic and sought after street.

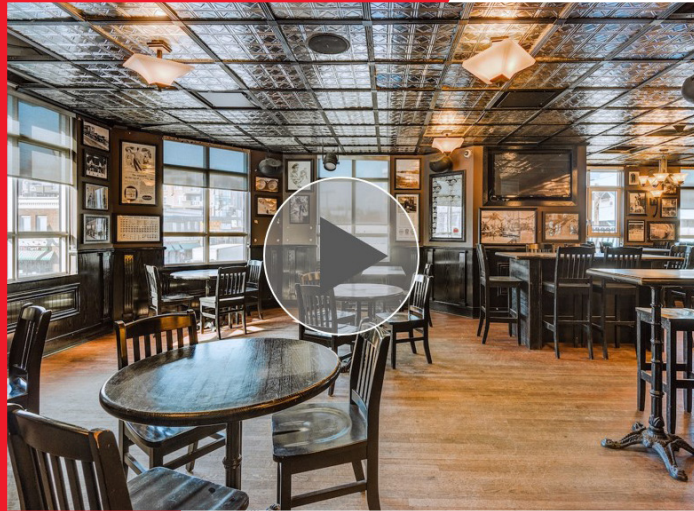
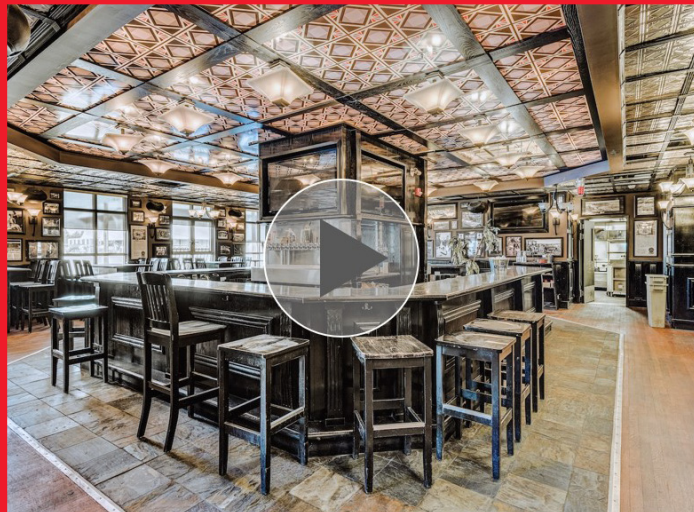


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RETAIL

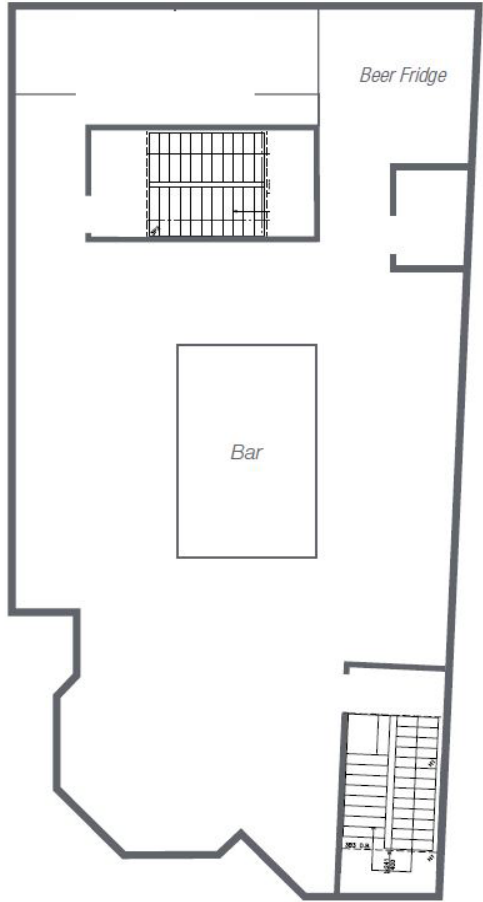
1428 17TH AVE SW

PHOTOS & VIRTUAL TOURS

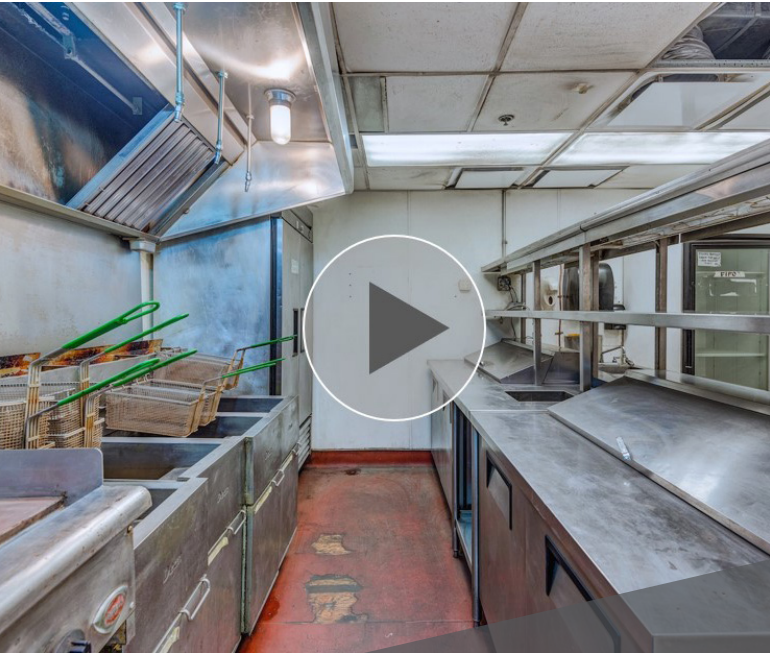
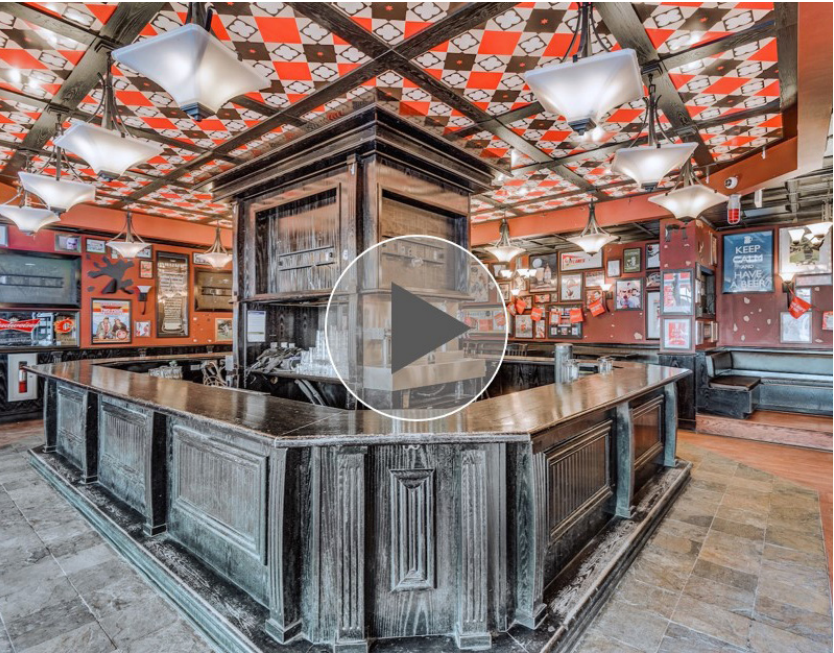
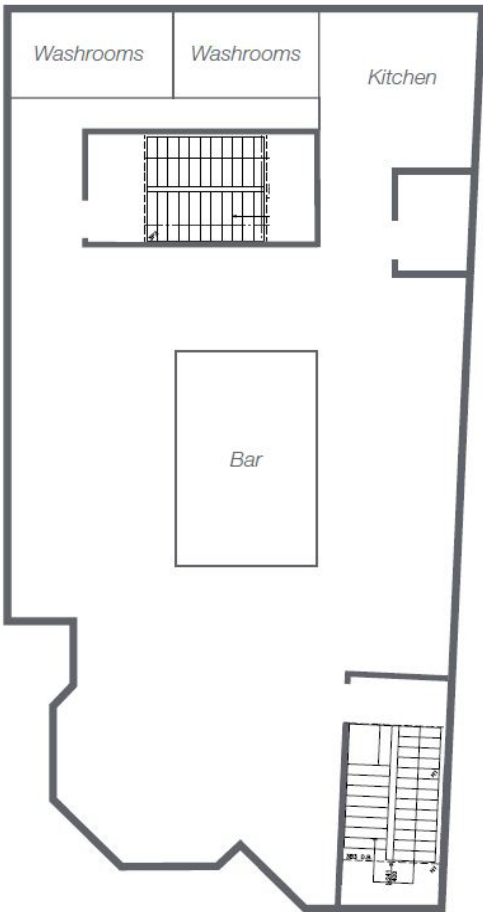


1428 17TH AVE SW | CALGARY AB

FIRST FLOOR



SECOND FLOOR



A rooftop terrace with a paved floor, string lights, and a building in the background. The terrace is paved with large, light-colored square tiles. In the foreground, there is a black, ornate lamp post with multiple white globe lights. To the right, a large object is covered with a dark blue tarp. In the background, there is a white building with a flat roof and a silver, cylindrical water tank. String lights are strung across the terrace. The sky is clear and blue.

[illegible]

An aerial photograph taken from a rooftop, looking down at a city street intersection. In the foreground, a blue building with a flat roof and large glass windows is visible. The roof has several HVAC units and other mechanical equipment. A person is standing on the sidewalk near the intersection. To the left, a car is driving on the street. In the background, a tall, tan-colored building stands out against a clear blue sky. The overall scene is bright and clear, suggesting a sunny day.

SDAB2021-0070



Jonathan Gheron
Senior Associate, Retail
Cushman & Wakefield
Direct: 403 261 1156
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Marc Rosso
Vice President,
Investment Sales
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Zach Boyer
Associate,
Investment Sales
Cushman & Wakefield
Direct: 403 261 1164
Mobile: 403 483 9224
zach.boyer@cushwake.com





Property Details

Property:

1428 17 AV SW
 My Calgary Services
 Collection Schedule
 Permit Map
 Registered Secondary Suites

Residential Building Permits for past 10 years or Commercial Building Permits for past 3 years on 1428 17 AV SW

Gas Permit (**GP2020-06140**) is Completed.
 Permit issued on 2020-06-11.

Electrical Permit (**EP2019-18703**) is Completed. Permit issued on 2019-10-29.

A Developed Area

Property Reports
 Property Assessment
 Questions and Comments

Land Use

CC-COR Centre City Commercial Corridor District

The CC-COR designation is for primarily commercial corridor development in the centre city area.

Link to Interactive Land Use Bylaw
 1P2007

Policy

Municipal Development Plan



























Appeal Board rec'd: October 20, 2021
Submitted by: G. Grover, Neighbouring Business Owner

From: Junction . <smokersjunction@hotmail.com>
Sent: Wednesday, October 20, 2021 12:32 PM
To: Calgary SDAB Info
Subject: [EXT] Re: Appeal & Register for Video conference call - SDAB2021-0070

Follow Up Flag: Follow up
Flag Status: Flagged

Hello there,

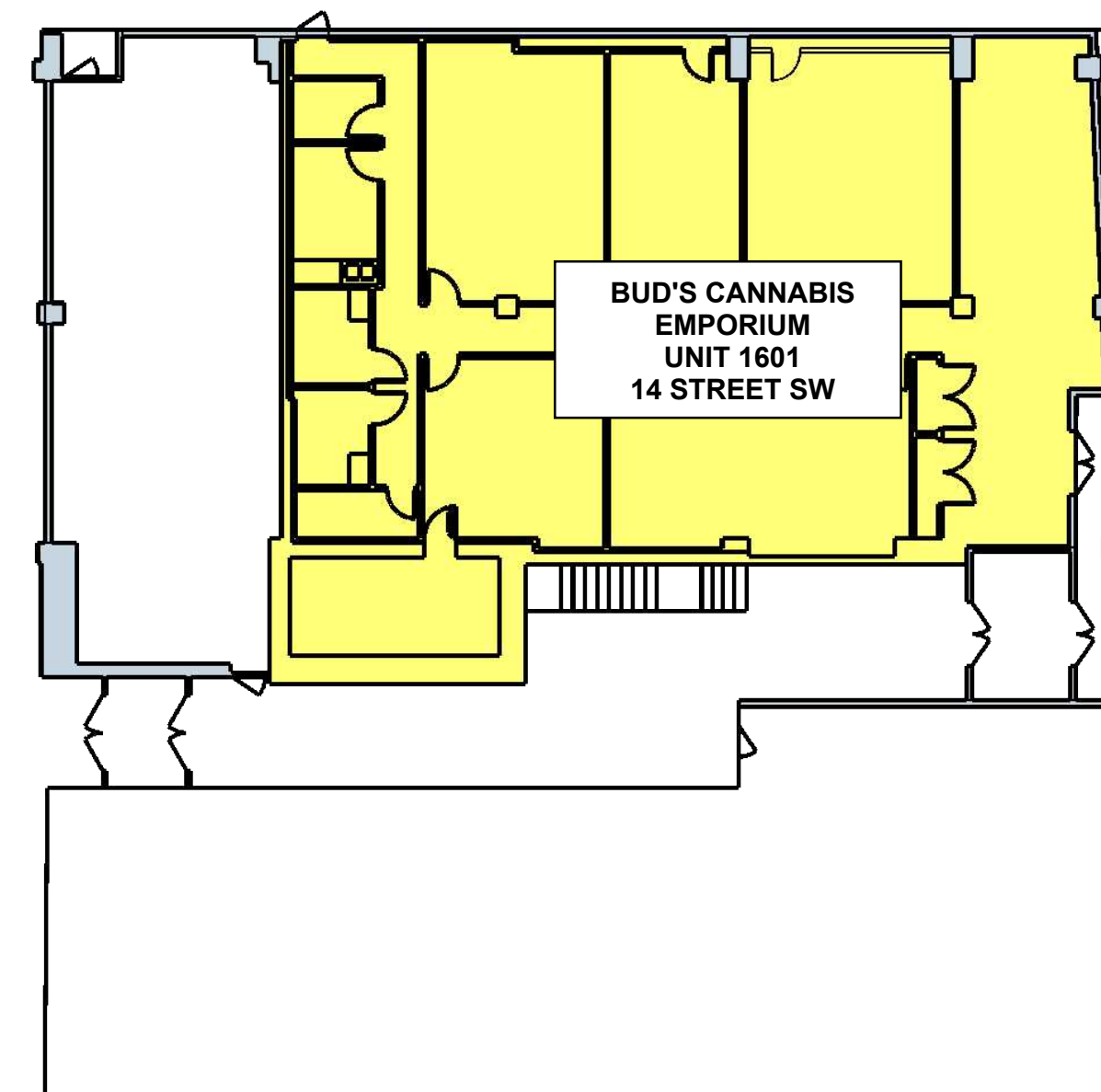
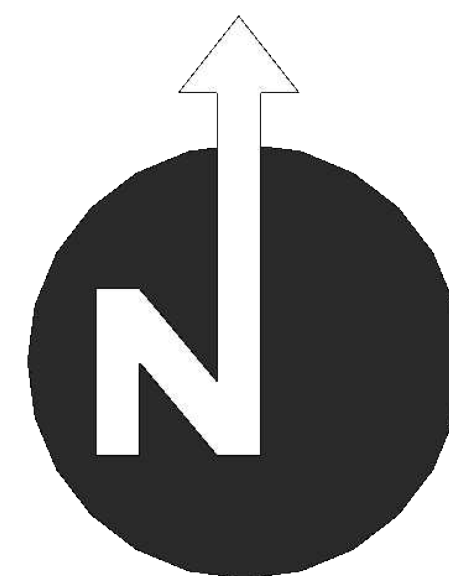
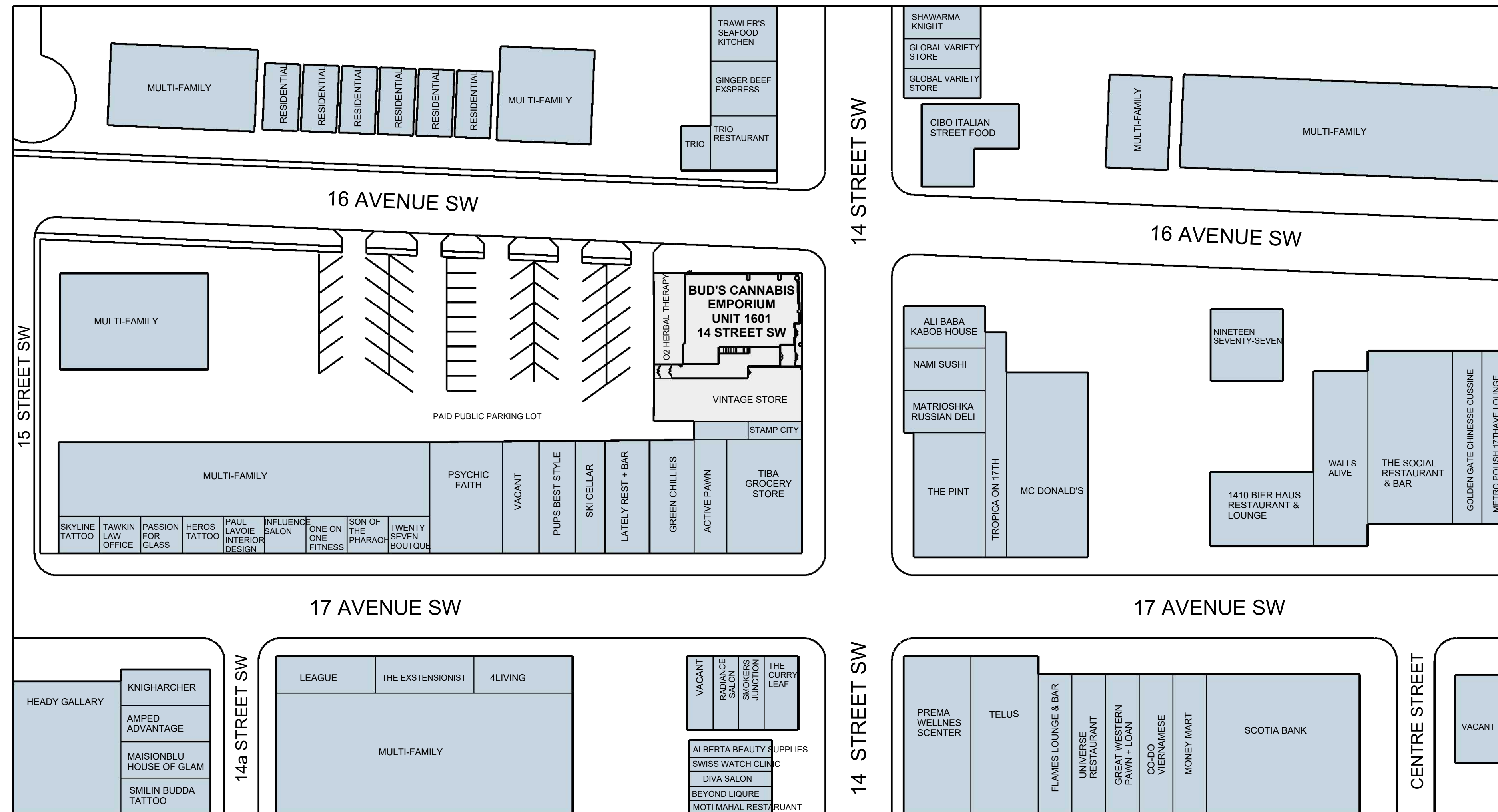
I am the owner of Smokers Junction on 17 ave and 14th st sw. We sell bongs and accessories. I heard from my Landlord that there is cannabis store which is approved right on 16th ave sw. However, Market is super touch and saturated. As it is its tough to pay rent as convenience stores and lot of cannabis shops are selling bongs. They should be the one to only sell cannabis. This is very unfair and we would like to appeal this.

Address for approved cannabis lcoation is 1601, 14th st SW

Appeal number: SDAB2021-0070. Can you please look at this as per earliest convenience.

I know other people have appealed we are local business here and business has been super tough for us. How can we register for video conference call. and what needs to be done. Kindly let us know

Kind regards,
Gary Grover



BUILDING CODE INFORMATION

OPERATING BUSINESS	2165602 ALBERTA LTD O/A BUD'S CANNABIS EMPORIUM
MUNICIPAL ADDRESS	1601 14 STREET SW CALGARY AB T3C 13E
LEGAL ADDRESS	BLOCK 201 , LOT: 2, PLAN: 5380V
BUILDING CLASSIFICATION	DC, DIRECT CONTROL BYLAW 119D2019,
PROPOSED LAND USE	CANNABIS STORE, PERMITTED DISCRETIONARY USE IN CC-X
PARKING	EXISTING TO REMAIN AS IS
BIKE RACKS	EXISTING TO REMAIN AS IS

DRAWINGS - TABLE OF CONTENTS

- | | |
|------|---|
| A-01 | SITE PLAN, KEY PLAN, BUILDING CODE INFORMATION, TABLE OF CONTENTS |
| A-02 | EXISTING PARTITIONS, DEMO PLAN |
| A-03 | PROPOSED PARTITIONS, FIXTURES & MILLWORK |

01

A-01

SITE PLAN - CONDON BUILDING

SCALE: NTS

02

A-01

KEY PLAN 1601 14 STREET SW

SCALE: NTS

CURIOUS DESIGN
1336 LAKE SYLVAN DRIVE SE
CALGARY AB T2J 3C8

CLIENT
RYAN DOWDELL
2165602 ALBERTA LTD O/S
BUD'S CANNABIS EMPORIUM
1601 14 STREET SW
CALGARY, AB T3C 1E3

ISSUE
2021.03.23

ISSUE
2021.03.23

RE-ISSUE

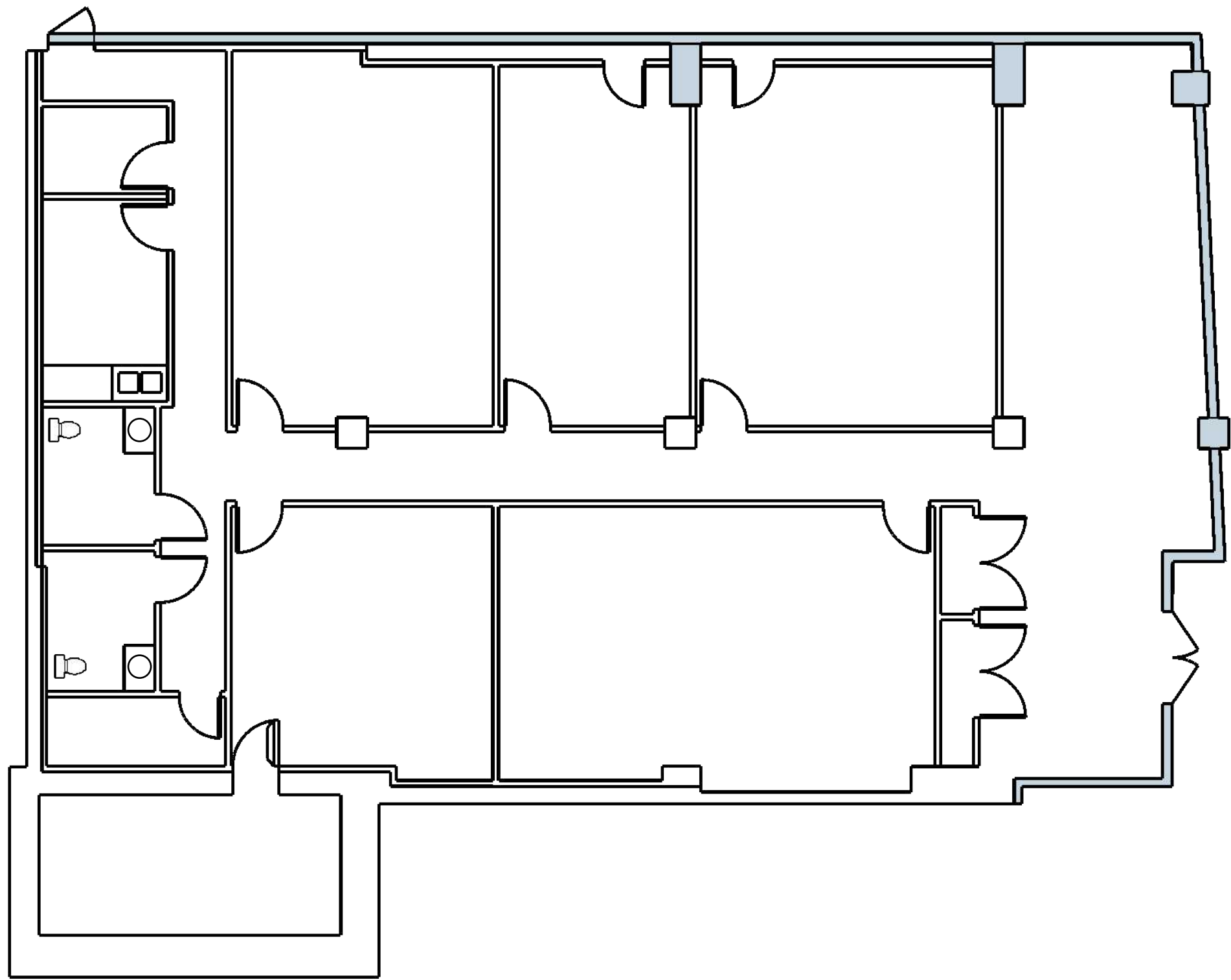
PROJECT NO.
2021-08

PROJECT

DRAWN BY
RD
DESCRIPTION
SITE PLAN, KEY PLAN,
BUILDING CODE INFO,
TABLE OF CONTENTS

a

01

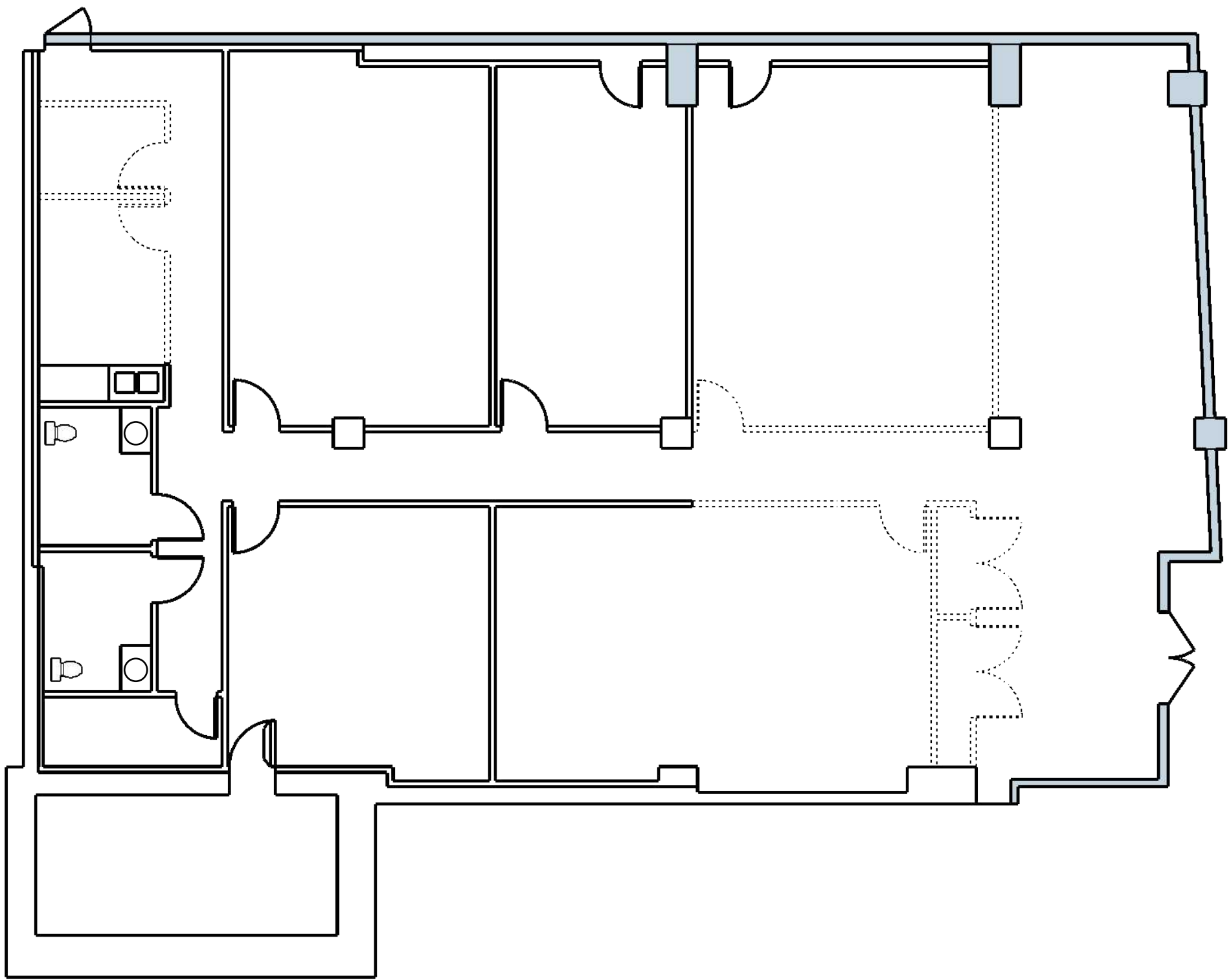


01

A-02

EXISTING PARTITIONS

SCALE: 1/8" = 1'-0"



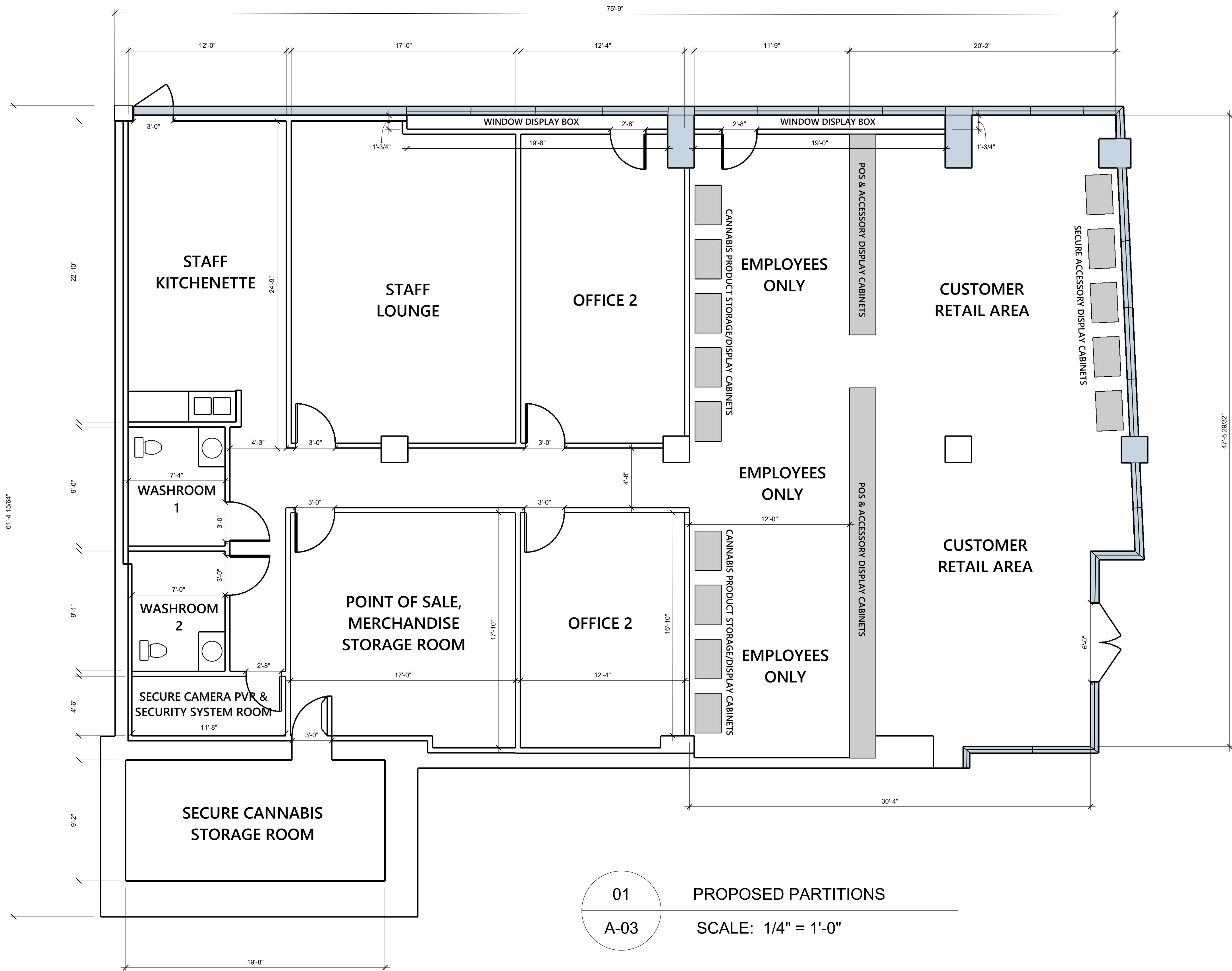
02

A-02

DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

<div>SDA</div>	DRAWN BY RD	DESCRIPTION EXISTING PARTITIONS, DEMO PLAN	PROJECT NO. 2021-08	ISSUE 2021.03.23	CLIENT RYAN DOWDELL 2165602 ALBERTA LTD O/S BUD'S CANNABIS EMPORIUM 1601.14 STREET SW CALGARY, AB T3C 1E3	CURIOUS DESIGN 1336 LAKE SYLVAN DRIVE SE CALGARY AB T2J 3C8
			PROJECT BUD'S CANNABIS EMPORIUM DEVELOPMENT PROPOSAL CONCEPT DESIGN 1601.14 STREET SW CALGARY AB	RE-ISSUE		
02						



CURIOUS DESIGN
1336 LAKE SYLVAN DRIVE SE
CALGARY AB T2J 3C8

CLIENT
RYAN DOWDELL
2165602 ALBERTA LTD O/S
BUD'S CANNABIS EMPORIUM
1601 14 STREET SW
CALGARY, AB T2C 1E3

ISSUE
2021.03.23
RE-ISSUE

PROJECT NO.
2021-08
PROJECT
BUD'S CANNABIS EMPORIUM
DEVELOPMENT PROPOSAL
CORDON BUILDING
1601 14 STREET SW
CALGARY AB

DRAWN BY
RD
DESCRIPTION
PROPOSED PARTITIONS