

Item 6.1 CR_5604: Options for Managing Impacts of Major and Minor Alcohol Sales

and

Item 6.2 CR_4335 Impact of Bylaw 17836 Exemption to the 500 metre Separation Distance between Liquor Stores in Suburban Contexts

October 2, 2018 - Urban Planning Committee Meeting

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue background.

Background

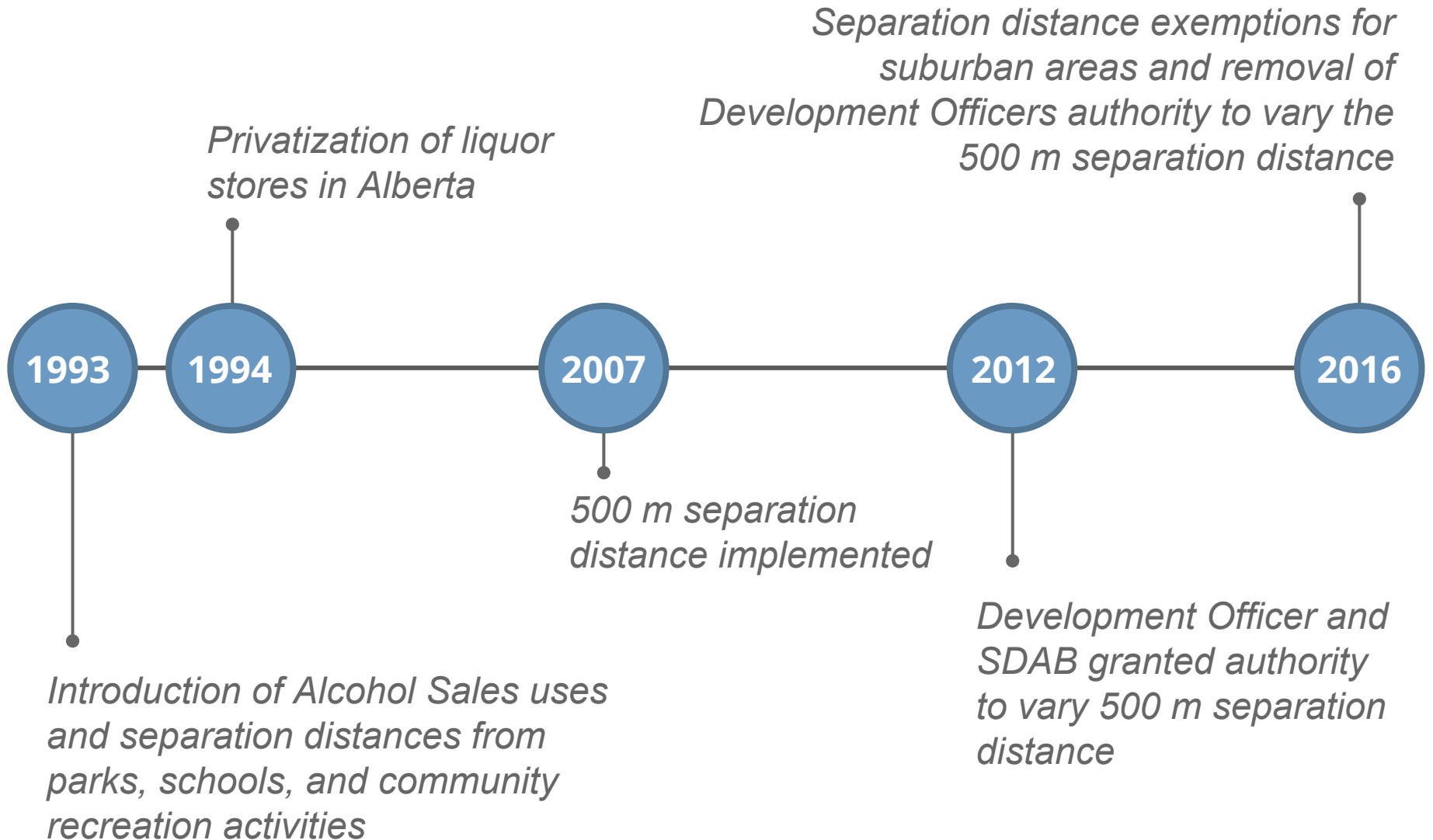
Council Motion

On January 23, 2018, Council passed the following motion:

That Administration explore options for managing impacts of Major and Minor Alcohol Sales, including but not limited to amending separation distances of Major and Minor Alcohol Sales, and report back on these options to Urban Planning Committee. As well, Administration will include:

- *data on the policy's effectiveness and impacts*
- *information regarding the experience and policies of other municipalities*
- *best practices*
- *comprehensive results of related studies.*

Regulatory Timeline - Zoning Bylaw



500 metre Separation Distance

Zoning Bylaw 12800

In 2007, the applicant-initiated amendment was implemented to address:

- overconcentration and proliferation of liquor stores
- reduced values of neighbouring properties
- increased traffic
- drinking in parking lots
- vandalism and other forms of social disorder, and
- impaired driving

Determining Effectiveness

Methodology and Approach

Reducing Proliferation:

- Review the change in total liquor store development permits

Property Values:

- Review property assessment values adjacent to liquor stores

Reducing Traffic:

- Review parking variances related to liquor store approvals

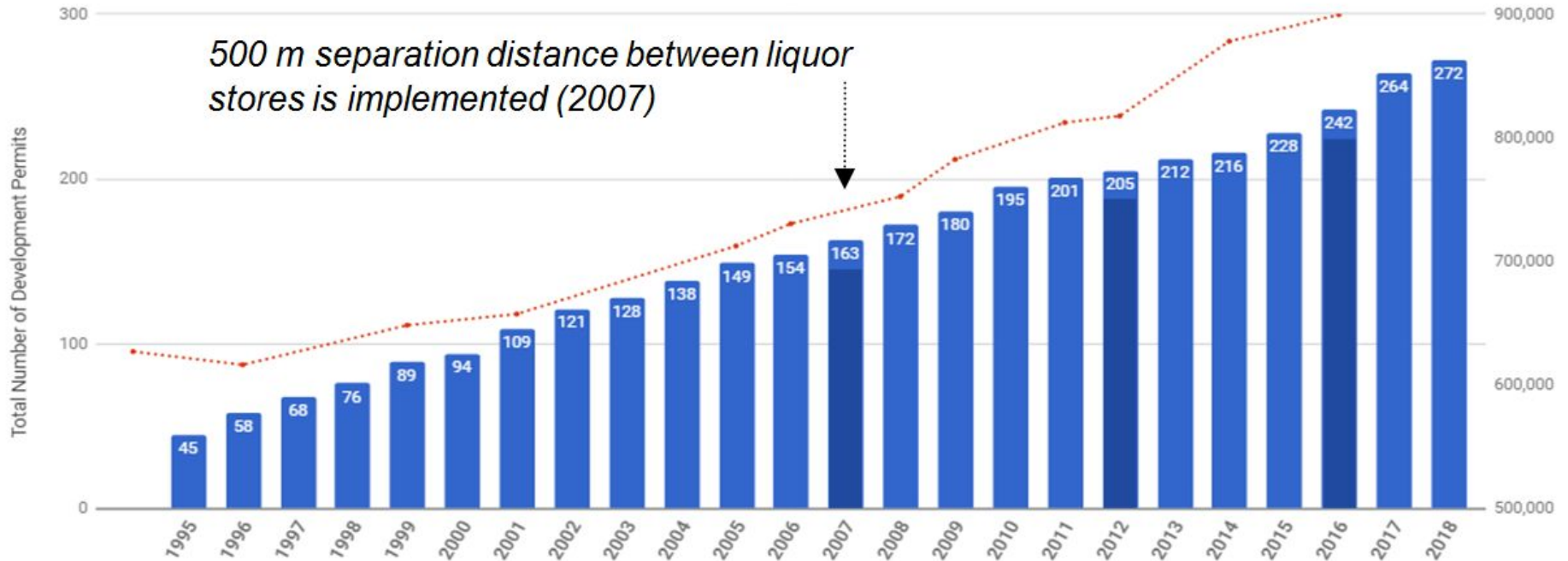
Reducing Social Disorder:

- Review crime incident mapping related to liquor store locations

Reducing Impaired Driving:

- Review impaired driving incidents in comparison to other jurisdictions

Highlights of Analysis - Proliferation



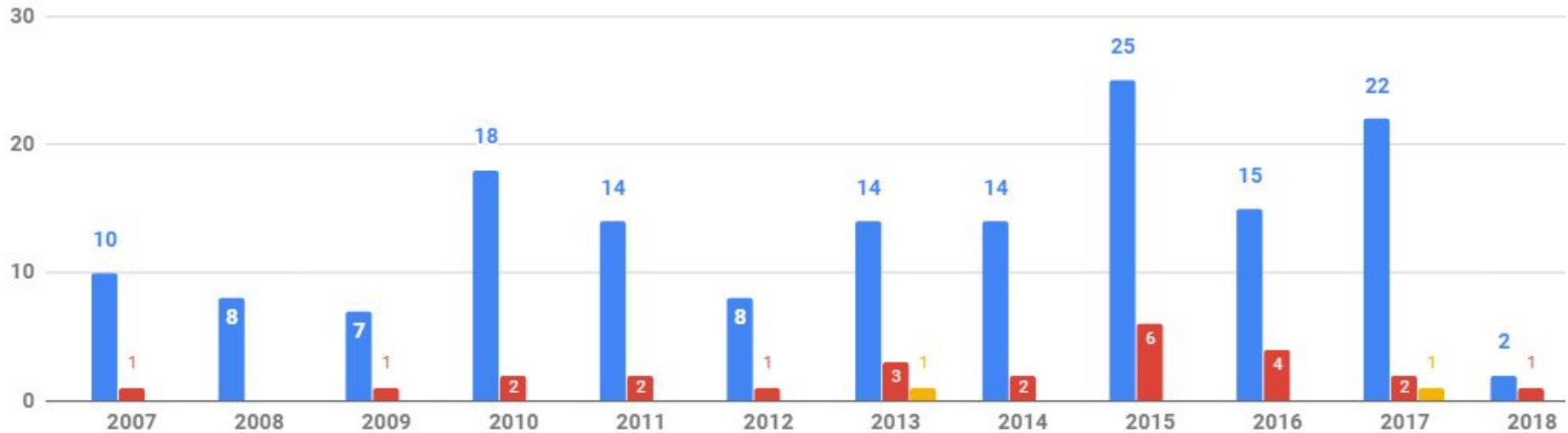
■ Liquor Store Development Permits

● Edmonton Citywide Population

Note: There are approximately 250 liquor stores currently operating in Edmonton

Highlights of Analysis - Traffic

Liquor Store Development Permit Decisions Related to Parking



- Liquor Store Development Permit Applications
- Issued Parking Related Variance
- Refusal Included Reasons Related to Parking

Highlights of Analysis - Crime

Alcohol Sales Locations



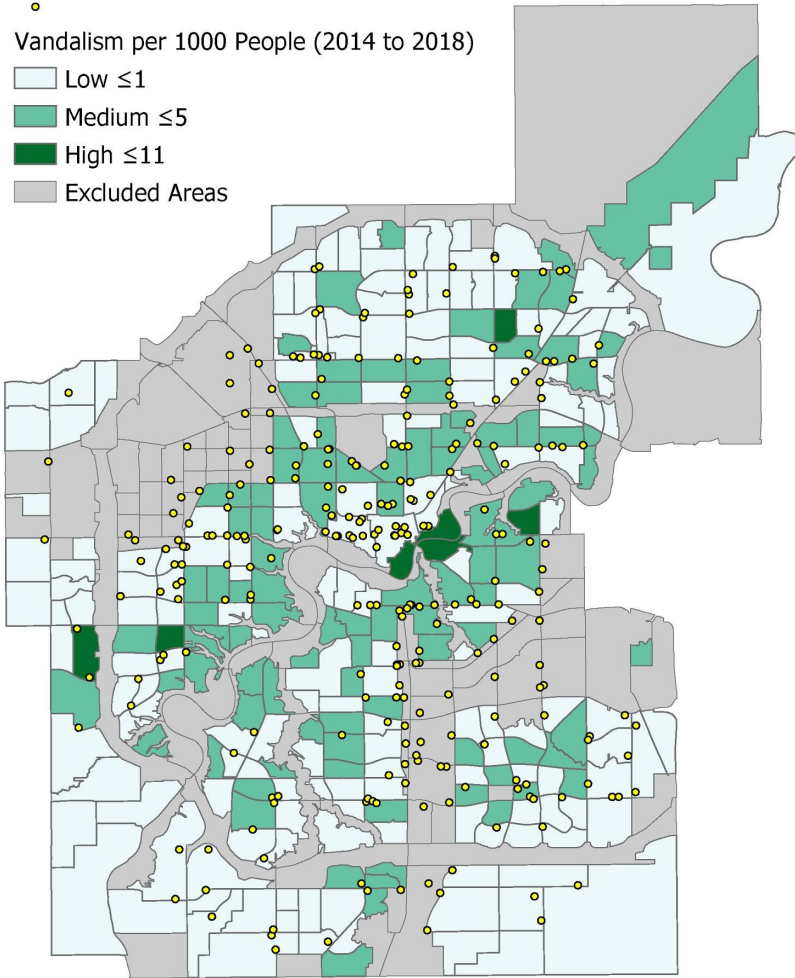
Vandalism per 1000 People (2014 to 2018)

Low ≤ 1

Medium ≤ 5

High ≤ 11

Excluded Areas



Alcohol Sales Locations



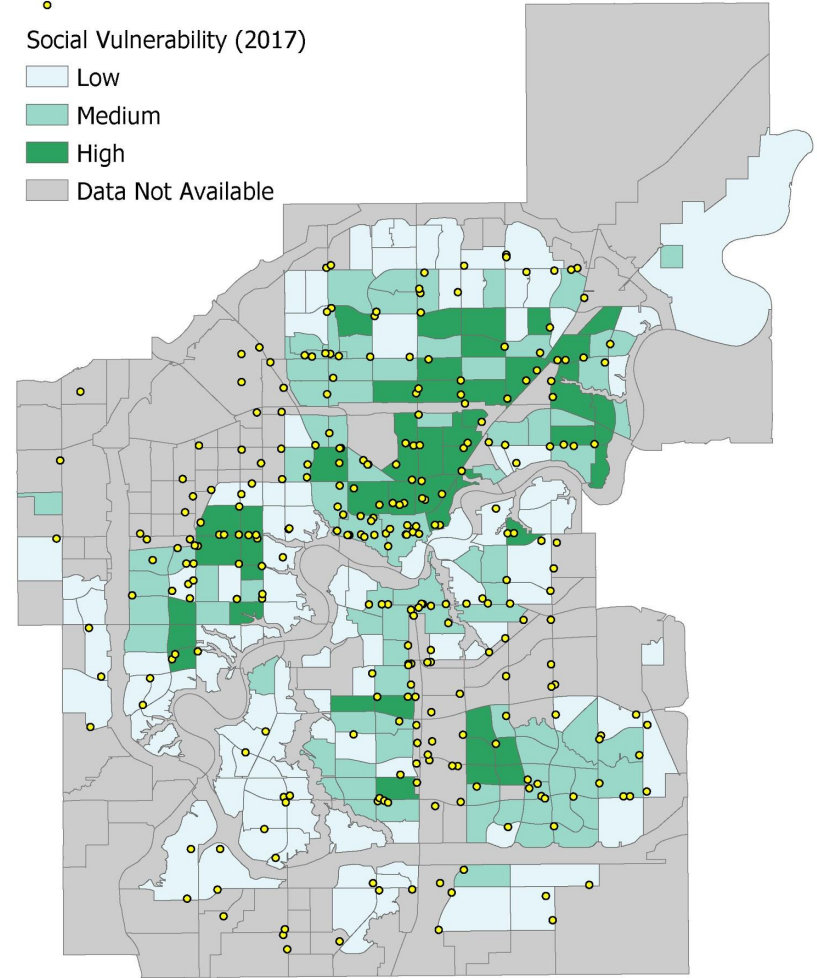
Social Vulnerability (2017)

Low

Medium

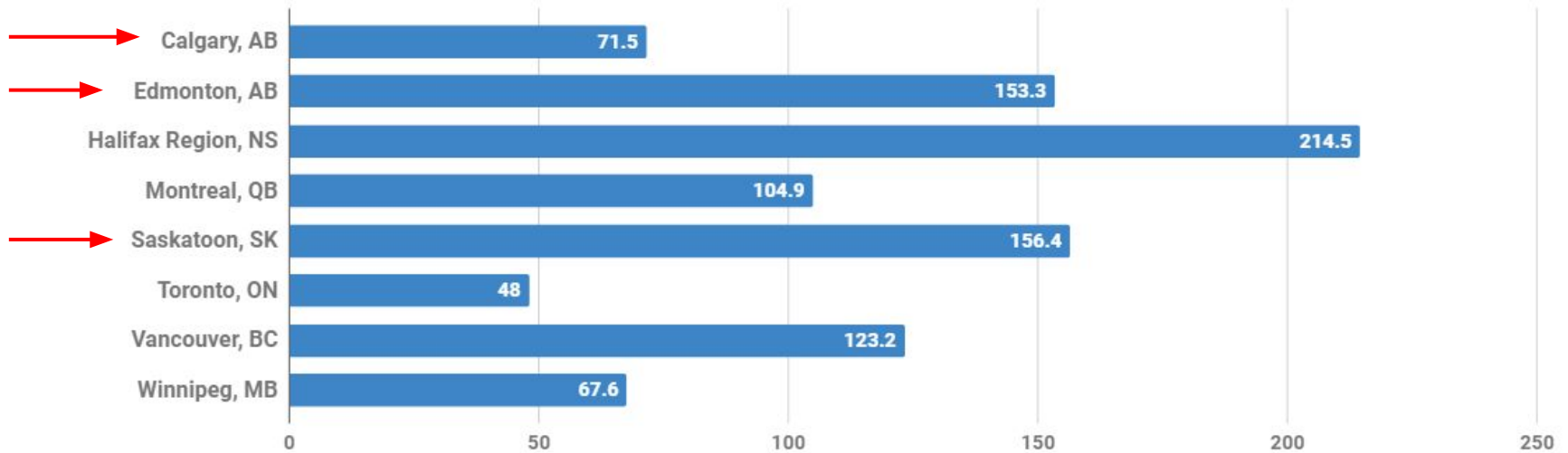
High

Data Not Available

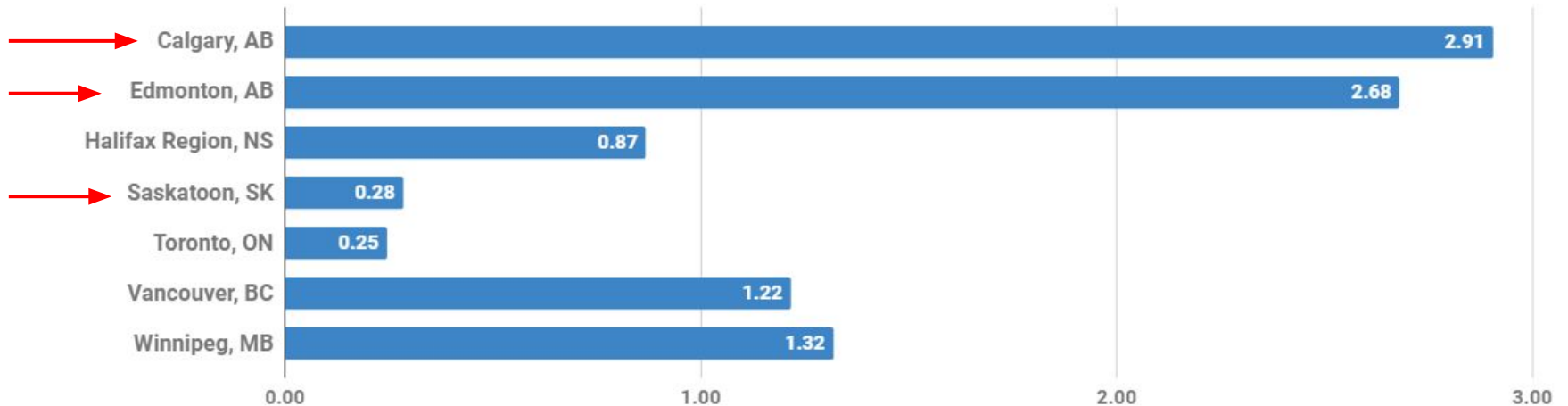


Highlights of Analysis - Impaired Driving

Jurisdiction Comparison - Impaired Driving Incidents in 2016

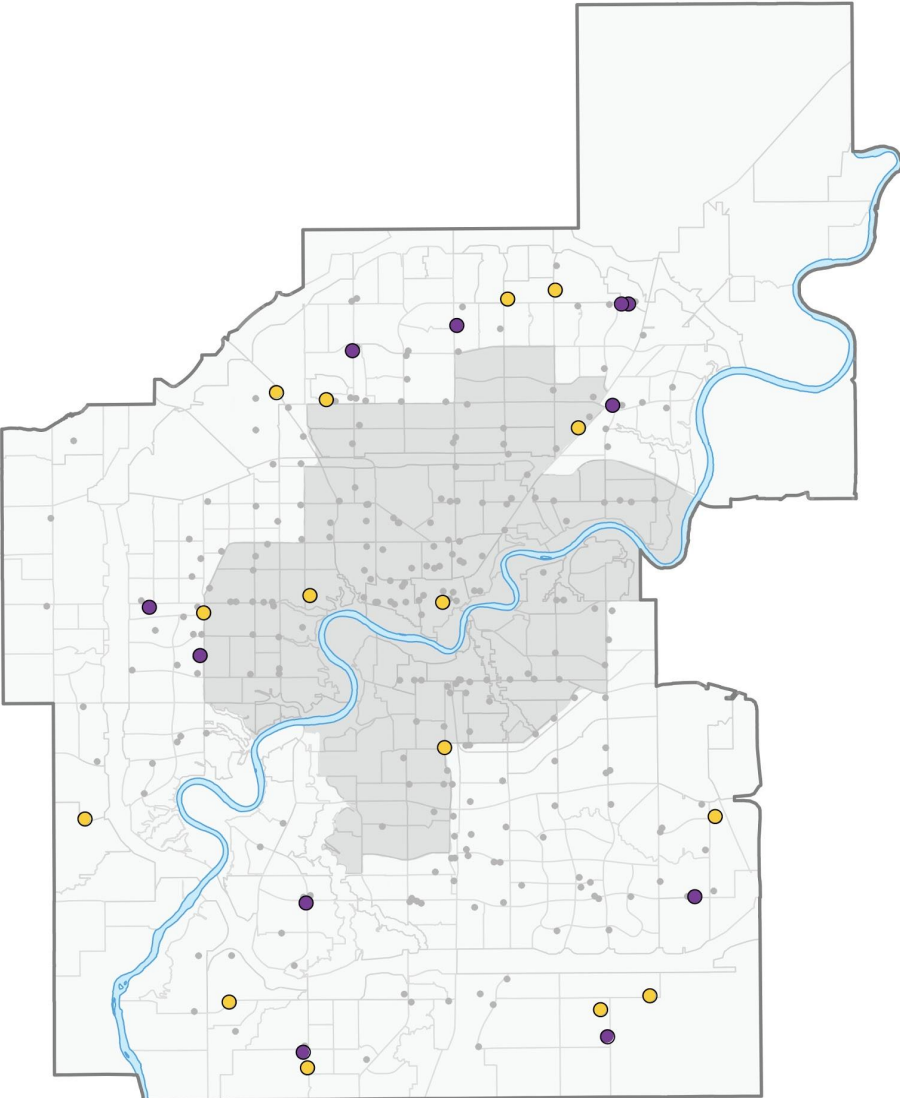


Number of Liquor Stores per 10,000 Population



Impacts of Bylaw - 17836

Exemption to 500 metre Separation Distance in Suburban Areas



- *26 liquor store applications after Bylaw 17836*
- *21 located in the exemption area (suburban areas)*
- *11 enabled by Bylaw 17836*



Non-exemption area



New Liquor Store not enabled by Bylaw 17836



New Liquor Store enabled by Bylaw 17836

Stakeholder Engagement

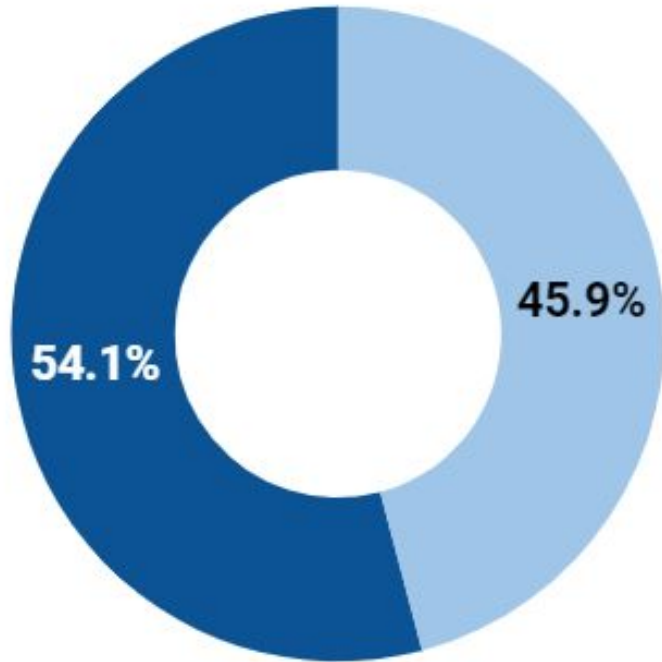
Impacts and Themes



Through discussions with stakeholders, four themes emerged:

- *Consumption*
- *Operations*
- *Appearance*
- *Land use*

Insight Survey Results



+2,700 survey responses

54% selected an option to change the separation distances between stores

- Highest support for the option for exemptions in major shopping, tourism, and high density areas
- Areas identified for exemptions included
 - **Downtown (1st)**
 - Strathcona (2nd)
 - West Edmonton Mall (3rd)

Public Engagement Informed Recommendations



- Maintain separation 100 metre from parks and schools
- Maintain and/or improve special land use regulations

Options / Tools to Manage Impacts

Tool / Jurisdiction	Consumption	Operations	Appearance	Land Use
Zoning Bylaw 12800			X	X
Business Licence Bylaw 13138		X		
Community Standards Bylaw 14600			X	
Public Places Bylaw 14614	X			
Parkland Bylaw 2202	X			
Alberta Gaming and Liquor Act		X		
Edmonton Police Service	X			
Alberta Health Services	X			
211 - Reach Edmonton	X			

Zoning Options - Separation Distances

- Option 1:** No change, keep the 500 metre separation distance
- Option 2:** Provide exemptions to the separation distance requirements in major shopping and tourist destinations (i.e. Downtown)
- Option 3:** Make the separation distances between liquor stores the same as it is for cannabis retail stores, 200 metres
- Option 4:** Eliminate the separation distances required between liquor stores
- Option 5:** Eliminate all Zoning Bylaw regulations for Alcohol Sales and treat the use as General Retail Stores.
- Option 6:** Eliminate separation distances between stores only for sites zoned CSC, CCA, AED

Recommendation & Justification

Administration recommends Option 4:

- Eliminate the separation distances required between liquor stores, and
- Maintain current separation distances from parks, schools and community recreation activities

Justification:

- Administrations analysis of separation distance regulations shows that they have not been effective in achieving the stated objectives
- Limitations created by the separation distance has not allowed for a diversity of retailers in the marketplace
- Simplifies the Zoning Bylaw regulations to provide efficient and effective service

Item x.x

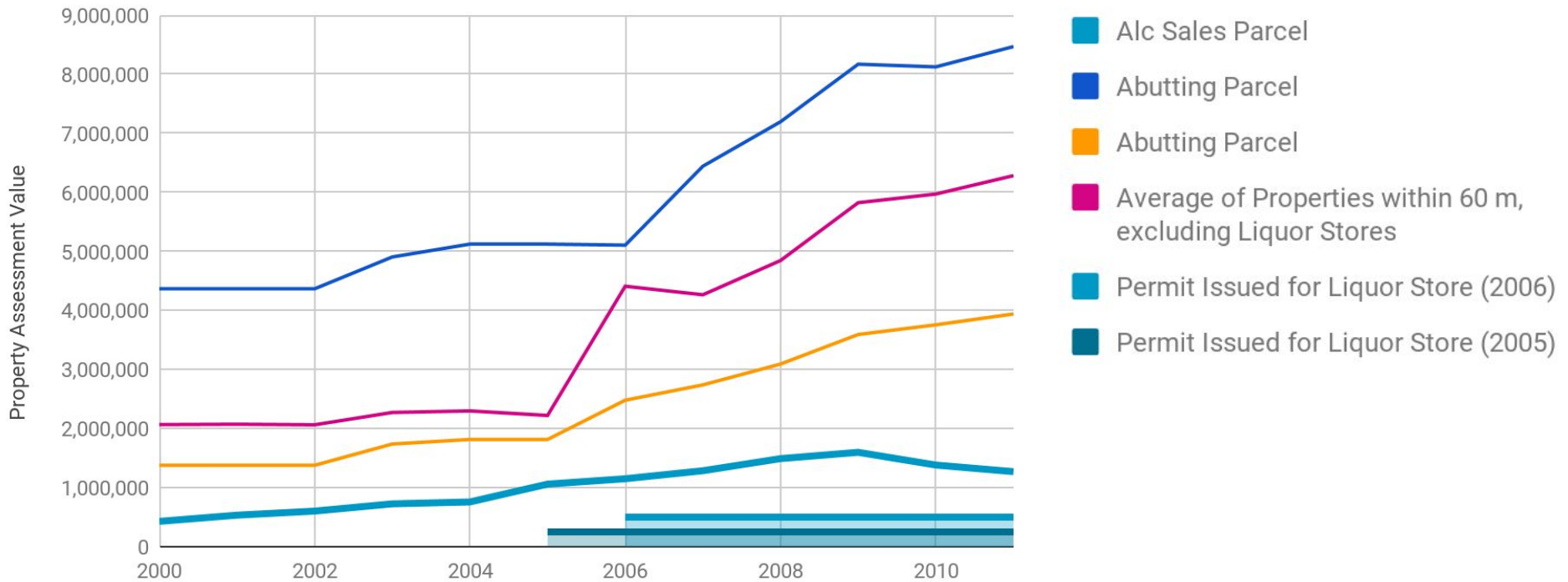
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Highlights of Analysis - Property Values

Property Assessment Relationship to Liquor Stores Sample 1



Highlights of Analysis - Impaired Driving

Edmonton - Impaired Driving Incidents 1998 - 2016

