

Item 6.3 & 6.4

CR_4754: Implications of Clustered Pawn Stores on Local Socio-Economic Conditions

CR_4755: Amendments to Zoning Bylaw 12800 - Regulations for Pawn Stores

October 2, 2018 - Urban Planning Committee Meeting

The logo for the City of Edmonton, featuring the word "Edmonton" in white sans-serif font on a dark blue rectangular background.

Background

Council Motion

At the April 19, 2017, Urban Planning Committee meeting, the following motions were passed:

- *That Administration prepare a report in consultation with stakeholder agencies including EndPovertyEdmonton and Business Improvement Areas on the impact of clustering of Pawn Stores including the co-relation between the location of Pawn Stores and other businesses and their economic, social and land use impact on neighbourhoods and citizens.*
- *That Administration prepare draft amendments to Zoning Bylaw 12800 as generally outlined in Approach 1, 2 and 3 of the April 19, 2017, Sustainable Development report CR_4329.*

Key Research Questions



Social:

- What influence do pawn stores have on individual social dynamics?
- How do pawn stores affect perceptions and crime in neighbourhoods?

Economic:

- What role do pawn stores play in the economic dynamics of individuals?
- How do pawn stores affect the economic health of neighbourhoods?

Land Use:

- What are the potential land use impacts?
- Are there any measurable impacts?



Academic Research Findings

Individual Social / Economic Dynamics:

- Provides needed financial service
- Education and financial literacy critical
- Regulations do not always benefit users

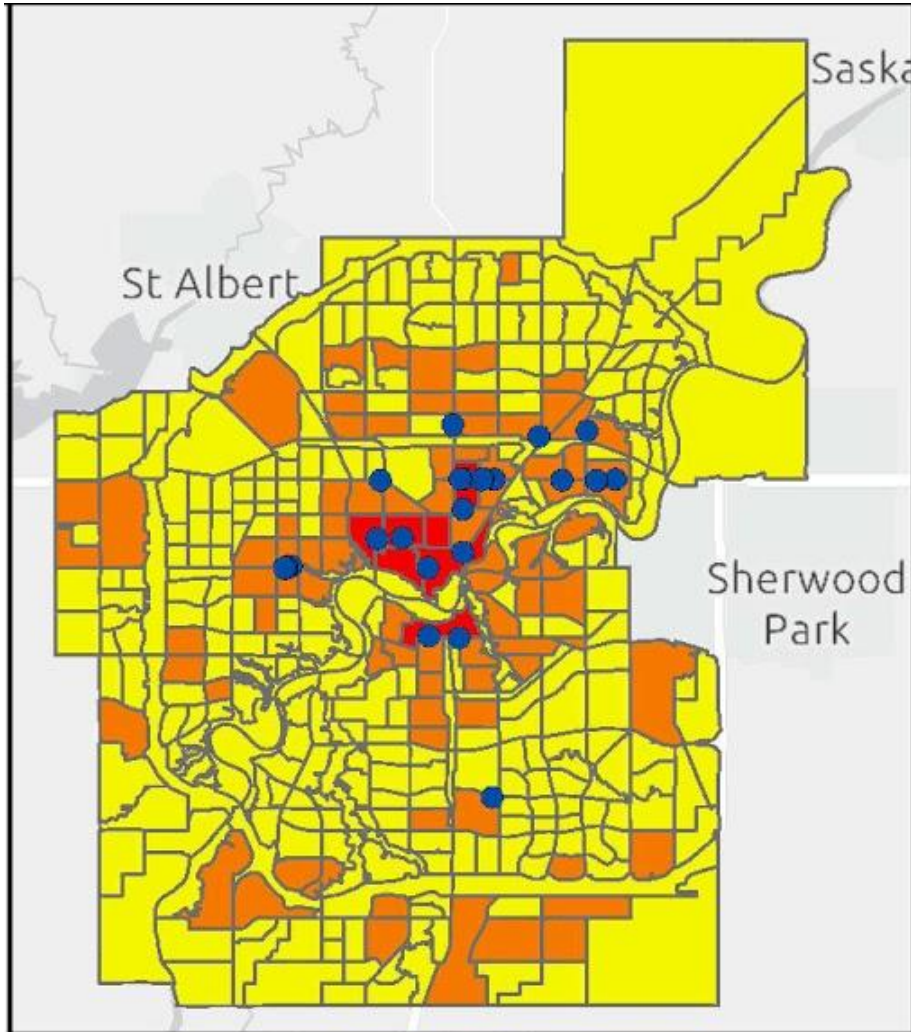
Neighbourhood Social / Economic Dynamics:

- Could not be determined that pawn stores cause crime
- Clustering can have positive impacts on businesses

Land Use Dynamics:

- Poor appearances can influence perceptions of crime and safety
- Advocacy of affluent neighbourhoods can force pawn stores into marginalized areas

Summary of Edmonton Specific Research

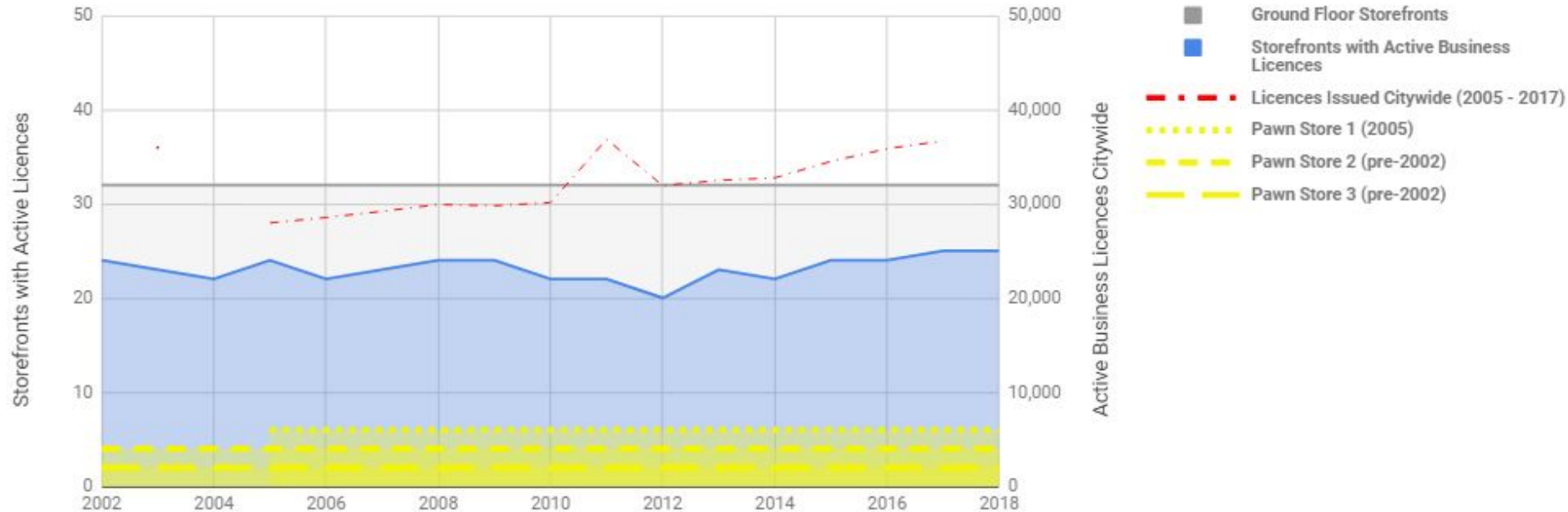


▲ Break & Enters

Crime

- Pawn stores not explanatory variable
- Located in neighbourhoods where crime rates also tend to be high

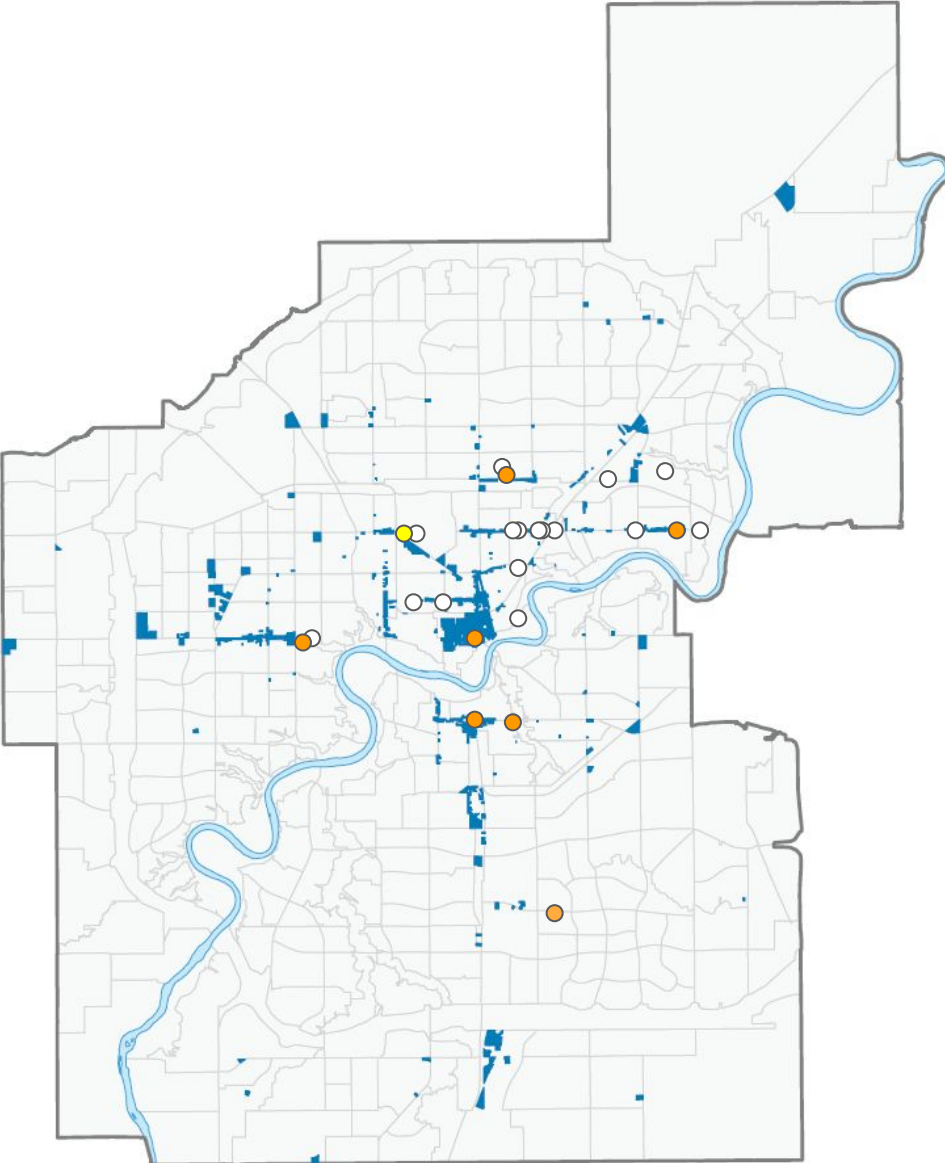
Summary of Edmonton Specific Research



Business Licence Analysis:

- Introduction of a pawn store may relate to an initial decrease in business licences within a block
- No clear relationship between pawn stores and surrounding business licences after the initial year

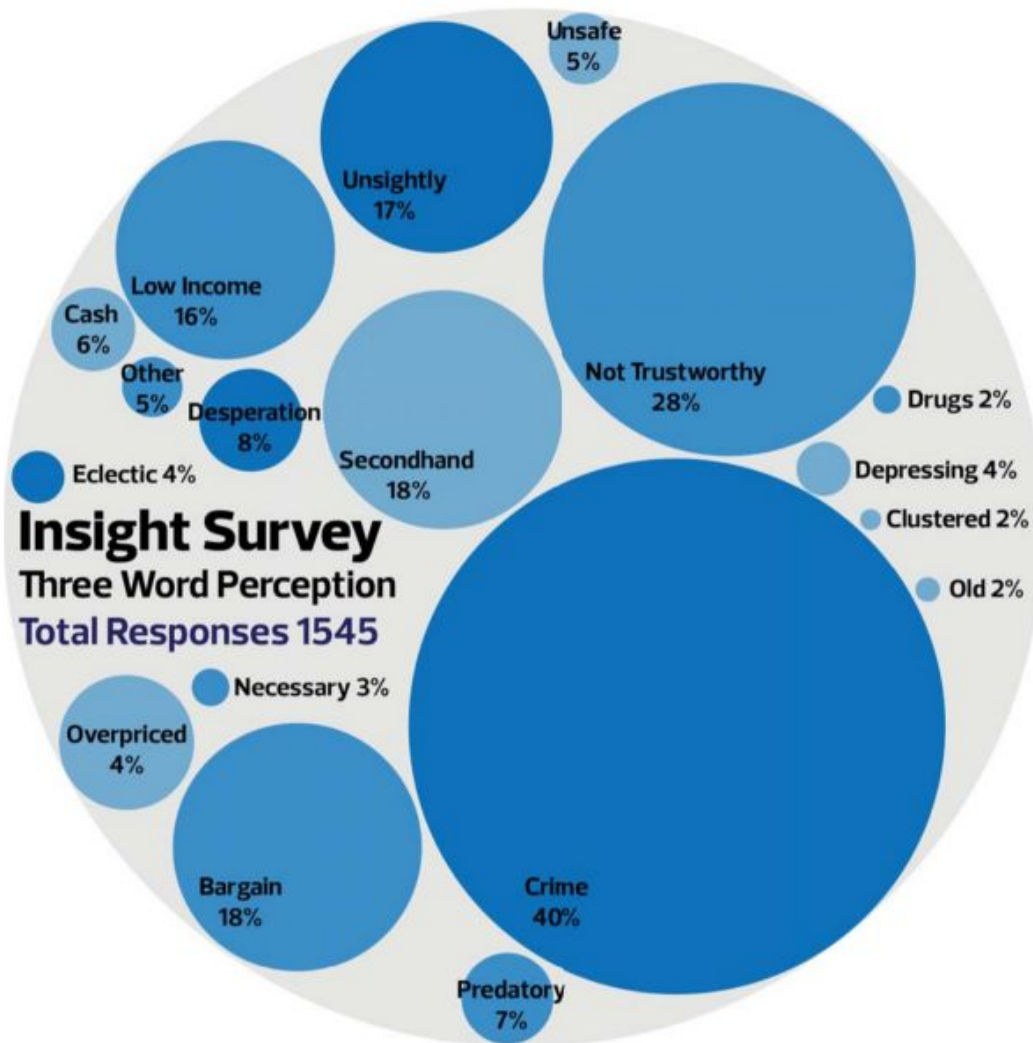
Summary of Edmonton Specific Research



Land Use:

- Most of the pawn stores are located in the CB1 and CB2 zones
- The 2012 amendment may have encouraged new locations to open next to existing ones

Summary of Edmonton Specific Research

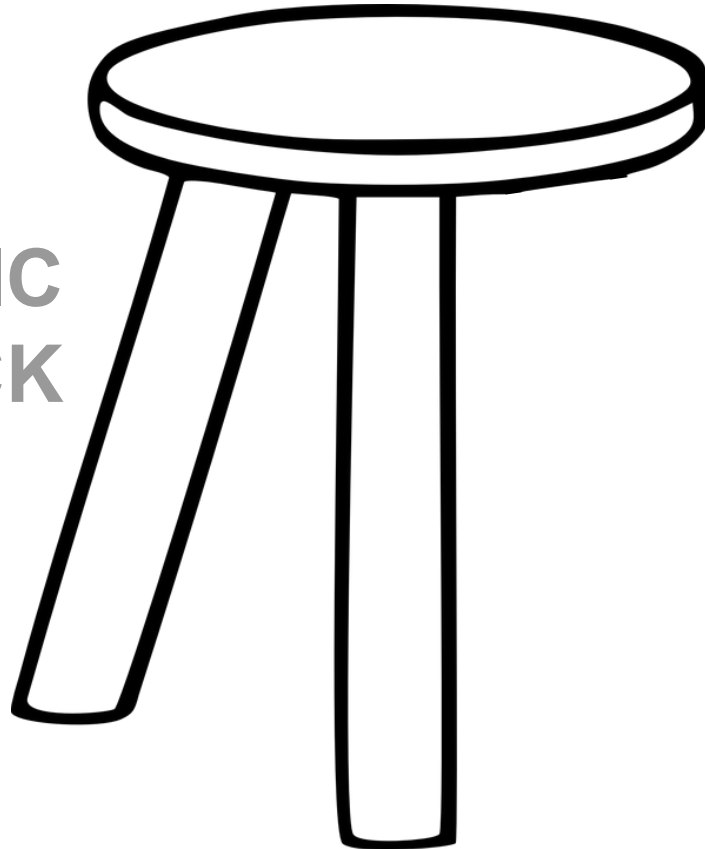


Top 5 Responses

1. Crime
2. Not trustworthy
3. Bargain / Secondhand
4. Unsightly
5. Low income

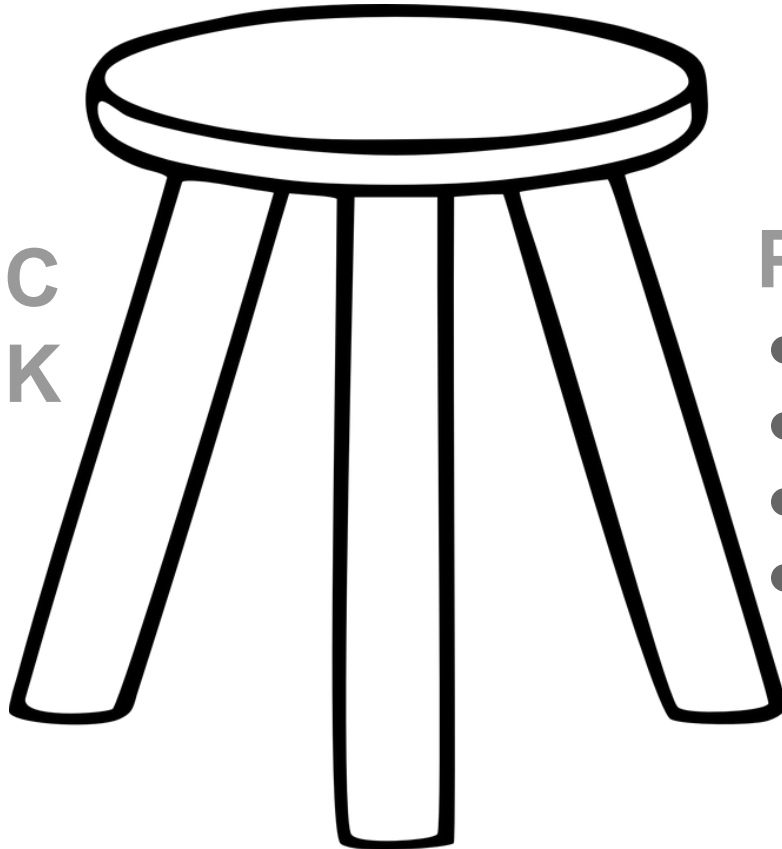
Approach

**PUBLIC
FEEDBACK**



RESEARCH FINDINGS

**PUBLIC
FEEDBACK**



POLICY

- The Way We Grow
- The Way We Prosper
- EndPovertyEdmonton
- Branch Strategic Plan

RESEARCH FINDINGS

Policy Statements

“Embrace high quality urban design throughout Edmonton”

- *The Way We Grow*

“An unrivalled, competitive business climate...Improve the speed, predictability, and consistency of processes”

- *The Way We Prosper*

“Only by correcting inaccurate beliefs and changing attitudes about poverty will our actions be effective...Remove fear and stigma”

- *End Poverty In A Generation - A Strategy*

Recommended Approach

- 1.** Continue to support financial empowerment projects
- 2.** Develop an improved method for users of pawn stores to report bad operators
- 3.** Maintain and strengthen initiatives to increase design quality in main street areas
- 4.** Amend Zoning Bylaw 12800 to remove pawn stores

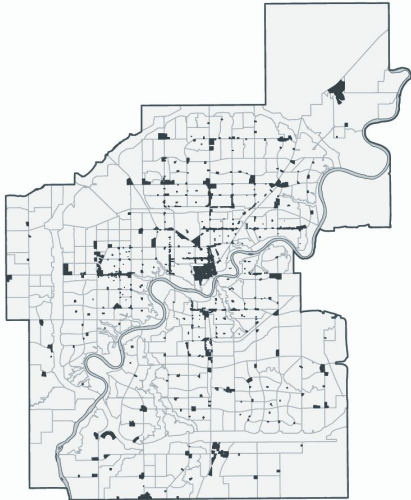
Alternative Amendments

Approach	Design Quality	Safety	Root Causes		Process Streamlining	Business Competition	Disperse Locations	Neighbour Notification
			Mitigate Causes of Poverty	Reduce stigma				
Special Land Use Provisions	●	●	■	○	○	■	■	●
Separation Distance	○	○	■	○	○	○	◐	■
Add/Keep Notification req's	■	■	■	○	○	○	■	●

- Achieves outcome
- Does not achieve outcome
- ◐ Partially achieves outcome
- Does not influence outcome

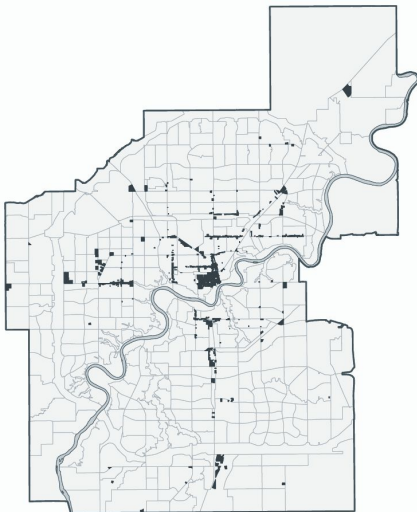
Thank you

Regulatory History - Zoning Bylaw 12800



Prior to 2012 Amendment:

- *Approved under Minor Seconhand Stores and Major Secondhand Stores*
- *Discretionary in 15 Zones*
- *23 pawn stores existing in Edmonton*



After 2012 Amendment:

- *Approved under Pawn Stores*
- *Discretionary in 9 Zones*
- *28 pawn stores existing in Edmonton*

Summary of Primary Research



Photo Survey

- Large signs or awnings
- Window signage or visual display of goods
- Protective bars for security