

Current State and Recent Applications for Pawn Stores in Edmonton

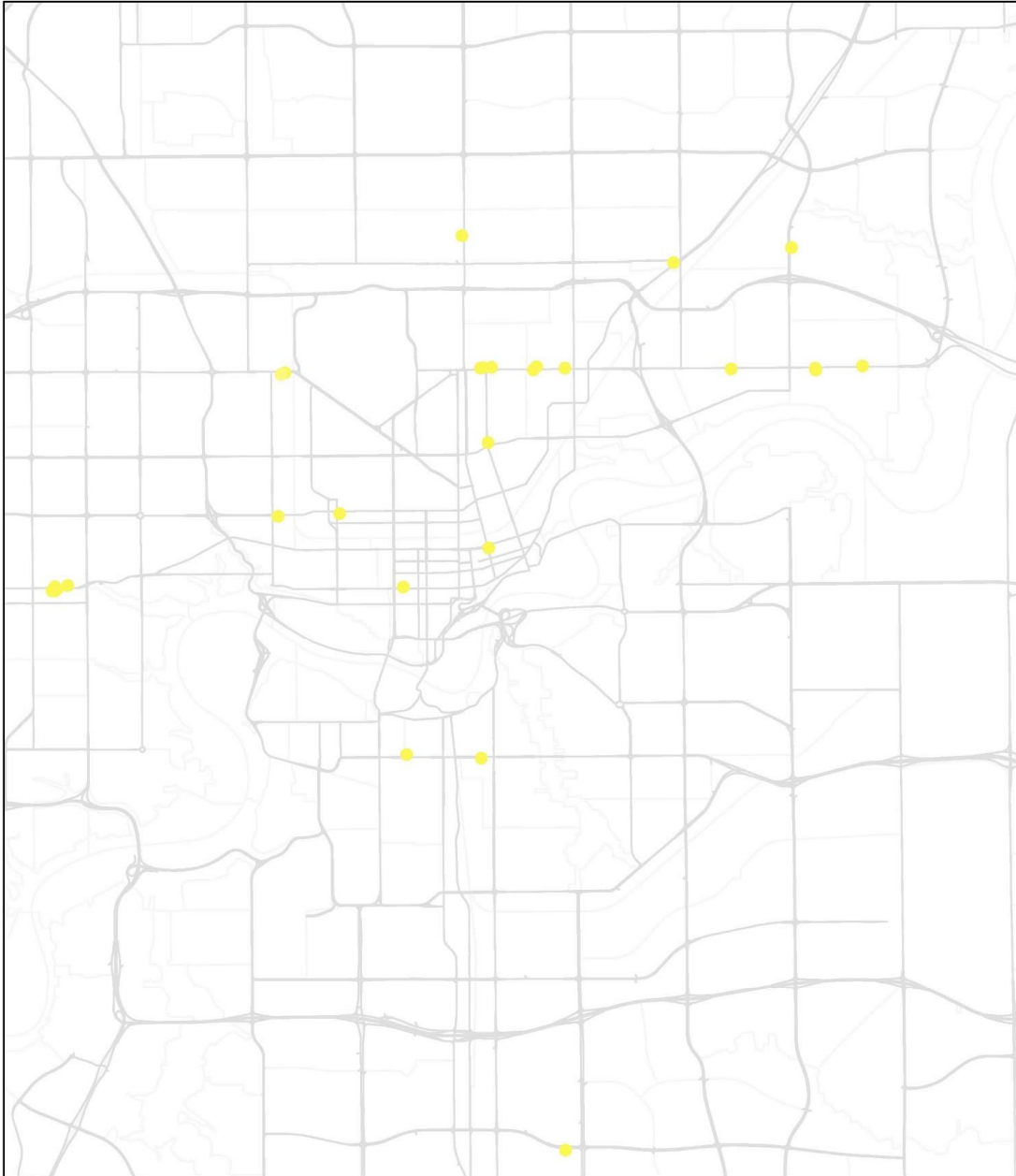
At present, there are 27 licensed Pawn Stores in Edmonton, with two additional business licences pending for new Pawn Store locations that recently received development permits. Map 1 shows the location of all 29 Pawn Stores. Two areas with multiple Pawn Stores are 118 Avenue between 106 Street and 34 Street (nine) and Stony Plain Road between 149 Street and 156 Street (seven). The distances between Pawn Stores in these areas are illustrated in Maps 2,3 and 4 respectively.

There have been five development permit applications for Pawn Stores since the separate use class was created in 2012. As shown on Map 5, these applications have displayed a more dispersed location pattern. One of the recently approved development permits for a Pawn Store was located on a property separated by a laneway from another property with an existing Pawn Store on 118 Avenue between 123 Street and 122 Street. The other four recent applications were 700 metres to 3 kilometres away from existing Pawn Stores.

Of the five development permits issued since 2012, four were approved by the Development Officer and one was refused. Two of the approved applications and the one refused application were appealed to the Subdivision and Development Appeal Board. The Board upheld the two appealed approvals and overturned the one refused application. Community concerns with these applications centred on socioeconomic considerations, including crime, the resale of stolen goods, and preying on those living in poverty. In each case, the Board approved the development permit for the Pawn Store finding that the use was reasonably compatible with the surrounding uses and that there was no significant planning reason to refuse the development permit.

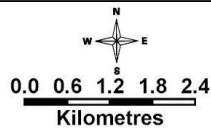
Map 1- Location of Pawn Store Business Licenses and Recent Development Permits as of December 19, 2016

Pawn Shop Locations



Map Compiled by:
Zoning Bylaw Implementation Unit,
Development Services
November 2016
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- Pawn Shop
- Arterial Roads



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Map 2 - Distance between Pawn Shops on 118 Avenue (west)

Distance (m) between Pawn Shops, 118 Avenue



Map 3 - Distance between Pawn Shops on 118 Avenue (east)

Distance (m) between Pawn Shops, 118 Avenue



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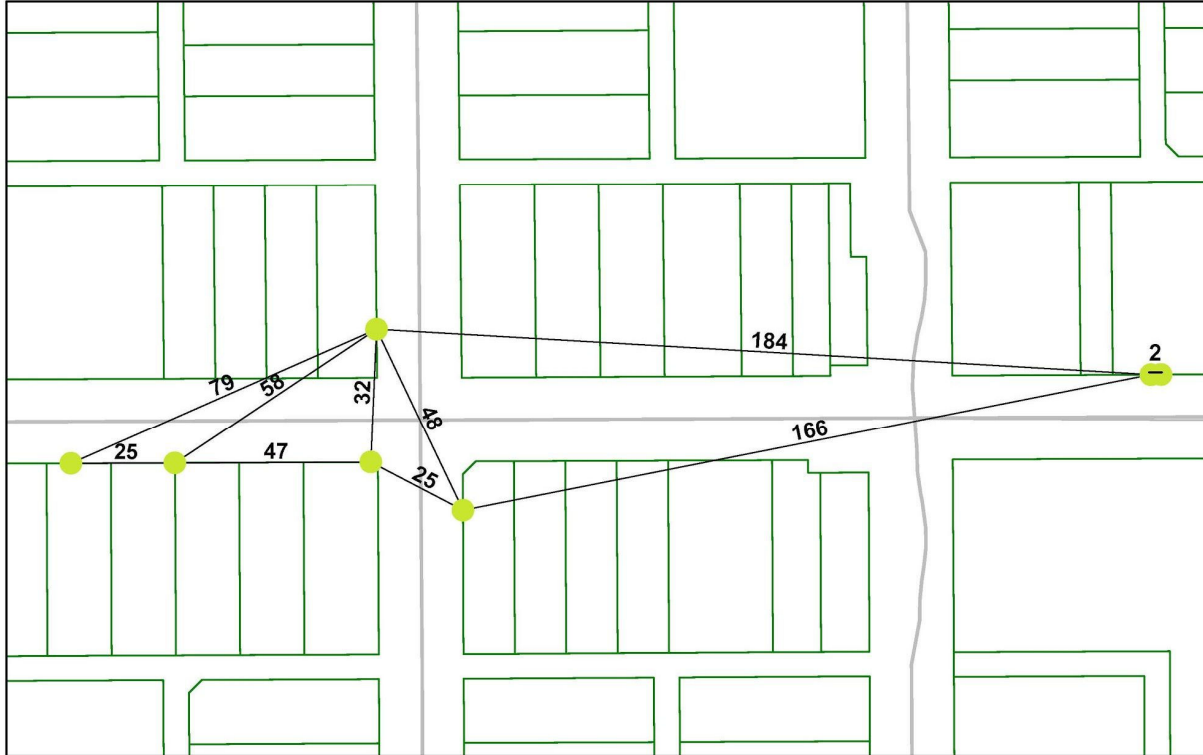
- Pawn Shop
- Legal Parcels
- Roads

0.0 0.1 0.2 0.3 0.4 0.5
Kilometres

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Map 4 - Distance between Pawn Shops on Stony Plain Road

Distance (m) between Pawn Shops, Stony Plain Road



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- Pawn Shops
- Legal Parcels
- Roads

0 10 20 30 40
Metres

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Map 5 - Pawn Store Development Permits Issued Between 2012 and 2016



● Pawn Shop Location ■ Major and Minor Secondhand Store Overlay