

Item 6.3: Exception to Restriction on Separation Distances Between Alcohol Sales for Larger Commercial Sites in Suburban Contexts – Alternative Approach Proposed Amendments to Zoning Bylaw 12800



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Executive Committee Motion [October 5, 2015]

Administration look at alternatives for exception to restrictions on separation distances between alcohol sales uses for larger commercial sites in suburban contexts, considering the appropriate planning rationale, including overlays or other alternatives

Current Regulations

500 metre Separation Distance

- 2007 – 500 metre separation distance between liquor stores
- Restrict proliferation of liquor stores along established commercial shopping corridors
- Jasper Avenue, Whyte Avenue, 107 Avenue, Stony Plain Road, 118 Avenue, and 97 Street



97 Street @ 107 Ave

Effects of Separation Distance Requirement

Established commercial corridors:

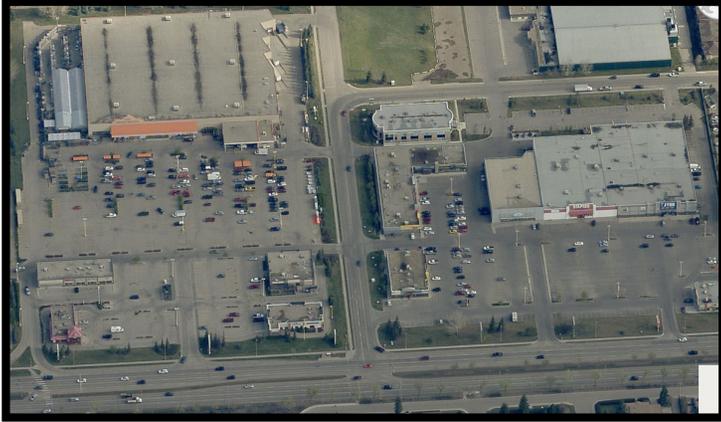
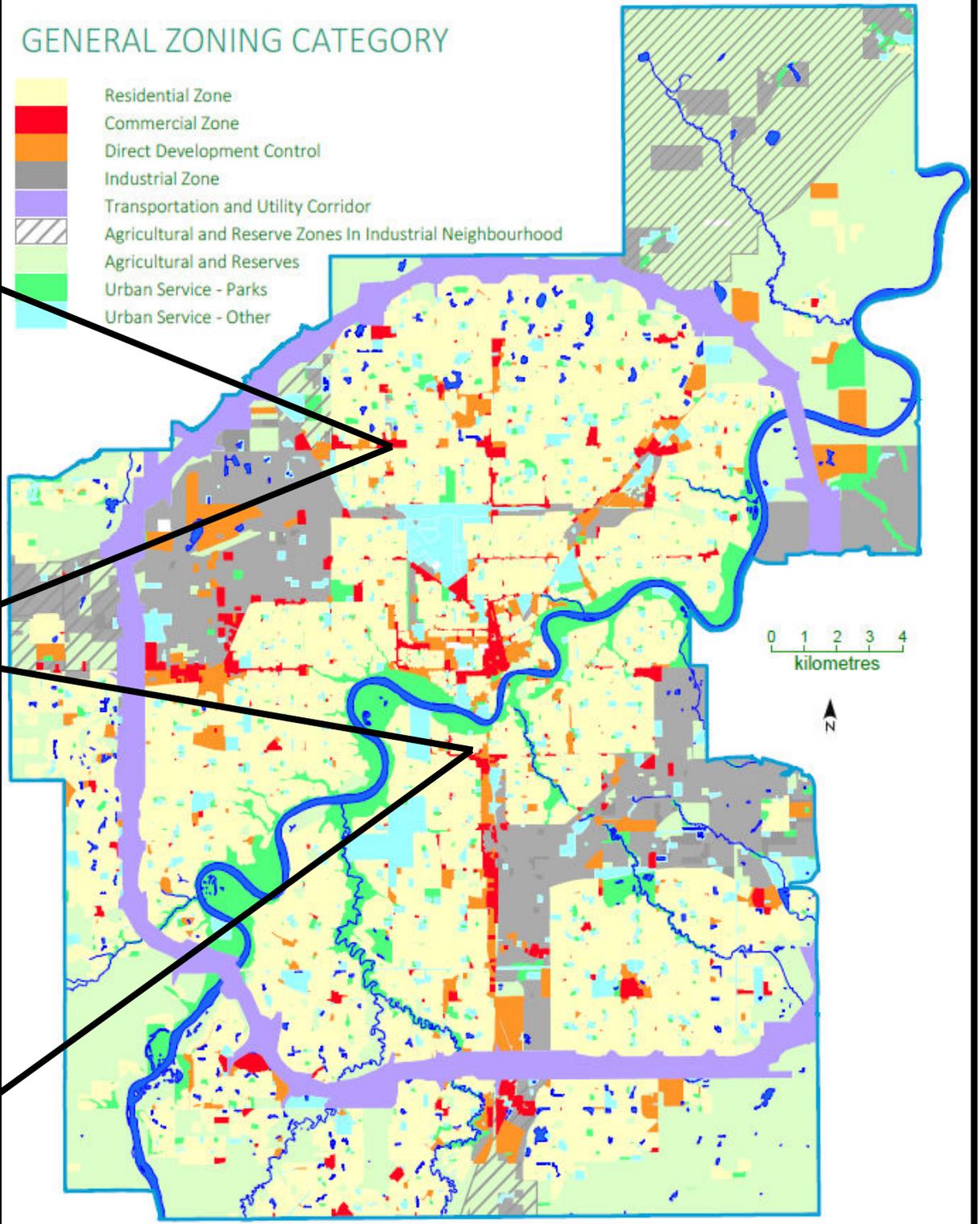
- Proliferation of liquor stores largely halted

Suburban context:

- Restricts the establishment of liquor stores
- Limiting competition

GENERAL ZONING CATEGORY

- Residential Zone
- Commercial Zone
- Direct Development Control
- Industrial Zone
- Transportation and Utility Corridor
- Agricultural and Reserve Zones In Industrial Neighbourhood
- Agricultural and Reserves
- Urban Service - Parks
- Urban Service - Other



Public Consultation

- Edmonton Insight Community
- Public online survey
- Targeted stakeholder survey
- Follow-up conversations regarding non-exemption area map boundaries
- BRZ and Community League discussions

Edmonton
**INSIGHT
COMMUNITY**



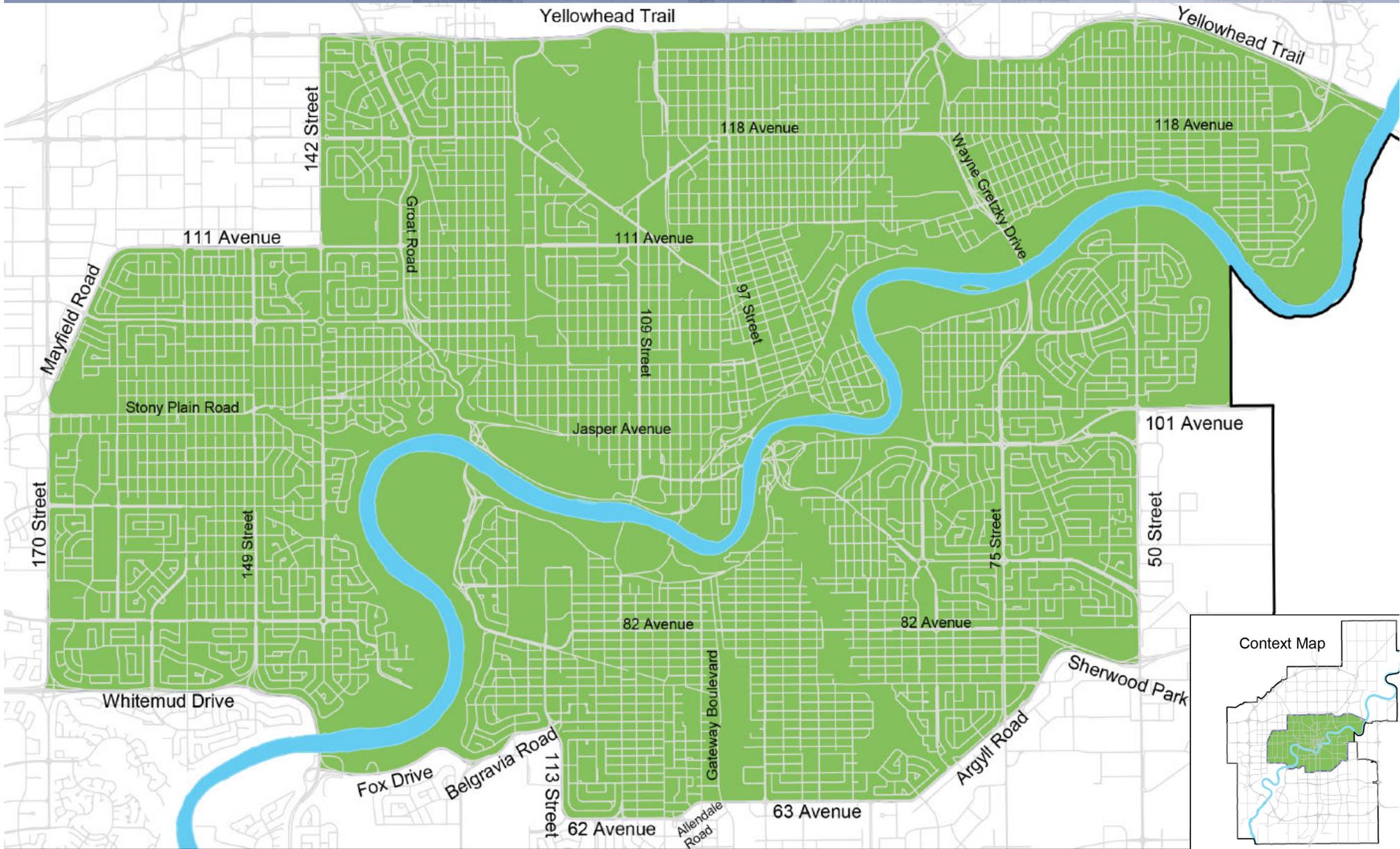
OPEN CITY

October 5, 2015 Executive Committee Proposal

500 metre separation distance exemption criteria:

- exempt Direct Control and Commercial zoned sites greater than 2.5 hectares; and
- maximum one liquor store on exempt sites

Amendment



Amendment

The amendment proposes to:

- Exempt commercial and Direct Control zoned sites larger than 2.5 hectares
- Maximum one liquor store on exempt sites
- Inclusion of a non-exemption map to Section 85
- Improve enforceability of Section 85(4)(c)
- Minor housekeeping changes to Section 85

Next Step

Recommendation:

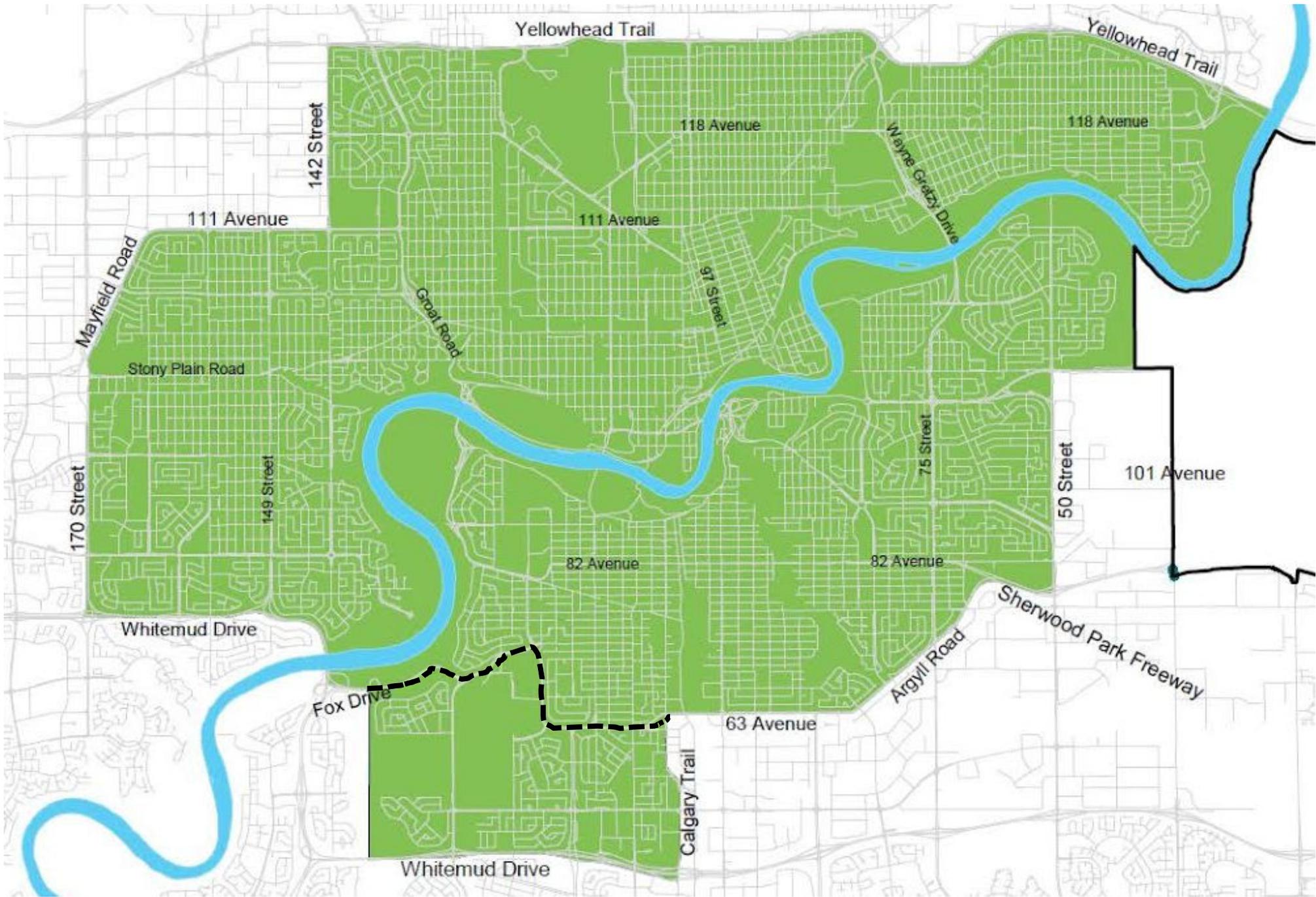
That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 1 of the April 26, 2016, Sustainable Development report CR_2137rev, and return to a future City Council Public Hearing.

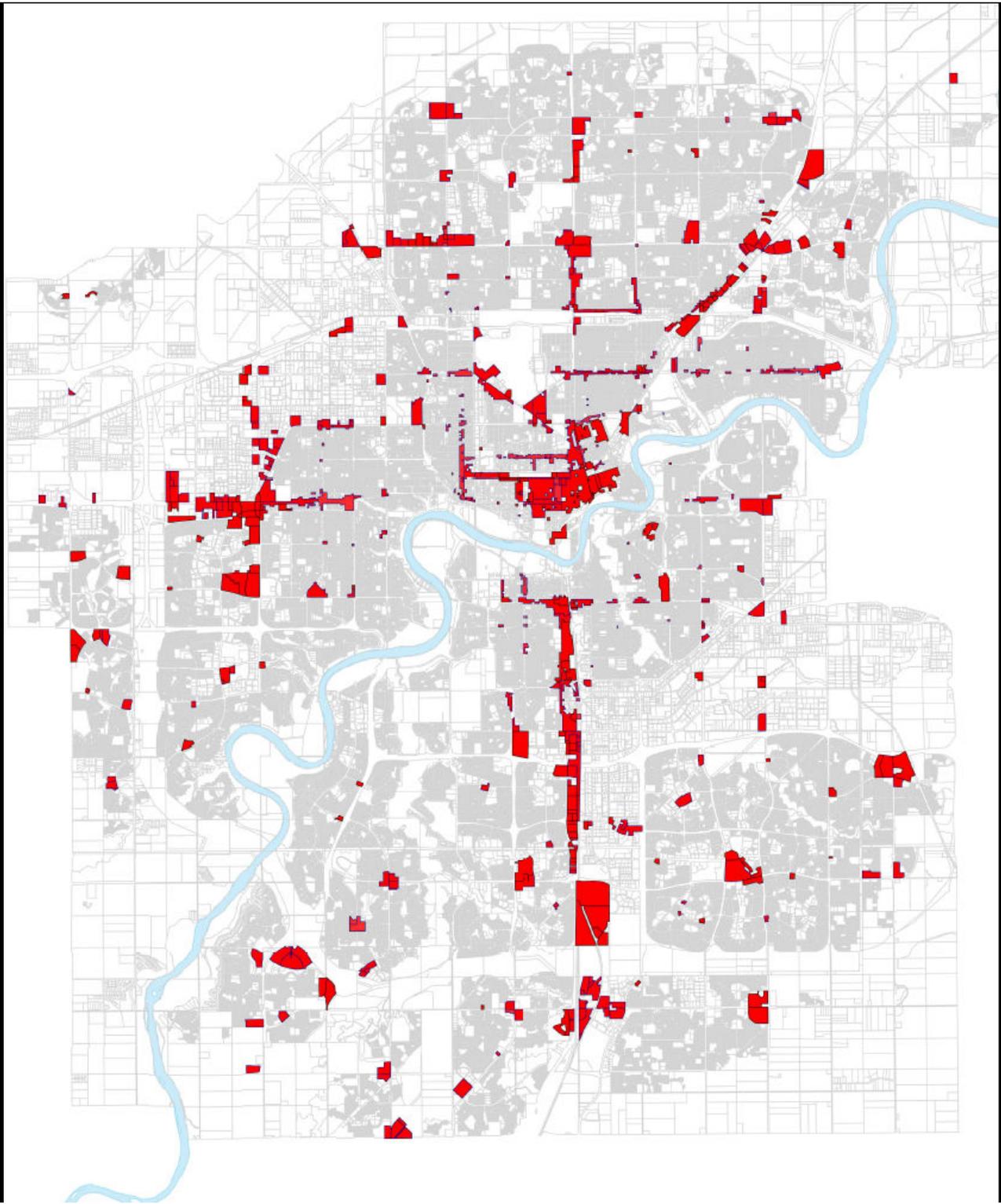
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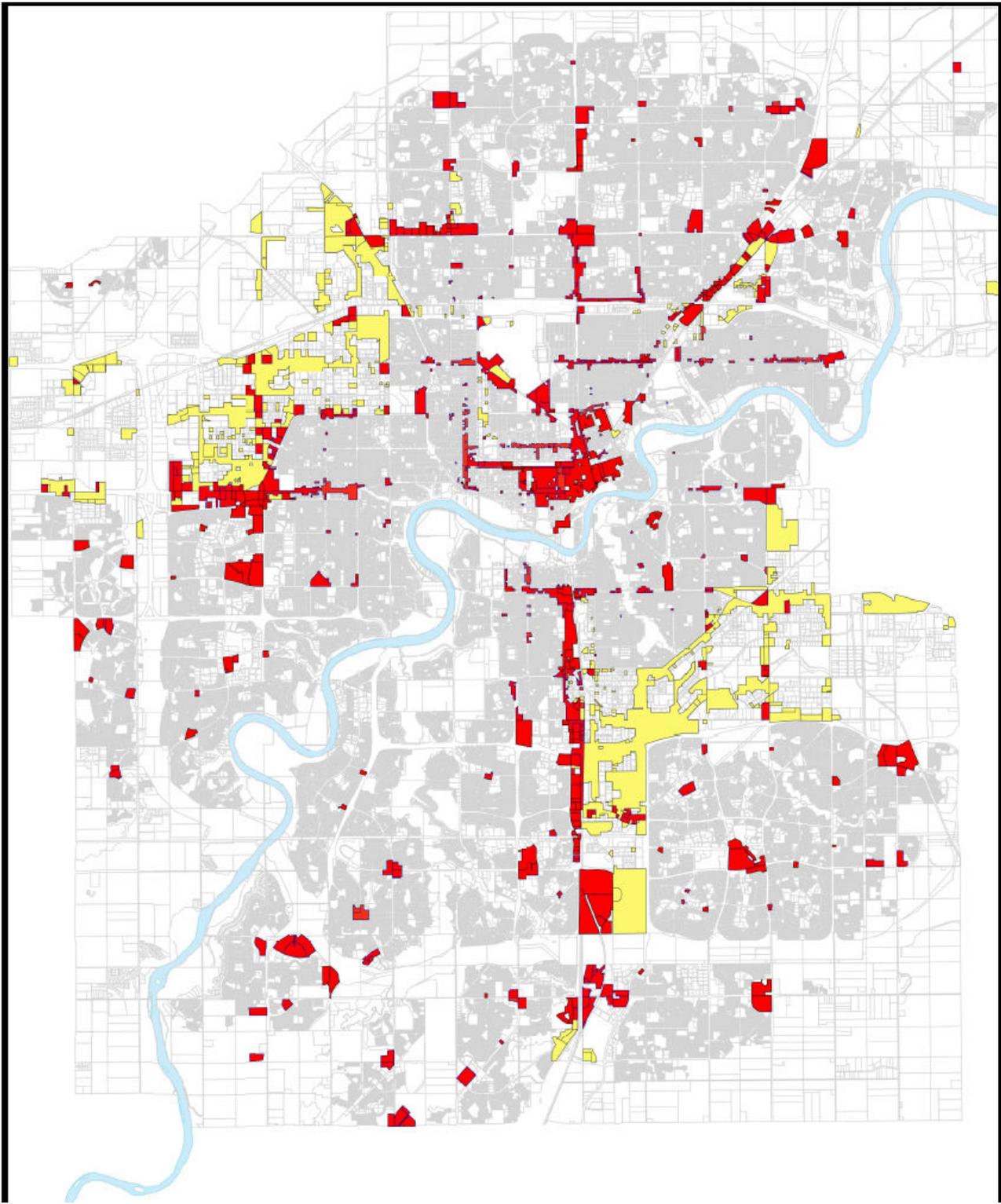


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Legend

-  CSCa
-  GVC
-  TC-C
-  TMU
-  UVCa
-  City Parcels
-  Arterial Road Network

