CHARTER BYLAW 19486 LDA20-0226

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FOCUS

- Site context is reasonable to include Cannabis Retail Sales as a use class
 - Unique set of circumstances based on site layout/orientation
 - Intent of required separation from public library still met
 - All other separation requirements are met
 - Alternative regulations proposed & rejected
- Support shown by site users and businesses
- Adding use class does not automatically grant a permit to operate



- Site in question
- Public library site
- 200m buffer from library site (
- Site-to-Site distance: ~86.0m

E1NS

• More to the story...



- Site in question
- Public library site
- Bay in question
- Building entrances —

 Building orientation plays a role in physical and visual separation



Front of building – facing north

- Main entrances
- Advertising & signage



E1NS

Rear of building – facing south (library)

- Employee entrances only
- Limited signage & advertising



Rear of library – facing north

- No gathering spaces
- No entrances

Front of library – facing south

• Primary gathering space



Inside library – facing north



E1NS

Outside of library – facing north

- Vegetative screen coniferous
- Physical barrier other buildings



- Entrance-to-entrance distance should be considered, or site-to-entrance
 - Intent of the 200m separation keeping Cannabis away from where youth gather
- Zoning applies to site, so alternative regulations to ensure separation space and intent met were proposed to Admin:
 - Restricting the area(s) where Cannabis could be located
 - Adding signage restrictions on south side of building and pylon sign for Cannabis



- Received a petition from residents of Estates of Lakeside against Cannabis
 - Fear of crime increases as a result
 - Presumption of harm
- Offered to meet with residents to discuss concerns
 - Did not want to meet with us
 - Sent an information package through file Planner with information
 - Never received a response
- Received petitions in support of application from nearby businesses and existing site users



- Received a petition from residents of Estates of Lakeside against Cannabis
 - 44 signatures (37 units)
- Received petitions in favour of Cannabis:
 - 12 nearby businesses
 - 67 site users



SUMMARY

- Site is unique and warrants consideration for Cannabis Retail Sales
 - Building orientation, physical and visual separation ensures intent of separation distance is met
 - Use class is for specific bay, would be happy to include additional regulations in the DC2 to ensure suitability
 - All other required separation distances met
- Support for Cannabis Retail Store obtained
- Permit must still go through SDAB for approval if approved as-is
 - Additional public process

THANK YOU





TERRA LOSA

Terra Losa is the most comparable neighbourhood in terms of demographics, parks and land uses to the neighbourhoods in question. It has absorbed two new Cannabis Retail Stores into the neighbourhood over the past two years, and there has been virtually no change in crime since they opened.

	Police Service	VIEW MAP VIEW S	TATISTICS Data last update	ed on Sep 20, 2020	VIE	W MAP	VIEW STATIS	TICS	Data last i	pdated on S	ep 20, 202	
Neighbourhood Crime Map Please enter your search criteria to begin.					Occu	Occurrences of selected crimes in TERRA LOSA						
	Disclaimer <u>Hel</u> p <u>Feedback</u>	Su St NW	100 Ave APRI	Jac	CK Ho 2020 Park 2019	Jan Feb 8 4 3 0	Mar Apr 4 5 9 8	May Ju 1 4 8 4	n Jul Aug 3 11 5 6	Sep 0 3 6 5	ct Nov 3	Dec Total 43 6 63 9 67
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Multiple Crimes in a Single Neighbourhood TERRA LOSA	Location			95 Ave N	Sa Ave NV							
		96 Ave NW			- 94 44	CANN	ABIS RI	TAIL	STORE	LOCAT	ION	
SELECT TIME PERIOD		Terra	Ave the									
Yesterday Last 7 Days Last 30 Days Last 60 Days	O Custom Dates	ve MW USANE NW S Ave NW	ark os Ave NW	70 St	+	CANN	ABIS ST	ORE	OPENED			
ber of crimes found: 15. Click or	each Q show crimes	Google 179 St NW	Summer Map data @2020 Go	logie Terms of Use Report a mag	ap error							

2 Age Distribution

Seniors

65 years and over

41.3% (905)

City Rate: 12.1%

- In similar neighbourhoods (demographics), before/after Cannabis Stores, no significant increase in crime:
 - Terra Losa

Pre-retirement

55 to 64 years

13.0% (285)

City Rate: 11.7%

15 to

24

years

5.5%

(120)

City

Children

0 to 14

years

7.5% (165)

City Rate:

17.6%

- Falconer Heights
- Kensington
- Laurier Heights
- Northmount
- Rosslyn
- Woodcroft
- Summary provided to those that signed petition against the proposed use

Attachment 7

CANNABIS STORE LOCATIONS

	What kinds of locations in Edmonton are the best fit for cannabis stores?					
\checkmark	64.8%	ON MAIN STREETS WITH A MIX OF COMMERCIAL USES AND ACCESS TO TRANSIT Ex - Whyte Avenue, 124 Street				
	55.5%	IN COMMERCIAL AREAS ALONG MAJOR ROADWAYS Ex - Stony Plain Road, Gateway Boulevard				
	40.5%	IN CENTRAL AREAS LIKE DOWNTOWN OR NEAR MAJOR LRT STATIONS Ex - Century Park, Clareview				
	34.2%	IN LIGHT INDUSTRIAL AND BUSINESS PARK AREAS				
	32.5%	SHOPPING CENTERS Ex - Kingsway, Southgate, Londonderry				
	32.4%	SMALL SCALE COMMERCIAL AREAS IN RESIDENTIAL NEIGHBOURHOODS				
	9.8%	I DON'T KNOW				

 During public engagements prior to Cannabis regulations coming into effect, public was asked for ideal locations for Cannabis Retail Stores

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• Proposed location meets criteria

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