

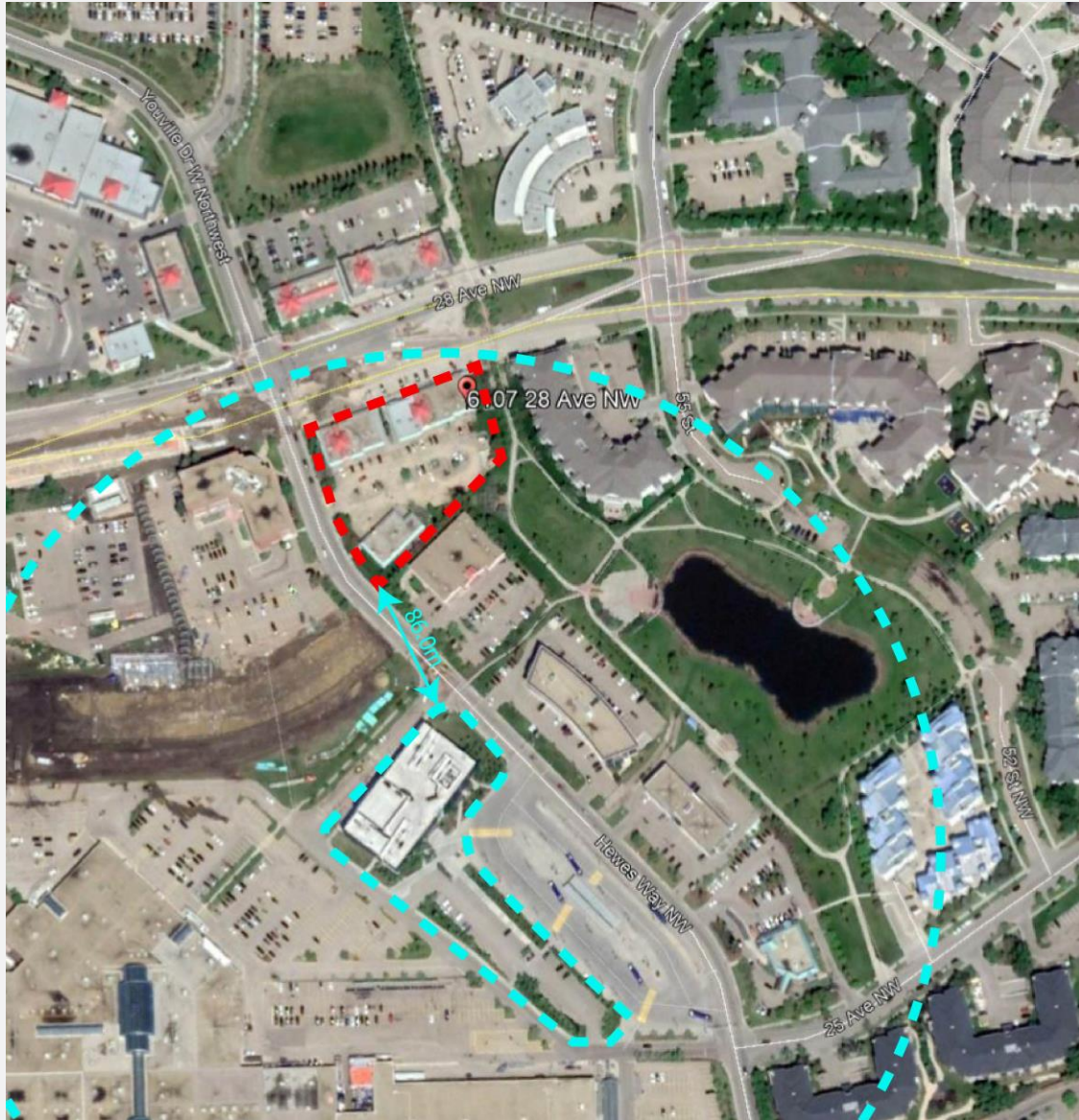
**CHARTER BYLAW 19486**  
**LDA20-0226**




**E1NS**

## 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 CONTEXT



- Site in question 
- Public library site 
- 200m buffer from library site 
- Site-to-Site distance: ~86.0m
- More to the story...

# SITE CONTEXT



- Site in question 
  - Public library site 
  - Bay in question 
  - Building entrances 
- 
- Building orientation plays a role in physical and visual separation

# SITE CONTEXT



Front of building – facing north

- Main entrances
- Advertising & signage



Rear of building – facing south (library)

- Employee entrances only
- Limited signage & advertising

# SITE CONTEXT



Rear of library – facing north

- No gathering spaces
- No entrances



Front of library – facing south

- Primary gathering space

# SITE CONTEXT



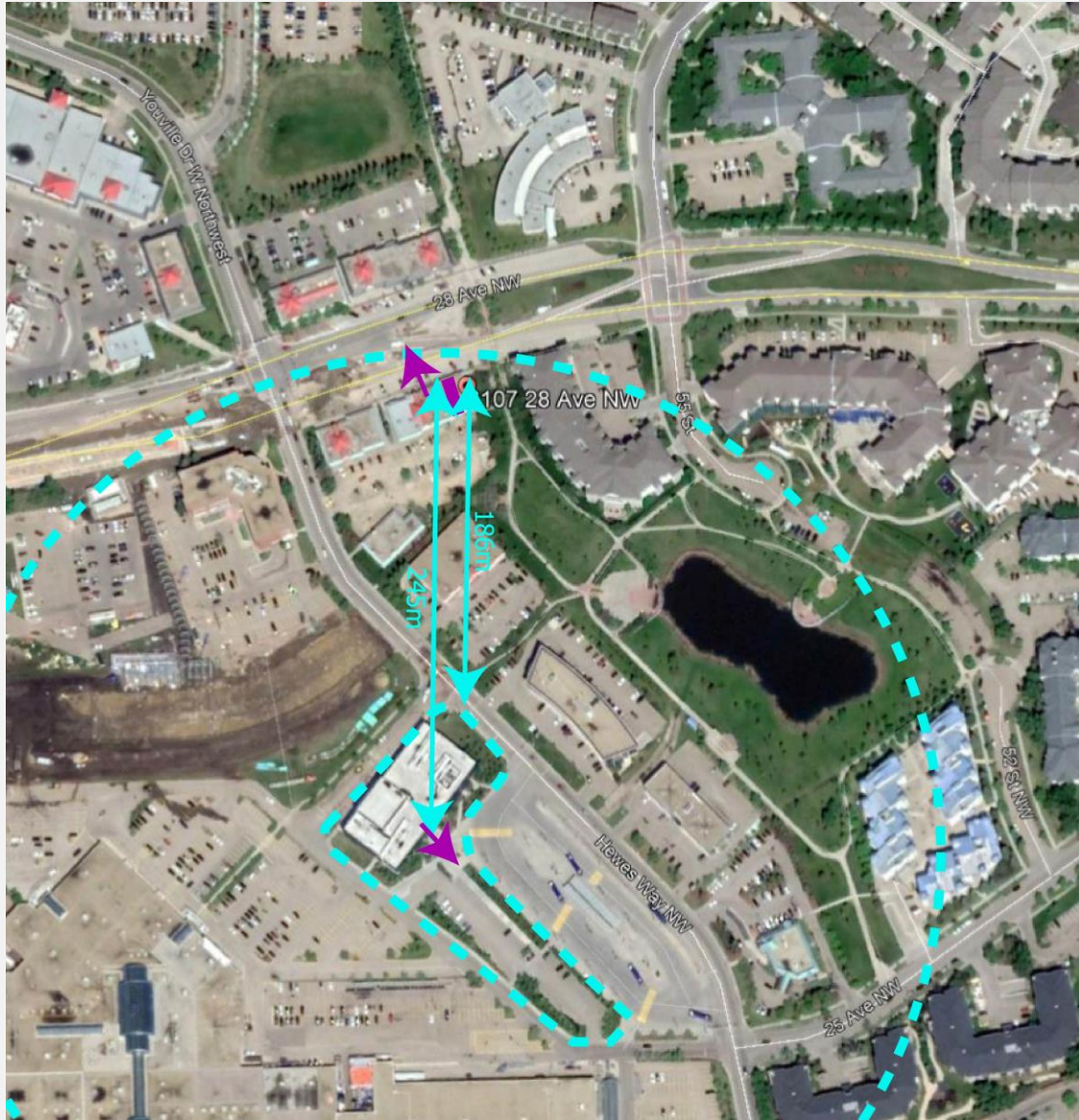
Inside library – facing north



Outside of library – facing north

- Vegetative screen – coniferous
- Physical barrier – other buildings

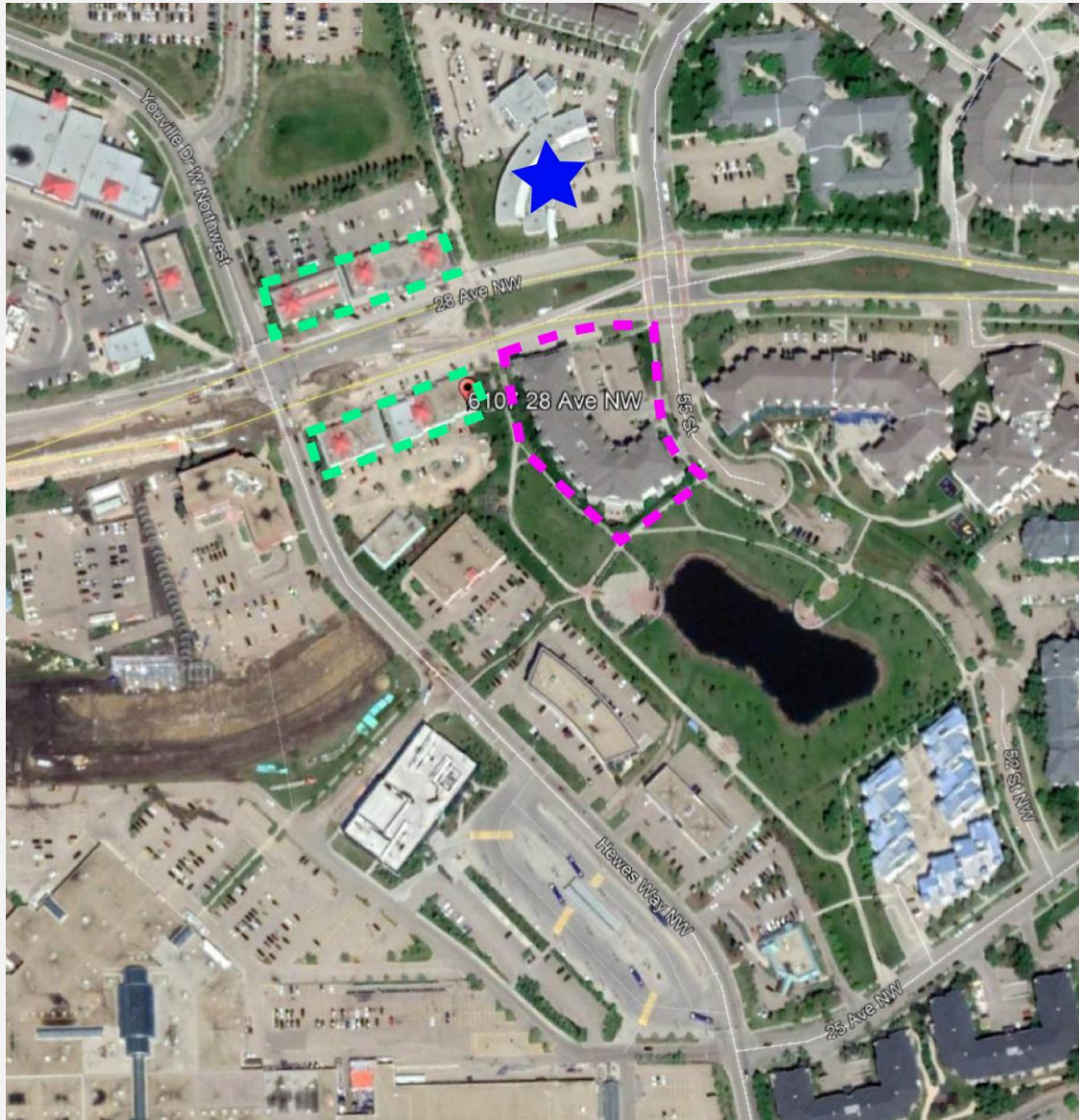
# SITE CONTEXT



- 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

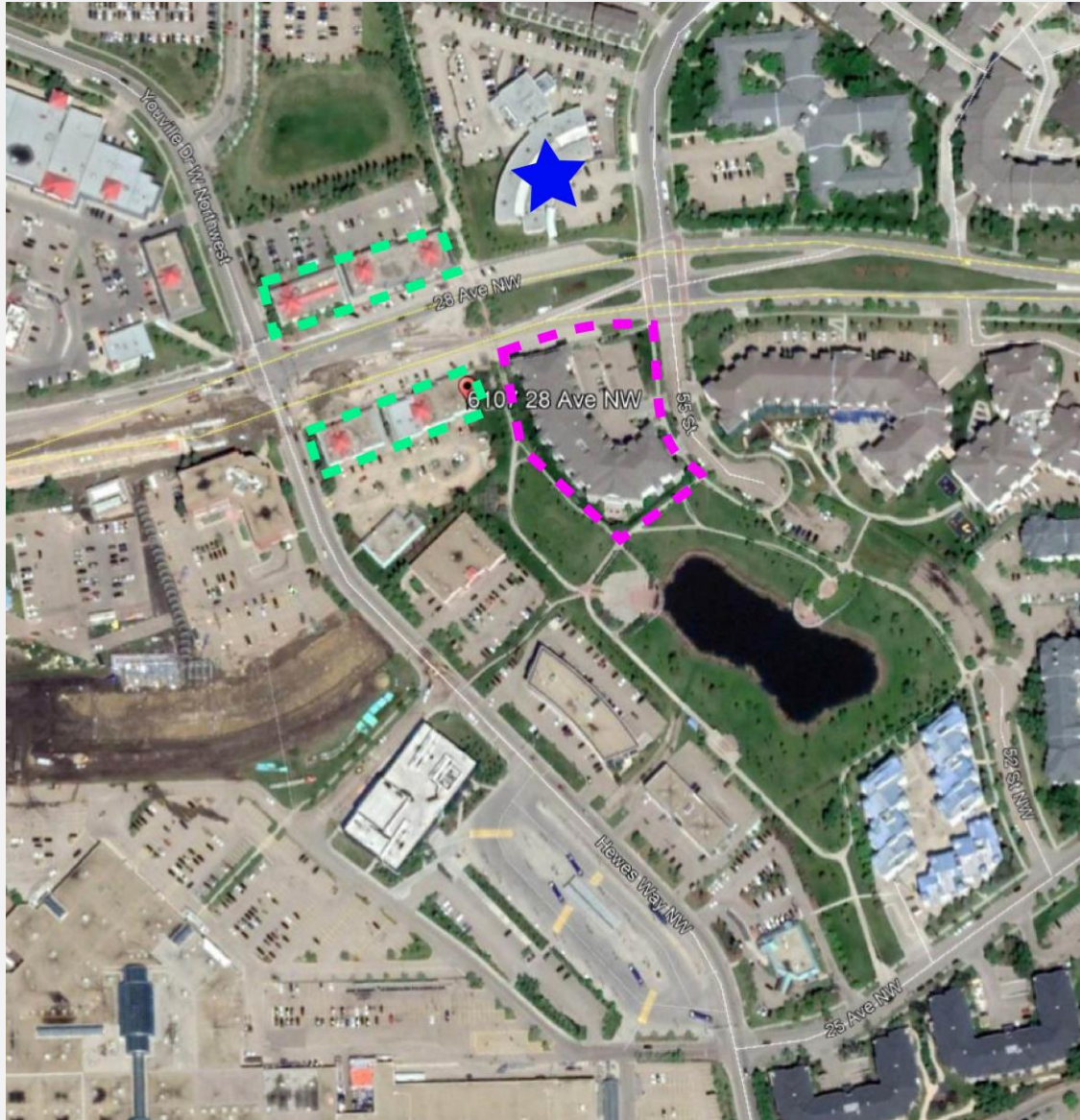


# PUBLIC ENGAGEMENT



- 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

# PUBLIC ENGAGEMENT



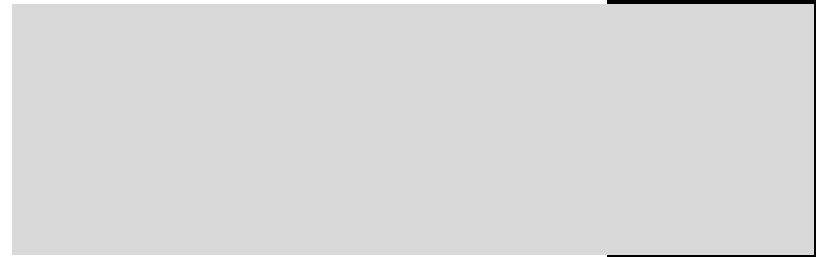
- Received a petition from residents of Estates of Lakeside against Cannabis
  - 44 signatures (37 units)
- Received petitions in favour of Cannabis:
  - 12 nearby businesses
  - 67 site users

★ Police Station located across street from proposed use

## 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**



**E1NS**

# SITE CONTEXT

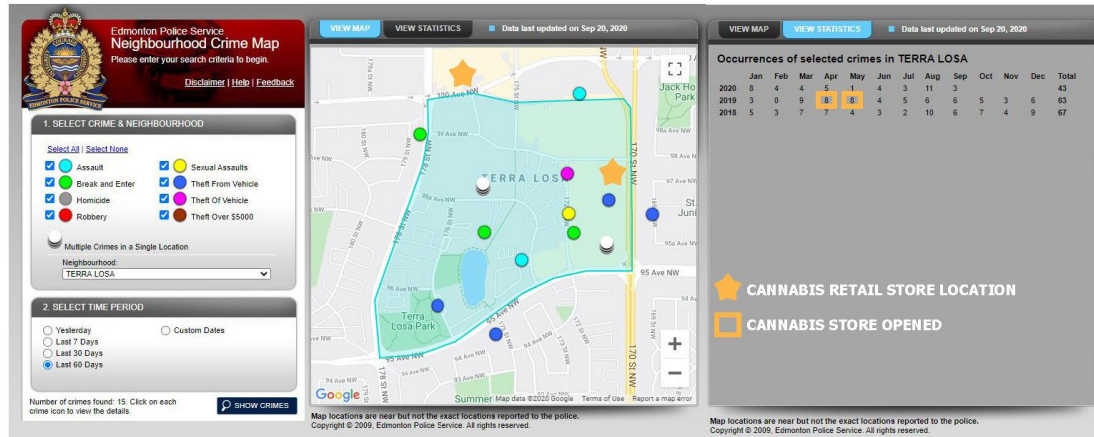
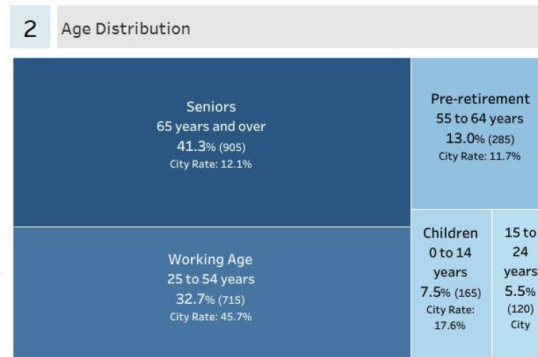


E1NS

# PUBLIC ENGAGEMENT

## 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.



- In similar neighbourhoods (demographics), before/after Cannabis Stores, no significant increase in crime:
  - Terra Losa
  - Falconer Heights
  - Kensington
  - Laurier Heights
  - Northmount
  - Rosslyn
  - Woodcroft
- Summary provided to those that signed petition against the proposed use

# PUBLIC ENGAGEMENT

Attachment 7

## CANNABIS STORE LOCATIONS

What kinds of locations in Edmonton are the best fit for cannabis stores?



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
  - Proposed location meets criteria