

Charter Bylaw 19XXX

Text amendment to Zoning Bylaw 12800 to Simplify, Reduce, and Clarify Regulations for Liquor Stores

Purpose

To amend Zoning Bylaw 12800 to simplify and clarify regulations for liquor stores by consolidating the Major and Minor Alcohol Sales uses into one new use, Liquor Stores; reducing the parking requirements for liquor stores to align with general retail; and improving the design regulations to enhance the appearance and safety of liquor stores.

Readings

Charter Bylaw 19XXX is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Charter Bylaw 19XXX be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on DATE, 2019 and DATE, 2019.

Position of Administration

Administration supports this Charter Bylaw.

Previous Council/Committee Action

At the March 5, 2019, Urban Planning Committee meeting, the following motion was passed:

That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 2 of the March 5, 2019, Urban Form and Corporate Strategic Development report CR_6497, except for the liquor store opportunity area, and return to a future City Council Public Hearing.

Report

Through previous reports and engagement with stakeholders on the regulation of liquor stores in Edmonton, Administration has identified regulations in Zoning Bylaw

12800 for liquor stores that could benefit from simplified, reduced, and clarified regulations.

Land Use Classification for Liquor Stores

Currently the only distinction in Zoning Bylaw 12800 between a Major and Minor Alcohol Sales use is whether or not the floor area of the premises is greater than 275 m². As a result of a previous analysis of development permits and discussion with liquor store operators undertaken for CR_6497, *Amendments to Zoning Bylaw 12800 - Major and Minor Alcohol Sales in the Downtown Core - Exemptions to Separation Distance Requirements* and CR_6498, *Implications of Alcohol Sales on Sensitive Uses and Entertainment Districts and Information on Appeals and Regulations*, it was identified that there is no planning rationale to maintain a distinction between Major and Minor Alcohol Sales uses based on floor area. Some of the highest volume retailers are classified as Minor Alcohol Sales, while some lower volume retailers are Major Alcohol Sales. As a result, Administration recommends consolidating the Major Alcohol Sales and Minor Alcohol Sales uses into one new use, Liquor Stores. With this change, the floor area threshold of 275 m² will no longer apply to four zones that only list Minor Alcohol Sales, as highlighted in Attachment 2 - Mark-up of Proposed Changes for Liquor Stores. The consolidation of the Major and Minor Alcohol Sales uses, however, will not apply to Minor Alcohol Sales listed in Direct Control zones to ensure development rights are maintained and do not inadvertently alter Council's intent for site specific development. When the Development Officer receives an application for a Minor Alcohol Sales liquor store in a Direct Control zone, they will have to refer to the historic definition for Minor Alcohol Sales, which limits the floor area to 275 m².

Parking Requirements for Liquor Stores

Currently the parking rates for liquor stores are higher than what is required for other retail oriented establishments. Under the current parking requirements Major Alcohol Sales requires one parking space per 23.3 m² of floor area; Minor Alcohol Sales requires one space per 31.3 m² of floor area; and general retail requires one space per 40 m², nearly half of what is required for Major Alcohol Sales. The high parking requirements for liquor stores predate the privatization of liquor stores in 1994, reflecting a time when there were only 25 liquor stores in Edmonton, which contributed to high traffic volumes at these limited locations. Today, with approximately 250 liquor stores in operation, the volume of vehicle trips to liquor stores is much lower and no longer justifies a higher parking rate compared to other retail uses. Taking this information into consideration, Administration proposes to reduce the parking requirement for liquor stores to align with general retail stores.

Design Regulations for Liquor Stores

Currently, Zoning Bylaw 12800 includes Crime Prevention Through Environmental Design regulations for liquor stores. Some of these regulations, however, are unclear and create uncertainty in the outcomes to be achieved. To promote natural

surveillance for a safe urban environment, Administration recommends updating and clarifying the design regulations to focus on enhancing safety for people entering and exiting liquor stores, and ensuring sufficient exterior lighting and window transparency to allow for unobstructed sight lines into and outside of liquor stores.

Conclusion

Taken together, these proposed changes will rationalize the regulations for liquor stores across the City and will, over time, improve the safety and appearance of liquor stores in Edmonton. Further work to refine the regulation of liquor stores will also be undertaken as part of the Zoning Bylaw Renewal project to ensure a comprehensive approach based on land use impacts is applied to liquor stores moving forward.

Public Engagement

An earlier draft version of this report was circulated to external stakeholders on March 20, 2019, for four weeks. *[to be completed after circulation]*

Attachments

1. Charter Bylaw 19XXX
2. Mark-up of Proposed Changes for Liquor Stores