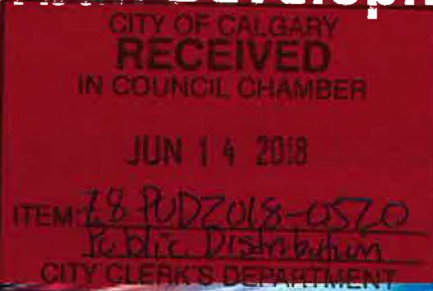


Calgary



## Standing Policy Committee on Planning and Urban Development 2018 June 14



PUD2018-0520

Land Use Bylaw:

Separation Distances from Cannabis  
Stores to Places of Worship, Pawn  
Shops and Payday Loans

14/06/2018

PUD2018-0520 Separation Distances from Cannabis Stores

## Purpose of Report

To address Council's motion arising to consider:

- **Amendments to the rules for Cannabis Stores;**
- **The pros and cons of separation distances from Payday Loans, Pawn Shops and/or places of worship; and**
- **Report back to Council through the SPC on Planning and Urban Development, no later than 2018 June.**





## Existing Separation Distances from Cannabis Stores

On 2018 April 5, Council approved the following separation distances from a Cannabis Store:

Land Use Bylaw	
Schools	150 metres
Emergency Shelter	150 metres
Cannabis Store	300 metres
Liquor Store	Not abutting
Cannabis Store Guidelines	
Child Care Service	10 metres

- Rules must be applied to every application
- Guidelines are flexible

## **Purpose of Existing Cannabis Store Separation Distances**

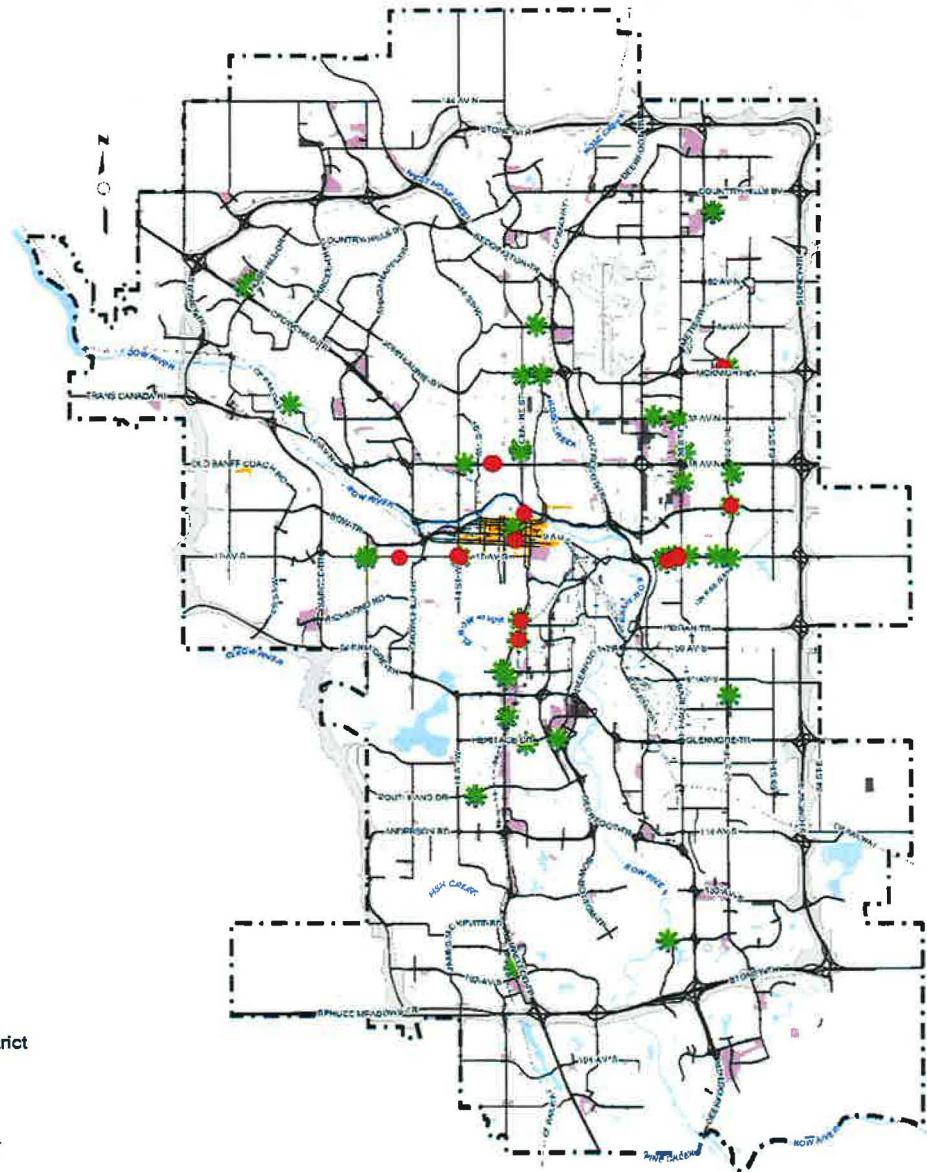
- Separates Cannabis Stores from sensitive uses;
- Prevents clustering;
- Reduces aesthetic impacts; and
- Ensures opportunities for other commercial uses.

## Locations of Pawn Shops and Payday Loans

- Often located on commercial streets
- Some clustering
  - 17<sup>th</sup> Avenue SE
  - Macleod Trail South

### LEGEND

- Pawn Shop Location
- Payday Loan Location
- Commercial District
- Centre City & Mixed-Use District
- Industrial District
- City Limits
- Street Network
- Transportation/Utility Corridor





## **Reasons to consider possible Separation Distance from a Payday Loan and Pawn Shop**

- Aesthetic impacts of a combination of Cannabis Stores and other uses on commercial streets;
- Ensure opportunities for other types of commercial uses;
- Prevent negative perceptions from being formed about communities; and
- Manage social impacts.

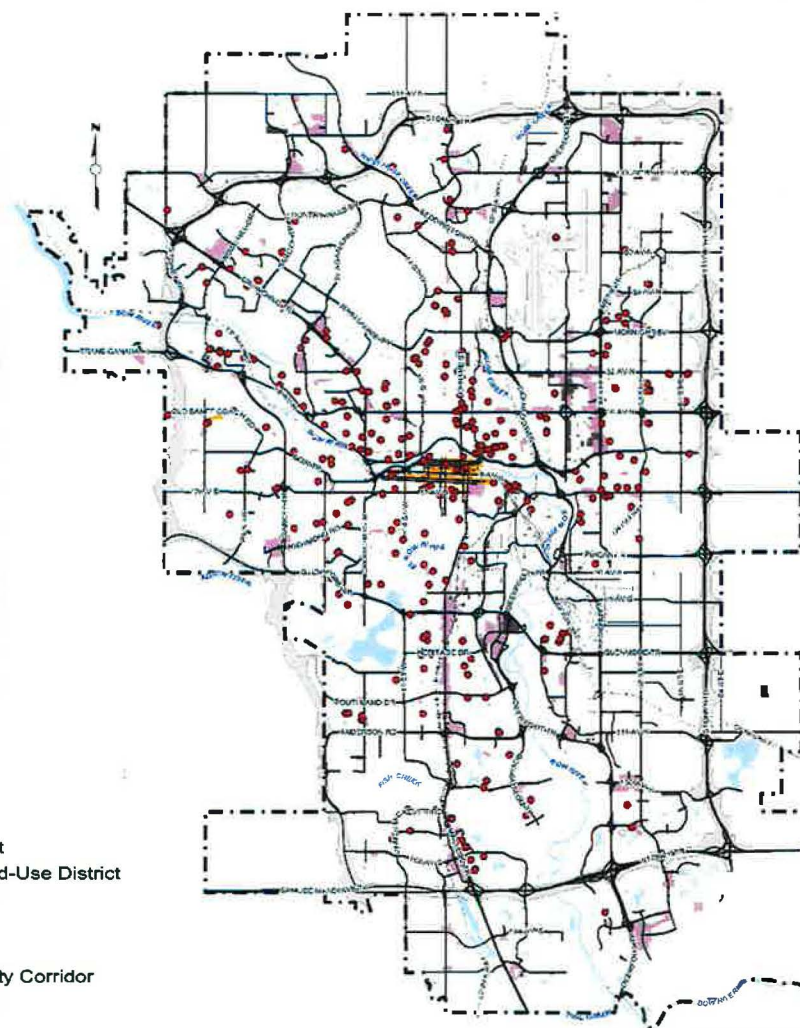
## **Impact of separation distance from Pawn Shops and Payday Loans**

- Small impact on opportunities for Cannabis Stores
  - Two applications could be affected by a 10 metre distance
  - Four applications could be affected by a 30 metre distance.



## Locations of Places of Worship

Places of Worship	
District	Per cent of Total
Centre City	2.2
Commercial	3.5
Direct Control	12.2
Industrial	0.4
Mixed Use	1.7
Residential	27.9
Multi-Residential	12.7
Special	39.3





## Impact of separation distance from Places of Worship

- Ten metre separation distance would affect no applications;
- Thirty metre separation distance could affect 2 applications;
- Places of Worship are already separated from commercial districts;
- Places of Worship are different than schools; and
- Separation distance may dissuade landlords from leasing to Places of Worship.



## Recommended Separation Distances

### Payday Loan & Pawn Shop

- 10 metre separation distance.
- Implementation in the Cannabis Store Guidelines

### Place of Worship

- No separation distance.

## Recommendation

That with respect to Report PUD2018-0520, the following be approved:

That the Standing Policy Committee on Planning and Urban Development recommends that Council adopt, by resolution, the amendment to the Cannabis Store Guidelines shown in Attachment 1.





## Percentage of District Area Affected by Potential Separation Distance – Places of Worship

Separation Distance	% of Land Area per District Type		
	Commercial Districts	Centre City Districts	Industrial Districts
10 metres	0.01	0.11	0.00
30 metres	0.07	0.88	0.00
100 metres	1.46	6.89	0.00
150 metres	3.57	13.90	0.00



## Percentage of District Area Affected by Potential Separation Distance – Pawn Shops and Payday Loans

Separation Distance	% of Land Area per District Type - Pawn Shops		
	Commercial Districts	Centre City Districts	Industrial Districts
10 metres	0.00	0.02	0.00
30 metres	0.08	0.20	0.00
100 metres	0.52	2.20	0.00
150 metres	0.96	3.98	0.00

Separation Distance	% of Land Area per District Type - Payday Loans		
	Commercial Districts	Centre City Districts	Industrial Districts
10 metres	0.03	0.01	0.00
30 metres	0.22	0.12	0.00
100 metres	1.82	1.68	0.00
150 metres	3.44	3.29	0.00





## Number of Development Permit Applications received for Cannabis Stores affected by possible Separation Distances

Separation Distance	Number of Applications that may be Affected		
	Pawn Shops	Payday Loans	Places of Worship
10 metres	0	2	0
30 metres	0	4	2
100 metres	5	9	17
150 metres	6	14	35