

TO: CITY MANAGER 1993 OCTOBER 27

FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 17.927

SUBJECT: LOCATIONAL GUIDELINES FOR POOL/
BILLIARD HALLS AND AMUSEMENT ARCADES

PURPOSE: To recommend locational guidelines for assessing rezoning applications for pool/
billiard halls and amusement arcades.

RECOMMENDATION:

1. **THAT** Council approve the locational guidelines outlined in Section 2.0 of this report as a basis for assessing rezoning applications for pool/billiard halls and amusement arcades.

REPORT

1.0 INTRODUCTION

At its meeting of 1993 September 7, Council adopted a text amendment to the Zoning Bylaw which created a separate zoning category for pool/billiard halls and amusement arcades. Such establishments will henceforth be permitted in C2c, C3c and C4c districts. Existing licenced pool/billiard halls and amusement arcades are now of legal non-conforming status under the Municipal Act. As such, they may continue operation and experience a change of owners, tenants or occupants as long as the use is not discontinued for a period longer than six months. Proposals for new pool/billiard halls and amusement arcades will require rezoning. Requests for increases in the number of tables or machines to 2 or more tables or 6 or more machines, where an establishment has existing pool/ billiard tables or game machines as a permitted accessory use, will also require rezoning. However, existing legally-non-conforming pool/billiard halls with 2 or more tables and amusement arcades with 6 or more game machines are entitled to increase the number of tables or machines under existing zoning, as long as there are no structural alterations or additions involved and the expanded use satisfies the parking requirements in the Zoning Bylaw. These preceding regulations regarding the number of tables and machines are in line with the current bylaw. However, Finance and Planning staff are currently reviewing whether adjustments are warranted to the regulations related to the number of tables and machines, which is intended to be the subject of a further report to Council.

In considering the text amendment that has been adopted, Council requested that staff develop guidelines or terms of reference for evaluating rezoning applications for pool/billiard halls and amusement arcades in the future. This report responds to that request.

ITEM	24
MANAGER'S REPORT NO.	64
COUNCIL MEETING	93/11/01

2.0 LOCATIONAL GUIDELINES

Although pool/billiard halls and amusement arcades are permitted only in Commercial Districts, their location must also be considered in relation to adjacent land uses.

The Planning Department's support for individual applications would be dependent upon each applicant for rezoning demonstrating that the proposed development would be generally compatible with the adjacent existing and planned land uses and not present a nuisance factor.

The following guidelines would be used as references in assessing rezoning applications and in reporting to Council:

1. Rezoning to the C2c, C3c and C4c zoning districts should be considered only on properties currently zoned or designated for commercial use.
2. A reasonable separation and distribution of arcades and billiard halls in the area of the proposed Cc rezoning should be maintained in order to avoid a concentration of such sensitive uses in any one area.
3. The proposed location, including the parking area, should be well-lit, relatively open to surveillance and not attractive as a "hang out" area.
4. Primary criteria for assessment would be the degree of separation of the arcade or pool/billiard hall from certain land uses which could experience direct negative impacts and the time of day those negative impacts might apply. These impacts include, but are not limited to, increased noise, nuisance activity and a decrease in the liveability of residential developments in general.

The following separation criteria are not intended to be definitive. They are guidelines to which discretion will be applied. Applications will be assessed on a site specific basis, taking into account the orientation of the development, major physical barriers between uses, and traffic flow from the site.

It is recommended that, in general, sites rezoned C2c, C3c and C4c have the following minimum separation from the zones/uses listed below:

- a. 50 metres (164 ft.) from residentially zoned properties and senior citizens housing projects.
- b. 50 metres (164 ft.) from hospitals and rest homes.
- c. 400 metres (1312 ft.) from schools.

ITEM	24
MANAGER'S REPORT NO.	64
COUNCIL MEETING	93/11/01

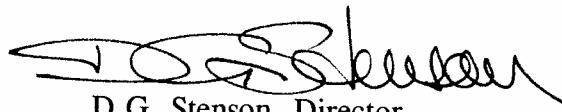
- d. 400 metres (1312 ft.) from child care facilities, especially those providing out-of-school care.
- e. 400 metres (1312 ft.) from parks.
- f. 400 metres (1312 ft.) from special institutional uses such as rehabilitation centres and half way houses.
- g. 400 metres (1312 ft.) from licenced group homes.

In sites/uses such as outdoor shopping centres and individual commercial lots, the separation should be measured from the property lines of the commercial property, as the major impact of these uses is usually generated outside the actual building. However, if the site proposed for the use is in an enclosed mall, it is recommended that the above separation be measured from the actual tenant space, because the activity area, including the parking and potential patron hang out area, can be contained within the mall.

It should be noted that many strip commercial areas will be unable to fully satisfy all the specific guidelines noted, particularly those pertaining to residential areas.

3.0 CONCLUSION

The Zoning Bylaw text amendment regulating the location of pool/billiard halls and amusement arcades has been adopted to ensure that new establishments locate in suitable locations with a minimum of social and neighbourhood disruption. The locational guidelines proposed in this report will serve to further limit potential negative impacts from such establishments on vulnerable adjacent land uses. Staff recommend that Council approve the use of the guidelines outlined in Section 2.0 of this report in the assessment of zoning applications for pool/billiard halls and amusement arcades.


D.G. Stenson, Director
PLANNING & BUILDING

BW/JS/db

cc: Director Finance
Director Recreation and Cultural Services
Director Administrative and Community Services
City Solicitor
Officer-in-Charge, R.C.M.P.
Chief Licence Inspector
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