

ITEM 11  
MANAGER'S REPORT NO. 70  
COUNCIL MEETING 93/11/29

TO: CITY MANAGER 1993 NOVEMBER 22  
FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 17.927  
SUBJECT: **LOCATIONAL GUIDELINES FOR POOL/  
BILLIARD HALLS AND AMUSEMENT ARCADES**  
PURPOSE: To propose amendments to the draft locational guidelines for assessing rezoning applications for pool/billiard halls and amusement arcades reviewed by Council at its meeting of 1993 November 1.

**RECOMMENDATION:**

1. THAT Council approve the revised locational guidelines for assessing rezoning applications for pool/billiard halls and amusement arcades, presented in Appendix 1, *attached*.

**REPORT**

**1.0 INTRODUCTION**

At its meeting of 1993 November 1, Council considered draft locational guidelines for assessing rezoning applications for pool/billiard halls and amusement arcades. Council requested that staff review the draft guidelines to consider offering more protection from such uses to residential areas, hospitals, rest homes, and child care facilities.

This report responds to that request from Council.

**2.0 AMENDMENTS TO LOCATIONAL GUIDELINES**

The amended guidelines are attached as Appendix 1. Changes from the original draft guidelines are as follows:

**Beginning at Point 4, Paragraph 2:**

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, traffic flow from the site, and **Community Plan designation for properties in proximity.**

ITEM	11
MANAGER'S REPORT NO.	70
COUNCIL MEETING	93/11/29

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

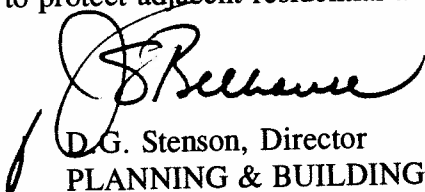
- a. **100 metres (328 ft.)** from residential properties and senior citizens' housing projects.
- b. **100 metres (328 ft.)** from hospitals and rest homes.
- c. **400 metres (1312 ft.)** from **public and private elementary and secondary** schools.
- d. **400 metres (1312 ft.)** from **licensed child care facilities**, especially those providing out-of-school care, **including those in residentially-zoned areas.**


### 3.0 CONCLUSION

The Zoning Bylaw text amendment regulating the location of pool/billiard halls and amusement arcades was adopted to ensure that new establishments locate in suitable locations with a minimum of social and neighbourhood disruption. The locational guidelines serve to further limit potential negative impacts from such establishments on vulnerable adjacent land uses.

Amending the separation for residential areas, senior citizen housing projects, hospitals and rest homes to 100 metres from 50 metres will offer those uses more protection from nuisance activities often associated with pool/billiard halls and amusement arcades. However, the initially proposed separation of 400 metres for child care facilities is considered sufficient, particularly in relation to the other separations proposed.

Applied strictly, the guidelines would restrict locational opportunities for pool/billiard halls and amusement arcades, with a few exceptions, to enclosed shopping malls. However, applied as they are intended - with discretion and flexibility - the guidelines will help to create a more appropriate balance between the establishment of pool/billiard and arcade businesses, and the need to protect adjacent residential and other sensitive uses.

  
D.G. Stenson, Director  
PLANNING & BUILDING

  
JS\BW\db  
Attachment

cc: Director Administrative & Community Services  
Director Engineering  
Director Finance  
Director Recreation & Cultural Services  
City Solicitor  
139 Officer-in-Charge, RCMP  
Chief Licence Inspector

## Locational Guidelines for Pool/Billiard Halls and Amusement Arcades

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, traffic flow from the site, and Community Plan designation for properties in proximity.

It is recommended that, in general, sites zoned C2c, C3c and C4c have the following minimum separation from the current and/or designated uses listed below:

- a. 100 metres (328 ft.) from residentially zoned properties and senior citizens housing projects.

- b. 100 metres (328 ft.) from hospitals and rest homes.
- c. 400 metres (1312 ft.) from public and private elementary and secondary schools.
- d. 400 metres (1312 ft.) from licenced child care facilities, especially those providing out-of-school care, including those in residentially-zoned areas.
- 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.