

ITEM	
MANAGER'S REPORT NO.	6
COUNCIL MEETING	12
	94/02/28

TO: CITY MANAGER 1994 FEBRUARY 22

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED BINGO HALL
MIDDLEGATE SHOPPING CENTRE
7155 KINGSWAY**

PURPOSE: To respond to a Council request to provide more information on a proposed bingo hall at Middlegate Shopping Centre and the hours of operation.

RECOMMENDATIONS:

1. **THAT** this report and the 1994 February 14 Council report on this matter be referred to the Edmonds Advisory Committee for comment.
2. **THAT** a copy of this report be sent to Mr. Randall St. Godard, Bingo Headquarters Charities Association, 6200 McKay Avenue, Box 141-710, Burnaby, B.C. V5H 4M9.

REPORT

On 1994 February 14 Council received a report from the Director Planning and Building regarding a proposed bingo hall at Middlegate Shopping Centre. Bingo halls are permitted in the CD Comprehensive Development District (based on C3 General Commercial District guidelines). The 1994 February 14 report provided Council with more information on the proposal than was previously available and advised that the site generally adheres to the adopted guidelines for assessing rezoning applications for gaming facilities. The report also indicated that this Department was not supportive of the proposed closing time of 1:00 a.m.

Council referred the report back to staff for more information on the following items:

- a) Any complaints received regarding late night activities at the previous bingo hall location and Middlegate Shopping Centre and related to that, the late operating hours of the existing bowling alley at Middlegate Shopping Centre.

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- b) Why the bingo hall closed down at Metrotown and if those problems could re-occur at Middlegate.
- c) More detailed information on the impact of the bingo facility in Middlegate, particularly with reference to potential problems associated with a bingo facility versus retail use of the space.

This report is provided in response to that request.

The closing times of the bowling alley at Middlegate Shopping Centre are 11:00 p.m. Sunday through Thursday and 3:00 a.m. on Friday and Saturday. The Chief Licence Inspector and the Chief Environmental Health Officer both advise that they have not received any late night activity complaints regarding either the previous bingo hall at Station Square or Middlegate Shopping Centre in general. With regard to the permitted closing hours, this Department believes it would be prudent to consider limiting the hours of operation of the bingo hall in light of the large number of patrons proposed for this facility, the close proximity of the tenant space to adjacent multiple-family residential developments and the resultant potential for noise complaints.

The potential applicant advises that the bingo hall at Station Square closed down due to the older patrons feeling uncomfortable due to youth "hanging out" in the area and the perceived lack of sufficient, readily convenient parking for the bingo hall. With regard to the possibility of these situations re-occurring at Middlegate Shopping Centre, the demographic mix at Middlegate is likely to be more comfortable for the older bingo patrons. The parking at Middlegate Shopping Centre is more open than the parking at Station Square; however, the availability of parking relates to the number of patrons proposed for the bingo hall. As was noted in our 1994 February 14 Council report on this matter, our records indicate that there is not sufficient parking on the property to permit 700 seats within this tenant space.


With regard to more detailed information on the impact of the bingo facility in Middlegate, this Department has not sought comments from all pertinent Departments and staff on the proposal as would occur through the rezoning process, however, staff have indicated that the subject site does generally adhere to the adopted guidelines for assessing rezoning applications for gaming facilities and is supportable in this regard.

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The reference to the economic viability of this shopping centre was meant to raise the issue of a large tenant space being occupied by a public assembly/entertainment use as opposed to the use being a more typical retail anchor of a shopping centre and the effect that could have on the long term viability of the shopping centre in terms of economics and providing a service to the neighbourhood. A typical retail anchor in a shopping centre usually has a positive spin-off for other commercial uses in a shopping centre and consequently stabilizes the economic viability of a shopping centre. The replacement of the retail anchor with an entertainment use such a bingo hall may bring the long term viability of the shopping centre into question, as the bingo hall does not draw the same range of patrons as a retail anchor. The establishment of a bingo hall may also redefine the perceived character of the shopping centre by area residents, which may negatively impact the overall area. Staff require additional time to research this issue and provide further comment on the effect of a bingo hall on the function and services provided by Middlegate Shopping Centre to the local area. Further discussion will be provided in a rezoning report once a rezoning application is received. At this time we have not received a rezoning application for the bingo hall.

Referring this report and the previous Council report on this matter to the Edmonds Advisory Committee for comment would be useful for staff in preparation for the anticipated rezoning report on this proposal.


D.G. Stenson, Director
Planning and Building

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