

CASINO REZONING GUIDELINES (FILE 03-98)
Adopted by Victoria City Council – June 12, 2003

INTRODUCTION

Victoria is prepared to allow one casino to locate in the city. This guideline provides direction to the single rezoning application and is to be read along with the City's *Official Community Plan* and neighbourhood plans and regulations for the portions of Burnside, Downtown and James Bay illustrated on the *Casino Guidelines Map*. The standard rezoning process, including a statutory public hearing, will be required.

MIXED USE

The casino must be part of a multi-use structure. Depending on location, choices for other parts of the building may include such non-residential uses as hotel, meeting/convention, arts, cultural, recreation, service facilities, light industry, offices, retail or restaurant.

BUILDING STANDARDS

The building massing, height and siting will be subject to plan standards for the area in question. Higher density may be negotiated where community amenities are included, consistent with city policy e.g. *Downtown's Density Bonus Policy* or *City's Draft Density Bonus Policy for Burnside and James Bay*. Within the mixed use building, it is anticipated the actual casino size and characteristics will be determined by the Provincial Lottery Commission in consultation with the City.

TRAFFIC AND PARKING

Casinos generate significant automobile trips and have a high demand for long-term customer parking. In recognition of this, an application for rezoning must be accompanied by a professional traffic and parking impact study, including mitigation measures to offset identified impacts. Because Downtown Victoria (area shown on map between Caledonia and Belleville) is well served by both transit and customer parking, a lower parking ratio may be considered.

DESIGN

Building and landscaping will be consistent with City design guidelines as set out in Schedule "B" of the *Official Community Plan*. A *CPTED* (Crime Prevention Through Environmental Design) analysis of the site and building, including the proposed parking arrangements, must also be submitted with the application. Parking must be enclosed, within the building and preferably underground. Special requirements may apply in unique areas, e.g. in Downtown's retail core, shop frontage, in the form of retail or restaurant display windows and entrances are required along streets. "Shop frontage" excludes offices, banks or blank walls longer than 4.5 metres.

LOCATION

Locations that will be considered are illustrated in the *Casino Guidelines Map* and include parts of Downtown and the Tourism Precinct of James Bay, as well as the Douglas-Blanshard Corridor (from north edge of Downtown to city boundary). Areas that will not be considered include: any location near an established residential area, harbour shoreline, 'Old Town', former Hudson's Bay block portion of Downtown and Humboldt Valley precinct of Fairfield.

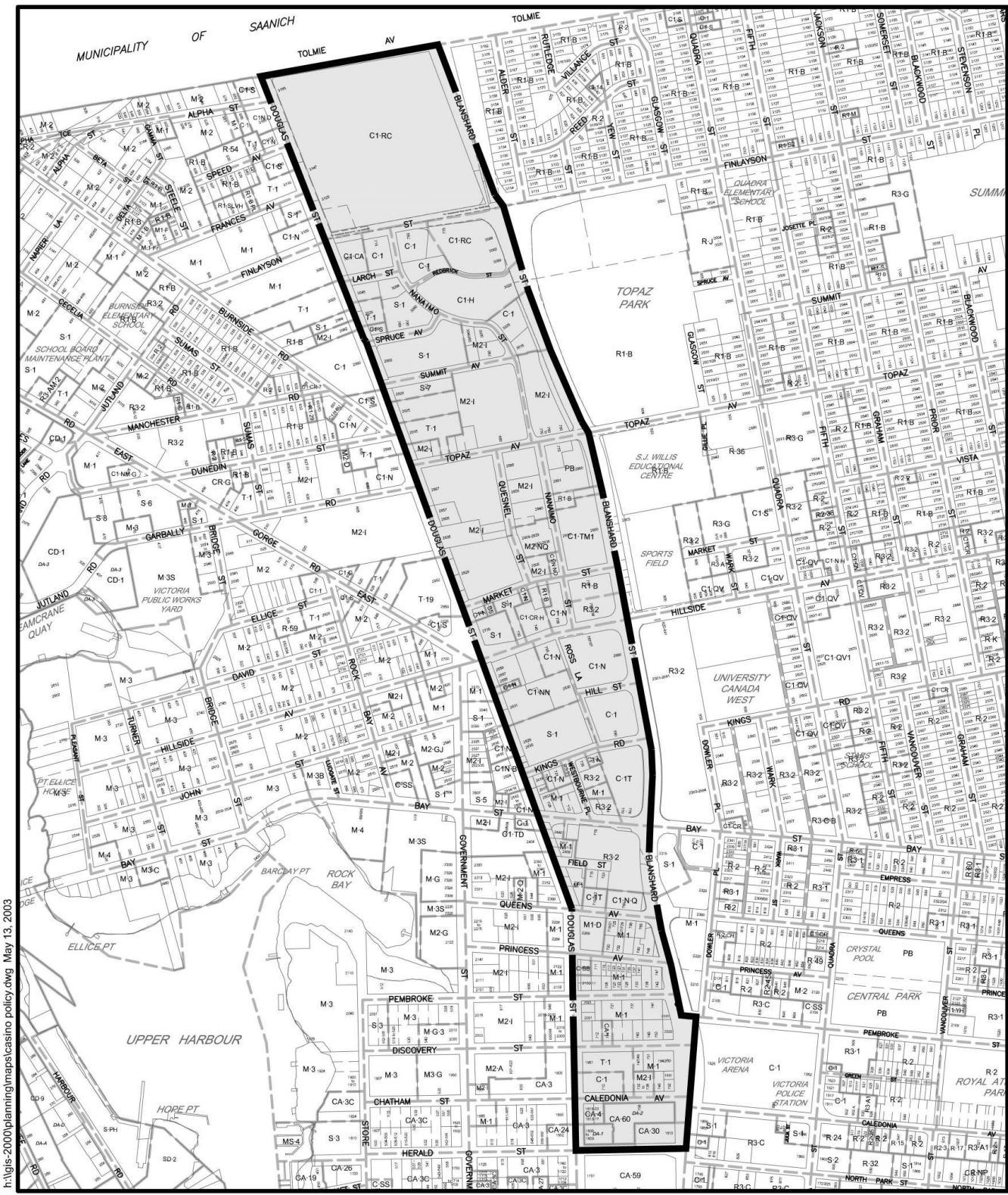
The following two sub-areas, within the lands outlined on the map, are considered as 'site sensitive locations' where siting and design of a casino will require special care:

- Belleville Street buildings visible from the harbour between Pendray Street and Menzies Street
- The Crystal Gardens site

SOCIAL

The proposed casino will comply with articulated municipal social principles and goals. Gaming is addictive and as gaming activity increases and diversifies, that impact increases. An application for rezoning must be accompanied by a professional social impact analysis demonstrating how impacts will be monitored and mitigated. Impacts should be assessed under the categories of personal or health issues, family and social dysfunction, non-criminal community issues and criminal community issues. A management plan must accompany the application outlining proposed operational policies, including recruitment, hiring, training and development of staff.

VLTs will not be allowed in the City of Victoria, based on information received by Council that a three or four fold increase in gambling addiction is attributable to VLTs.



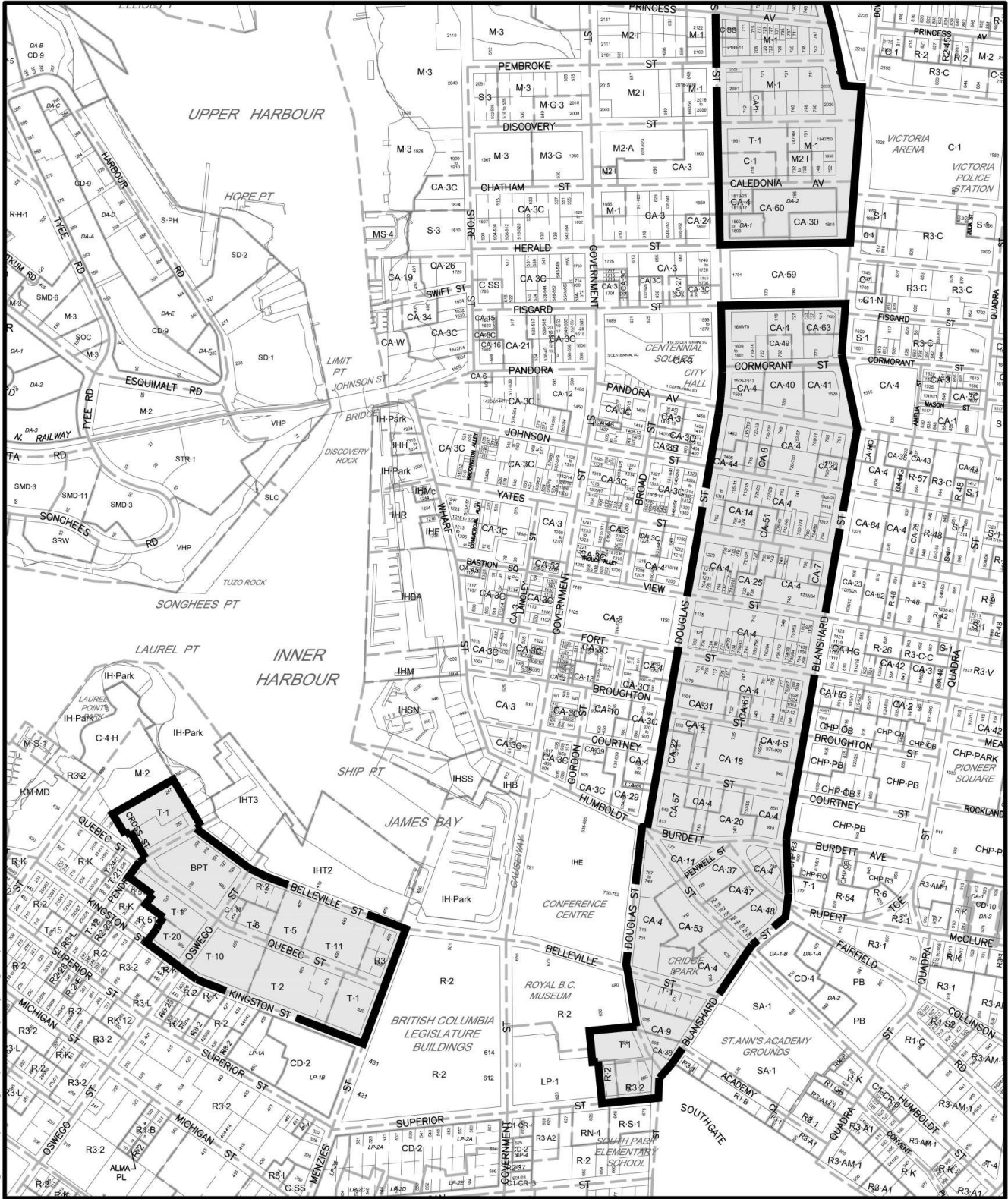
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Casino Policy

Map 1 of 2





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Casino Policy
Map 2 of 2

