



# City of Vancouver *Land Use and Development Policies and Guidelines*

## Planning, Urban Design and Sustainability Department

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# CASINO - CLASS 1 GUIDELINES

*Adopted by City Council on October 7, 1997*

*Amended February 16, 1999, September 12, 2006, and July 20, 2022*

These guidelines are to be used in conjunction with the C-3A, FC-1, IC-3, HA-1 or HA-1A District Schedules of the Zoning and Development By-law, the Downtown Official Development Plan, or CD-1 By-laws 21\*, 349 and 358 for development applications for a Casino - Class 1.

### **Number**

The number of Casino - Class 1 establishments in the city should not exceed five.

### **Location Restrictions – Within the FC-1 Districts, Grandview Highway and Marine Drive**

In the FC-1 District, development applications should only be considered on Terminal Avenue between Quebec Street and Glen Drive (excluding Thornton Park). Rezoning applications should only be considered on the north side of Grandview Highway between Kaslo Street and Boundary Road, and the south side of Marine Drive between Yukon and Main Streets in accordance with applicable Council-approved policies and guidelines for the Grandview Boundary and Marine Drive Industrial Areas.

### **Size**

The gross floor area, including accessory uses, should not exceed 1 500 m<sup>2</sup> (16,150 sq. ft.). The gaming area should be shown on submitted plans.

### **Amendment**

On February 16, 1999, Council resolved that:

*“Until the Provincial Government enacts new gaming legislation, and City Council has been advised by staff of the impacts of the legislation on gaming in the City, no expansion in size or relocation of the existing casinos should be permitted.”*

\*CD-1 (21) is an old CD-1 By-law which does not contain any regulations or permitted uses. At the time of enactment of the Casino - Class 1 regulations and adoption of these guidelines, a casino existed on the site. It is intended that these guidelines apply to any changes to the casino that would require a development application.

## **CASINO - CLASS 1 PRE-SITE CLEARANCE APPLICATION PROCEDURE**

1. Applicants are required to provide a letter from the Provincial Gaming Commission which indicates that the Commission has carried out a preliminary review and that the Commission is prepared to consider a casino at that site. The letter must be provided at the time the pre-site clearance application is filed.
2. The pre-site clearance application form is available from the Development, Buildings & Licensing Department. The fee for the application is \$1,550. (This fee includes payment for a Business License but does not include payment for a Development Application).
3. The City Clerk's Department arranges notification of the application to surrounding residents and businesses:
  - (a) if the site is in the downtown area west of Main Street and north of False Creek, notification is within a 305 m (1,000 ft.) radius of the site
  - (b) if it is outside of the downtown area, notification is within a 610 m (2,000 ft.) radius of the site

The notification invites written comments and attendance at a meeting of Council's Planning and Environment Committee held to consider the application. Notification will be carried out utilizing Canada Post Ad Mail Services or door-to-door delivery by temporary City staff. Costs of notification are included in the application fee.

4. Permits and Licenses and Planning staff will prepare a report to Council's Planning and Environment Committee following a review of the proposed location including the following information:
  - map of the area
  - size of the proposed casino and hours of operation
  - proximity of the proposed location to residential, schools, parks, churches, liquor establishments and other casinos
  - recent liquor license or casino applications in the area, and/or previous referenda
  - ommments from other City departments including Police, Housing and Properties, Environmental Health, Social Planning, and Engineering
5. Council will consider the staff report, written submissions and delegations and advise the Director of Planning that Council:
  1. Does not endorse the application, or
  2. Endorses the application, or
  3. Endorses the application subject to the results of a neighbourhood referendum.

6. If required, the referendum will be conducted by the City Clerk's office in accordance with the existing City Guidelines for the Conduct of Referenda used for the consideration of liquor license applications. The results are forwarded to Council. (The Director of Planning will take the results of the referendum and any advice that Council may provide into account when considering a Development Application for the site.)

All costs of the referendum are the responsibility of the applicant. The time frame for the conduct of a referendum is on average five or six months.