

Attachment 2 – Proposed Response to BCLC Request for Phase Two - Expression of Interest

Questions from the BCLC for the City of Victoria

1. The City of Victoria's Casino Rezoning Guidelines identifies zones to be considered for the location of a casino, these include:

- **The Douglas Blanshard Corridor**
- **The Tourism Precinct of James Bay**

Site sensitive areas:

- **Belleville Street buildings between Pendray and Menzies Streets**
- **The Crystal Gardens site**

Recognizing these sites specified in the Casino Rezoning Guidelines, are there any other areas of the municipality that the City of Victoria would consider as a preferable location of a gaming facility?

City of Victoria Response:

The Casino Rezoning Guidelines were adopted by Council in 2003 as a way to help guide any proposed casino facility in the City of Victoria. These guidelines would still be relevant and used to determine any subsequent development application which may come forward for rezoning in the future.

That being said the guidelines are just that, guidelines, and other sites could be considered suitable and may be supported subject to satisfying other Council adopted policies contained within the Official Community Plan and other relevant adopted policies and guidelines including neighbourhood/local area plans.

However, any site proposed outside of the areas outlined in the Casino Rezoning Guidelines, an applicant would need to strongly demonstrate why the site was chosen, how it would still contribute to the vision, key values, goals and policies of the OCP, and other relevant City policies and how it would in particular contribute and complement a strong downtown core, which is a key Strategic Plan objective of Council. In addition, we would expect an applicant to also demonstrate why sites within the casino guidelines area were discounted through undertaking a review of other sites considered.

In reviewing potential sites, staff have identified the Crystal Garden and adjacent Apex site (749 to 767 Douglas St) has having the potential to meet the needs of a casino operator as well as the requirements of the City's current policy. As these are City-owned sites, it was felt that these were suitable for specific identification and as such the City would be willing to discuss how the programming required by casino operators, including associated ancillary activities could be accommodated within the Crystal Gardens and adjacent Apex site in a manner that meets the terms of the policy and maintains the building's significant heritage value.

2. Given BCLC's requirement of a minimum of 400 parking stalls for a gaming facility, is this requirement consistent with the Traffic and Parking section of the City's Casino Rezoning Guidelines?

As noted in the Casino Rezoning Guidelines, any application submitted would need to be accompanied by a Transportation Impact Assessment. Parking requirements and needs would be evaluated as part of this study based on the location, size of development and uses taking place within the development. If the parking requirements exceeded or were below those in Schedule C of the Zoning Bylaw a justification would need to be submitted for review and comment by staff in Transportation and Development Services Departments as part of a Development Team Review. Our colleagues in Transportation would work alongside our Development Services Planning Team at the outset of the project through pre-application meetings to assist the applicant in submitting a complete application, which would include a Transportation Impact Assessment to consider how people would access and leave the site by all modes of transport.

3. Given that casino gaming is not a permitted use in the City of Victoria would the City re-zone on a site specific basis in the event that a gaming proposal was received from BCLC?

Given that a casino is not a permitted use in any zone in the City's Zoning Bylaw any rezoning applications would be required to go through a rezoning application process which if approved would result in a site specific zone.

4. What amenities does the City require be included in the facility, i.e., hotel, conference centre, theatre etc.?

Any rezoning applications submitted to the City of Victoria would be considered on its merits and in accordance with the Casino Rezoning Guidelines, OCP policies and other relevant adopted City policies.

However, the Casino rezoning guidelines specifically state that the casino must be part of a multi-use structure and include a range of uses (hotel, residential, retail, commercial etc.) which may be included in any scheme.

5. What is the City's timeline for approving a development proposal?

The rezoning process takes approximately six to eight months from submission of a complete application; however, a complex application may require more time. The more issues that can be identified and resolved before submitting an application generally results in a smoother and quicker process.