



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Alan Clark
Manager, Zoning
RE: Business Regulation Bylaw No 7148
Amendment Bylaw No 7172.

DATE: September 27, 2000
FILE: 0107-10-01

STAFF RECOMMENDATION

That Bylaw No 7172 which amends Schedule A of Business Regulation Bylaw No 7148 to include 2100 Viceroy Place among the geographical areas in which a video arcade may operate, be introduced and given first, second and third readings.

AC
Alan Clark
Manager, Zoning

Att. 2

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
R.C.M.P.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>David Smith</i>
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

Team Building Concepts Indoor Racing Facility has obtained a building permit and are constructing an indoor family entertainment complex at 2100 Viceroy Place, which will house a 42,000 sq.ft. indoor racing facility, plus approximately 8,000 sq.ft. of activity areas which will include viewing area, changing rooms, coffee shop, lounge and around 2,000 sq. ft. for an amusement centre.

ANALYSIS

2100 Viceroy Place is a stand alone 51,800 sq. ft. existing warehouse building which is being upgraded to accommodate a family entertainment complex.

The property is currently zoned Light Industrial District (I2), A recreation facility is a permitted use.

For more than a decade it has been the practise of City Council to restrict facilities having more than four amusement machines to locations within enclosed malls. The policy was instituted as a result of complaints of rowdyism at establishments sited in strip malls. Subsequent, however, to approval being granted for shopping mall locations, most centres have made entrance modifications which give them direct access to parking lot. This is understandable since permitted operating hours extend well beyond the hours during which shopping malls are customarily open for business. Although what has taken place is not what Council had originally contemplated, staff is not aware of any serious behavioural difficulties which have resulted.

There are currently twenty amusement centres in the City that have been approved for more than four machines, and on the basis of recent experience, it is staff's conclusion that trouble-free operation of amusement centres is less a consequence of access arrangements and more the result of good management and adequate security. Recent developments have proven to be well managed, and we have no reason to believe that this case will be any different.

FINANCIAL IMPACT

Nil.

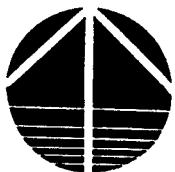
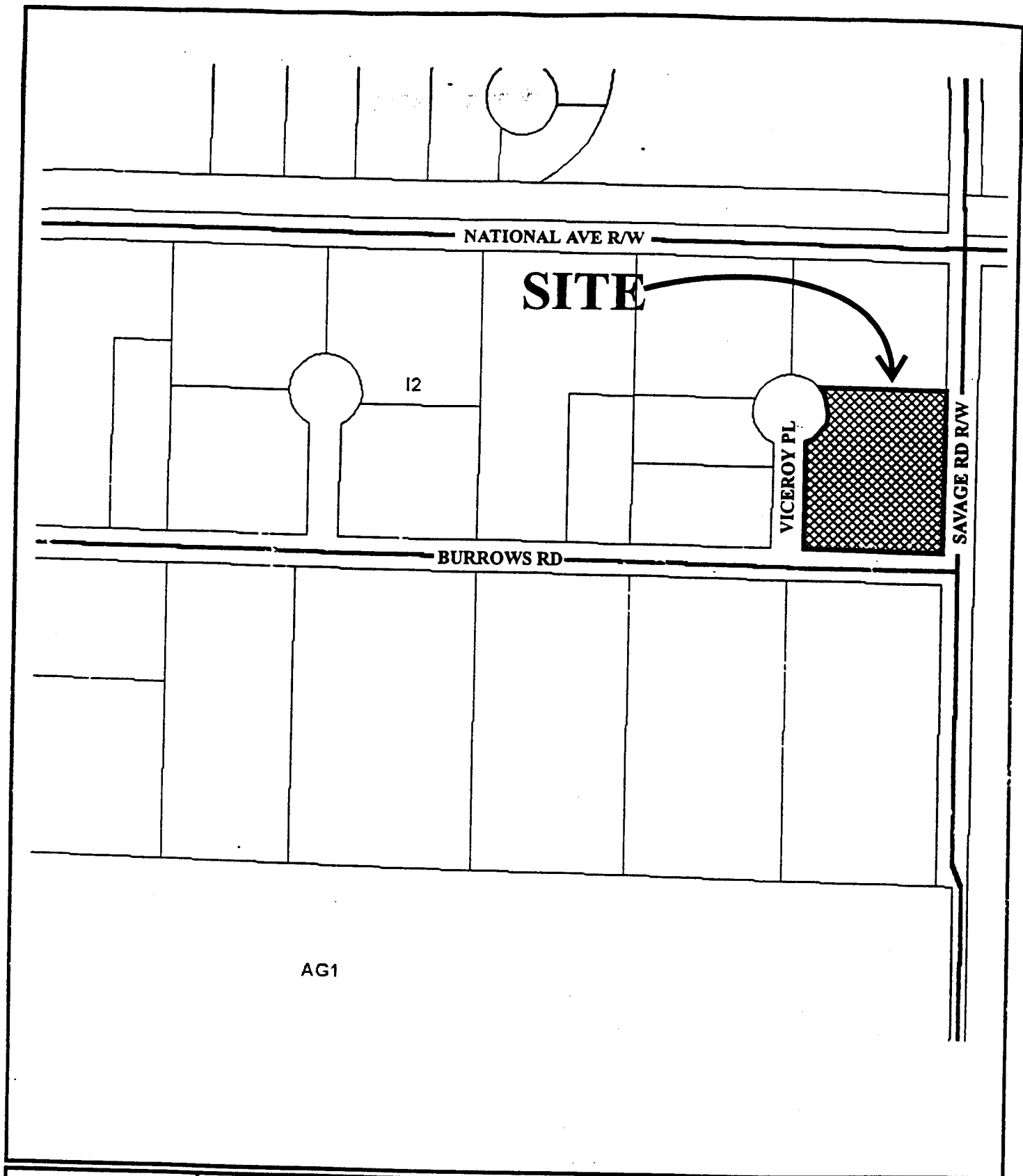
CONCLUSION

Staff can offer no reason why the application by Team Building Concepts to operate an Amusement Centre with more than four machines at 2100 Viceroy Place should not be favourably considered.

AC

Alan Clark
Manager, Zoning

AJC:ajc



2100 Viceroy Place
21-5-5

Original Date: 10/03/00

Revision Date:

Note: Dimensions are in METRES

CITY OF RICHMOND

**BUSINESS REGULATION BYLAW NO. 7148
AMENDMENT BYLAW NO. 7172**

The Council of the City of Richmond enacts as follows:

1. Business Regulation Bylaw 7148 is amended by adding to Schedule "A" in alphabetical sequence, Viceroy Place 2100 and that the existing addresses be renumbered accordingly.
2. This Bylaw may be cited as "Business Regulation Bylaw No 7148, Amendment Bylaw No. 7172".

FIRST READING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK