

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-34 2015 SEPTEMBER 23

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mallen Gowing Berzins Architecture
#300 - 7 East 6th Avenue
Vancouver, BC V5T 1J3
(Attention: Ivy Feng)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 70, Group 1, NWD Plan BCP21069
- From:** CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)
- To:** Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)
- 1.3 Address:** 4331 Dominion Street
- 1.4 Location:** The subject site is located on the northeast corner of Dominion Street and Sumner Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with an area of approximately 15,000 m² (161,459 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new restaurant patio.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Willingdon/Canada Way Business Centre area. It is occupied by the Grand Villa Casino/Delta Burnaby Hotel complex which currently includes a 2 storey casino with associated food and beverage facilities, a 23 storey hotel tower with 200 guest rooms and conference/banquet facilities, and 2 restaurants (see Sketch #1 *attached*). Highway #1 is located immediately north of the subject site, and Willingdon Avenue is to the east. To the south, across Dominion Street, is a 5 level above ground parkade at 4320 Dominion Street,

which is connected to the casino/hotel complex by an overhead pedestrian walkway, a small surface parking area related to the casino at 4405 Norfolk Street, and two office buildings. Industrial properties zoned M1 District are located to the west of the site across Sumner Avenue. Vehicular access to the site is from Sumner Avenue and Dominion Street.

3.0 BACKGROUND INFORMATION

- 3.1 The original 3 storey hotel complex on this site, which was constructed in the 1960's, underwent a number of major additions and renovations into the 1970's to include the construction of a 23 storey hotel tower at 4331 Dominion Street and a 4 level above ground parkade for the hotel across the street at 4320 Dominion Street.
- 3.2 On 1999 February 08, Council gave Final Adoption to Rezoning Reference #98-40 to permit the expansion of the previously approved casino located within a portion of the parkade (4320 Dominion Street) to include 300 slot machines within a 1,486 m² (16,000 sq. ft.) gaming floor area and a total casino area of approximately 2,225 m² (23,950 sq. ft.).
- 3.3 Council, on 2004 September 13, gave Final Adoption to Rezoning Reference #04-21 to permit a temporary expansion to the casino located within a portion of the parkade (4320 Dominion Street) from 300 slot machines and 32 gaming tables to 700 slot machines and 40 gaming tables within a 1,016 m² (10,933 sq. ft.) expanded gaming floor area, for a total casino gaming floor area of 2,539 m² (27,333 sq. ft.).
- 3.4 On 2005 November 28, Council gave Final Adoption to Rezoning Reference #04-38 to permit redevelopment of the subject site for a new casino/hotel complex. This involved the demolition of the original 3 storey hotel building located on a portion of the site (4331 Dominion Street), retention and refurbishment of the existing 23 storey hotel tower, construction of a new 3 storey building with four levels of structured parking attached to the hotel tower that included a relocated casino, a restaurant, a sports bar/restaurant and conference centre. This application also provided for the construction of an additional level to the parkade structure (4320 Dominion Street), with a new overhead pedestrian walkway connecting the parkade to the new casino/hotel complex, and a small surface parking lot (4405 Norfolk Street).
- 3.5 In 2008, a new 2 storey 9,659 m² (103,967 sq. ft.) casino opened and included a 5,992 m² (64,500 sq. ft.) gaming area, a maximum 1,000 slot machines and 86 gaming tables, and an entertainment lounge. As was anticipated under Rezoning Reference #04-38, subsequent to the new casino opening, that portion of the parkade previously occupied by the casino was converted to parking use, with a portion of it being retained for office use.

- 3.6 Council, on 2014 March 24, gave Final Adoption to Rezoning Reference #13-27 to permit an increase in the number of slot machines permitted within the existing approved gaming area at the casino from 1,000 to 1,200, while maintaining the number of gaming tables permitted at 86.
- 3.7 The casino/hotel development currently accommodates the Grand Villa Casino with its associated food and beverage facilities (Centro Bar, Personas Restaurant, The Buffet, Restaurant, DNB Restaurant, Alpina Bar, Maple Bar), the Delta Burnaby Hotel and conference/banquet facilities, 3 restaurants (Ebo, G Be Izakaya and Grand Dynasty), as well as a Starbucks cafe.

4.0 GENERAL INFORMATION

- 4.1 The applicant has requested rezoning in order to permit the construction of a new 64 seat restaurant patio for The Buffet restaurant, which is located within the casino. The area proposed for the patio is occupied by a raised landscaped area at the northwest corner of the building, fronting Sumner Avenue. The applicant proposes to operate the patio year-round and provide liquor service from 11:00 a.m. to 2:00 a.m., in line with the Council-approved liquor service hours permitted for outdoor patios at the site. No live or amplified music is proposed for the patio. The restaurant currently accommodates a total seating capacity of 88 seats, and the proposed patio would increase the total seating capacity of the restaurant to 152.
- 4.2 On 2003 May 05, Council adopted processing procedures and guidelines for liquor licence applications, in which Council will continue to receive reports on applications for new or amended food primary licences that propose to serve liquor past 12:00 a.m. midnight if:
- a. The proposed hours of liquor sale are later than 2:00 a.m.; or,
 - b. The establishment has, or proposes to have a patio; or,
 - c. The establishment has or proposes to have patron participation entertainment past 12:00 a.m. midnight.
- A further report for Council consideration will provide comment on this proposal based on the above guidelines.
- 4.3 The servicing of the site was completed under Rezoning Reference #04-38 and Subdivision Reference #04-77, notwithstanding, the Director Engineering will be requested to provide an estimate for any additional services necessary to serve the site.
- 4.4 Ministry of Transportation approval to this rezoning is required.
- 4.5 The proposed prerequisite conditions to the rezoning will be included in a future report.

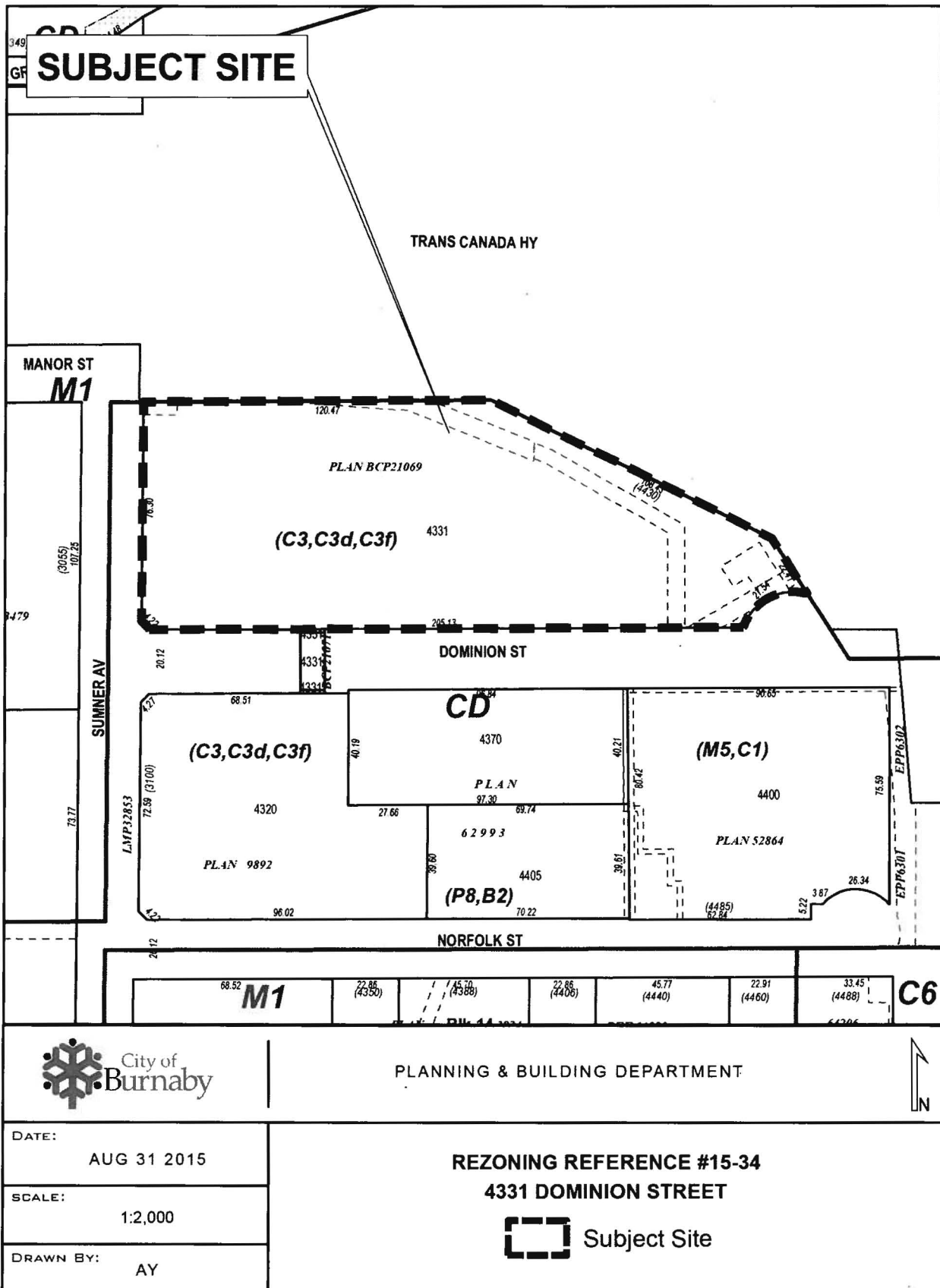
5.0 RECOMMENDATIONS

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to Brad Desmarais, Vice President, Casino and Community Gaming, British Columbia Lottery Corporation, 74 West Seymour Street, Kamloops, BC, V2C 1E2.

LP.

SMN:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



Sketch #1

August 26, 2015

Ivy Feng, Project Manager
Mallen Gowing Berzins Architecture
300 -7 East 6th Avenue
Vancouver, B.C., V5T 1J3

Lou Pelletier, Director
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Re: **Rezoning Letter of Intent**
4331 Dominion Street

I, Ivy Feng, on behalf of MGBA, have submitted this application to rezone 4331 Dominion Street, Burnaby, B.C. from the current CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District) to the Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District). The intent of this rezoning application is to construct a new patio for approximately (64) seats at the Northwest corner of the Grand Villa Casino building. The patio would operate year-round and provide liquor service from 11:00am to 2:00am, in line with the approved liquor service hours for outdoor patios on the site. No live or amplified music is proposed for the patio.

Thank you for your consideration of this rezoning request; we look forward to working with the City towards the approval of this rezoning application.

Sincerely,



Ivy Feng

Please call if you have any questions.