
TO: CITY MANAGER **DATE:** 2016 November 02

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez #15-34

**SUBJECT: REZONING REFERENCE #15-34
REVISION TO PROPOSED NEW RESTAURANT PATIO**

PURPOSE: To inform Council of a revision to the proposed new restaurant patio under Rezoning Reference #15-34.

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.

REPORT**1.0 BACKGROUND INFORMATION**

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 approved under Rezoning Reference #04-38 (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.

Under the subject application (Rezoning Reference #15-34), the applicant originally requested an amendment rezoning to permit the construction of a new open-air 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

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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.

On 2015 September 28, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

Since that time, the applicant has indicated a desire to pursue a revised patio proposal comprised of a permanent covered roof and a retractable window system, in order to provide both weather protection and an open-air experience. The restaurant currently accommodates a total seating capacity of 88 seats. The original proposal requested a patio of 64 seats, while the revised proposal would provide for a 54 seat patio, accommodating a total seating capacity for the restaurant of 142 seats. The proposed materials and colours for the patio are intended to be in keeping with the existing building.

Based on the revised proposal, this report seeks Council authorization for the Department 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.

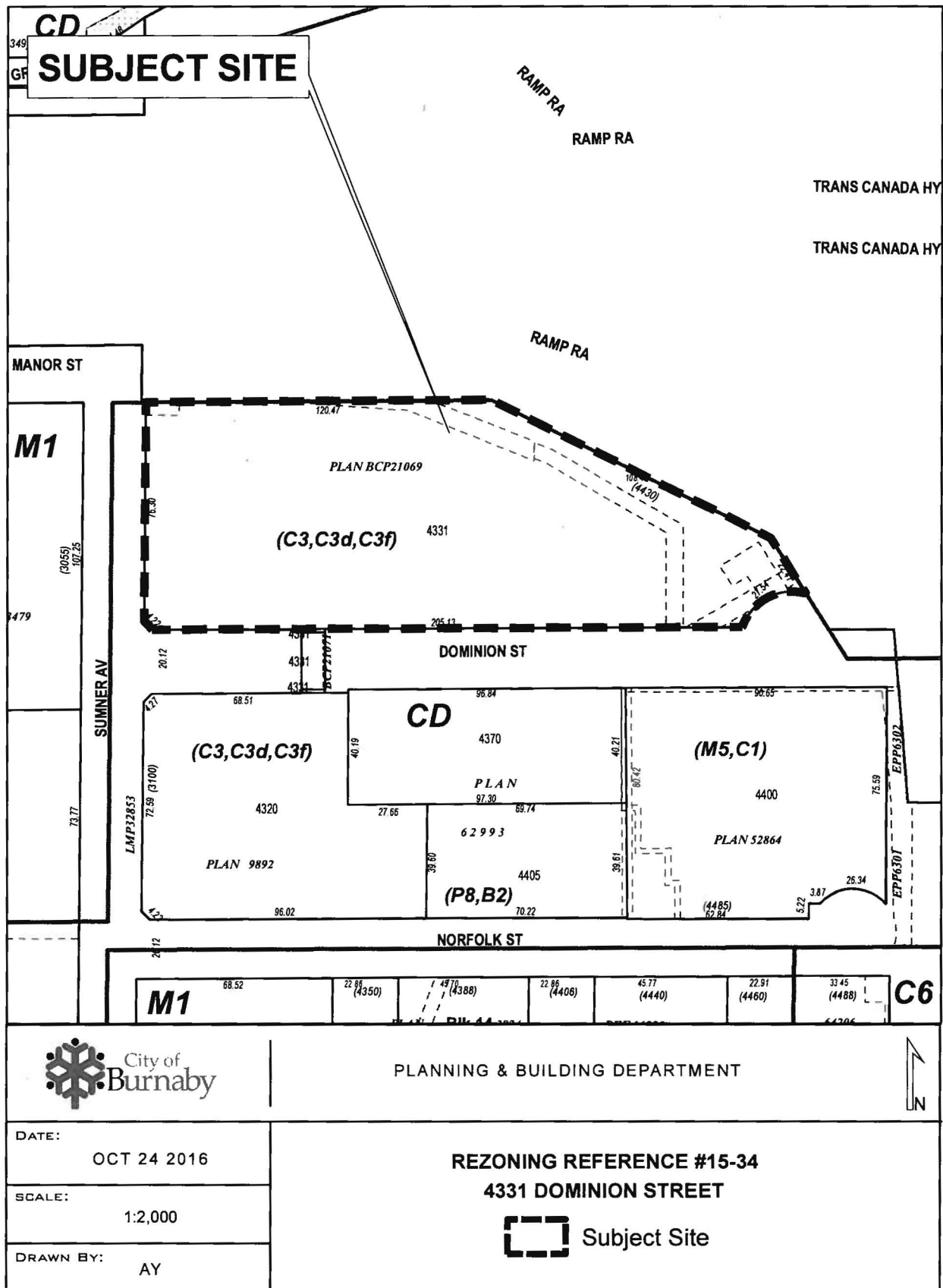
2.0 CONCLUSION

The development proposal for the subject rezoning application (Rezoning Reference #15-34) is intended to be revised from a 64 seat open-air restaurant patio, to a 54 seat patio with a permanent covered roof and a retractable window system for The Buffet restaurant, which is located within the Grand Villa Casino. The revised proposal is considered supportable as it is to be architecturally integrated with the existing casino building, and would improve the use and amenity of the proposed patio.


Lou Pelletier, Director
PLANNING AND BUILDING

SMN:
Attachments

cc: Director Engineering
Chief Building Inspector
City Clerk



Sketch #1