

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-08 2019 APRIL 24

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mallen Gowing Berzins Architecture Incorporated
#300 – 7 East 6th Avenue
Vancouver, BC V5T 1J3
Attn: P.J. Mallen
- 1.2 Subject:** Application for the rezoning of:
Lot A Except: Firstly; the East 569.25 Feet, Secondly; Portions in Plan LMP32853, Thirdly; Part in Plan BCP21070, DL 70, Group 1, NWD Plan 9892; Lot 1, DL 70, Group 1, NWD Plan BCP21069; Lot 51, Except Part in Plan BCP21070, DL 70, Group 1, NWD Plan 62993
- From:** CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)
- To:** Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)
- 1.3 Address:** 4320 / 4331 Dominion Street and 4405 Norfolk Street
- 1.4 Location:** The subject site is comprised of 4331 Dominion Street located on the north side of Dominion Street, 4230 Dominion Street located on the south side of Dominion Street, and 4405 Norfolk Street located on the north side of Norfolk Street, between Sumner Avenue and Willingdon Avenue (Sketch #1 *attached*)
- 1.5 Size:** The site is irregular in shape with an area of approximately 2.45 hectares (6.05 acres).
- 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 an increase in the number of slot machines permitted at the Grand Villa Casino from 1,200 to 1,600.

2.0 POLICY FRAMEWORK

The proposed development is in line with the site's underlying Comprehensive District zoning based on the C3f General Commercial District. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection – Enhance social connections throughout Burnaby.

A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is occupied by the Grand Villa Casino/Delta Burnaby Hotel complex, which is owned and operated by Gateway Casinos & Entertainment Limited, 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, three restaurants, a small surface parking area, and a 5 level above ground parkade, which is connected to the casino/hotel complex by an overhead pedestrian walkway. Highway #1 is located immediately north of the subject site, and two office buildings which are located immediately east of the site on Dominion Street, beyond which is Willingdon Avenue. Industrial properties zoned M1 District are located to the west of the site across Sumner Avenue and to the south across Norfolk Street. Vehicular access to the site is from Dominion Street, Sumner Avenue and Norfolk Street.

4.0 BACKGROUND INFORMATION

- 4.1 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 1,486.0 m² (16,000 sq. ft.) gaming floor area and a total casino area of approximately 2,225.0 m² (23,950 sq. ft.).
- 4.2 On 2004 September 13, Council 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 1,016.0 m² (10,933 sq.ft.) expanded gaming floor area, for a total casino gaming floor area of 2,539.0 m² (27,333 sq. ft.).
- 4.3 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 4 levels of structured parking attached to the hotel tower that included a relocated casino, a restaurant, a sports bar/restaurant and conference centre. That 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 surface parking lot (4405 Norfolk Street).

In 2008, a new 2 storey 9,659.0 m² (103,967 sq. ft.) casino opened and included a 5,992.0 m² (64,500 sq. ft.) gaming area, 1,000 slot machines, 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.

- 4.4 On 2014 March 24, Council gave Final Adoption to Rezoning Reference #13-27 to permit an increase in the number of slot machines permitted at the Grand Villa Casino from 1,000 to 1,200. The additional slot machines were located within the existing approved gaming area, and were accommodated through an adjustment of the gaming floor area layout.
- 4.5 On 2019 May 14, Preliminary Plan Approval was given for an adjustment of the casino gaming floor area (Preliminary Plan Approval Reference #17-247). This adjustment resulted in a decrease in the gaming floor area of 701.0 m² (7,546 sq. ft.), for a current total of 5,291.0 m² (56,952 sq. ft.), while maintaining the number of slot machines at 1,200.
- 4.6 As noted, in addition to the Grand Villa Casino and its associated parking, the site also accommodates several food and beverage facilities (Centro, Personas, The Buffet, Chow, and Alpina), the Delta Burnaby Hotel and conference/banquet facilities, three restaurants (Atlas, Katsu and Grand Dynasty), as well as a Starbucks cafe.

5.0 GENERAL INFORMATION

- 5.1 The applicant has requested rezoning in order to permit a two phase increase in the number of slot machines permitted at the Grand Villa Casino from 1,200 to 1,600. In the first phase, the applicant proposes to install 200 additional slot machines within an expanded gaming area, which would be accommodated through interior changes to the existing office / administrative uses. No changes to the building exterior are proposed under this phase.

A future second phase is proposed to provide for an expansion of the casino building in order to install the remainder 200 slot machines, for a total of 1,600 slot machines, as business volumes warrant. This would likely require a further rezoning application for physical changes to the casino building and expanded gaming area(s), but not for the additional 200 slot machines themselves.

- 5.2 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.
- 5.3 Ministry of Transportation approval to this rezoning is required.
- 5.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 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 Desmaris, Vice President, Casino and Community Gaming, British Columbia Lottery Corporation, 2940 Virtual Way, Vancouver, BC, V5M 0A6.



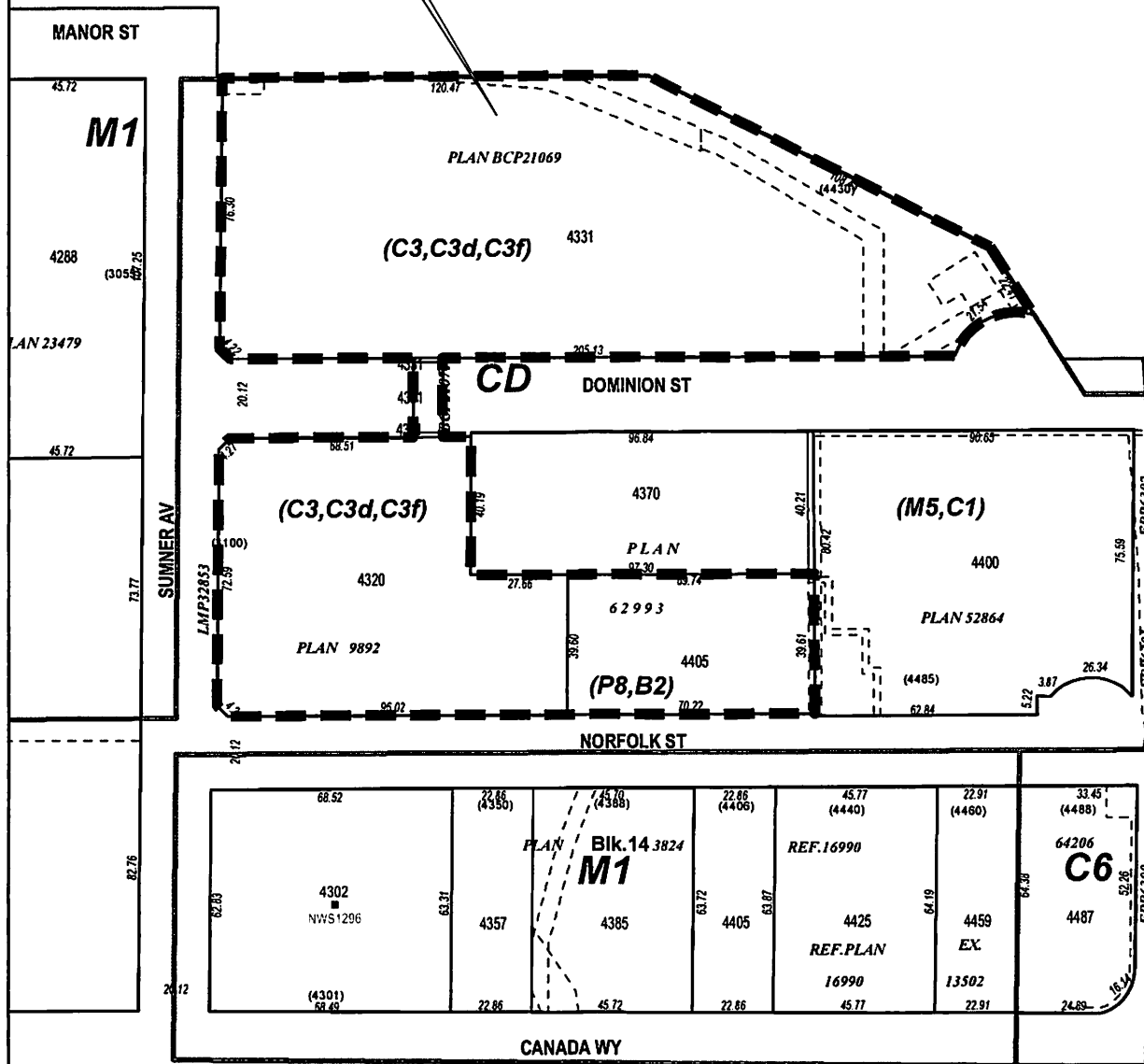
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Attachment

cc: City Solicitor
City Clerk

SUBJECT SITE

TRANS CANADA HY RAMP RA



PLANNING & BUILDING DEPARTMENT



DATE:

APR 16 2019

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #19-08
4320 AND 4331 DOMINION STREET
4405 NORFOLK STREET



Subject Site

Sketch #1

February 25, 2019

City of Burnaby
4949 Canada Way,
Burnaby, BC V5G 1M2

Attn: To Whom it May Concern
Community Planner

Re.: Rezoning Submission – Letter of Intent
4331 Dominion Street, 'Grand Villa Casino'

To Whom It May Concern,

We are writing to provide a summary of the intent of the rezoning application we are submitting for an expansion to the existing gaming positions (slot machine) capacity at Grand Villa Casino at 4331 Dominion Street.

The property in question is currently approved with gaming space that accommodates 1200 slot machines as per a rezoning #13-27 completed in 2014. Our client would like to expand the gaming floor area over two phases, in order to accommodate the British Columbia Lottery Corporation's interest in adding up to 400 new machines to the property.

The first expansion would be made with no building additions, but, rather, with interior spatial changes. This expansion would accommodate approximately a total of 1400 machines within the expanded gaming area.

The second expansion would be made with a building expansion. This second expansion would accommodate approximately a total of 1600 machines with the expanded gaming area. It is anticipated that this second phase application would come in after the first phase has completed in 2019 or 2020.

The client, for housekeeping purposes with this first phase, would prefer to obtain approval for a potential increase, gaming area permitting, to 1600, without the detail of the building expansion.

The physical building expansion would be applied for under a separate and future rezoning and PPA application stream, with no change to the overall cap of 1600 gaming positions ascertained with the first phase application.

In order to accommodate more machines without building expansion at present, our client intends to make some internal spatial shifts within both the casino and associated parking garage

structure at 4320 Dominion. The maneuvers to allow for the additional machines would be gained as follows:

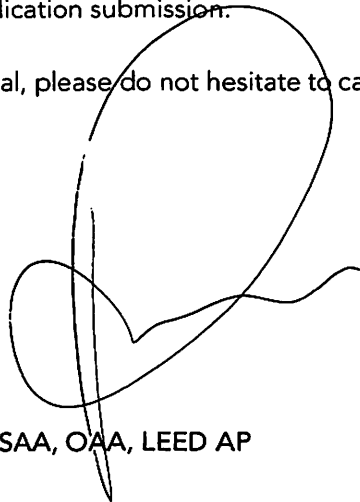
1. Move off site all office uses and associated floor area currently contained within 4320 Dominion.
2. Demolish one floor of the existing office floor within the upper level of parking at 4320 Dominion.
3. Revert the demolished office building space to parking use at 4320 Dominion.
4. Relocate some office administration use from the ground level of 4331 Dominion to the lower level (previous office) at 4320 Dominion.
5. Shift the poker area from the upper level of 4331 Dominion to the previous office administration office space from the ground level of 4331 Dominion.
6. Shift some existing VIP gaming space on the second floor of 4331 Dominion into the previous poker space.
7. Utilize the vacated VIP gaming space to accommodate new slot machine gaming positions.

There would be no technical added density to the project. However, there would be a shift in uses with respect to floor areas and gaming positions that would need calculated with respect to parking demand and supply.

We have engaged Bunt and Associates to provide an updated calculation of both parking supply and demand. Their report should surface later in March 2019, which we will submit, with building plans and data, following this initial application submission.

If you have any questions on the proposal, please do not hesitate to call.

Regards,

P.J. Mallen, B.A., M.Arch., AIBC, AAA, SAA, OAA, LEED AP
Principal