



Item
Meeting 2019 June 10

COUNCIL REPORT

TO: CITY MANAGER 2019 June 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-08
Proposed Increase in Number of Slot Machines

ADDRESS: 4320 / 4331 Dominion Street and 4405 Norfolk Street (see Sketch #1 *attached*)

LEGAL: 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, and in accordance with the development plan entitled "Grand Villa Casino, Burnaby Slot & Gaming Floor Increase" prepared by MGB Architecture Inc.)

APPLICANT: Mallen Gowing Berzins Architecture Incorporated
#300 – 7 East 6th Avenue
Vancouver, BC V5T 1J3
Attn: P.J. Mallen

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 June 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 June 10, and to a Public Hearing on 2019 June 25 at 6:00 p.m.
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.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- a. The submission of a suitable plan of development.
- b. The approval of the Ministry of Transportation to the rezoning application.

R E P O R T

1.0 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 subject application 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 BACKGROUND

- 3.1 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.).
- 3.2 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.).
- 3.3 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.

- 3.4 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.
- 3.5 On 2018 May 09, 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.
- 3.6 In addition to the Grand Villa Casino and its associated parking, the site also accommodates several food and beverage facilities (Centro, Personnas, 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.
- 3.7 On 2019 April 29, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 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 and administrative uses. No changes to the building exterior are proposed as part of this application.

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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.

- 4.2 The applicant has requested a reduced parking requirement for the casino gaming area, while providing the required parking for all the other uses on-site. Given the unique use of the site as casino, and the fact that the floor area is not proposed to be increased, a reduced parking for the gaming area may be supported. In support of the proposed parking reduction request the applicant has submitted a transportation study, which is currently under review. Should the review of the transportation study by staff conclude that the off-street parking provided is not sufficient to serve all the uses on the site, the applicant has committed to provide the additional required parking to meet its current and future needs. As any additional parking would be accommodated off-site, within proximity of the casino and would be pursued as part of a further rezoning application. The applicant has submitted a Letter of Commitment to this effect.
- 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.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area (no change):

Casino / Hotel	-	1.5 hectares (3.69 acres)
Parkade Structure	-	0.67 hectares (1.65 acres)
Surface Parking Lot	-	0.27 hectares (0.68 acres)

5.2 Site Coverage (no change):

Casino / Hotel	-	51 %
Parkade Structure	-	83 %

5.3 Floor Area (no change):

Casino / Hotel	-	37,313 m ² (401,643 sq. ft.)
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5.4 Parking Required:

<u>Casino</u> : 5,854 m ² (63,011 sq. ft.) gaming area @ 1 per 9 m ² , plus 1 per 3 slot machines (1,600 slots)	-	1,183 spaces
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<u>Hotel Restaurants</u> : 424 seats @ 1 per 5 seats	-	85 spaces
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Hotel: 202 rooms @ 1 per 2 rooms, plus - 144 spaces
Conference / Banquet Centre: 390 m²
(4,200 sq. ft.) @ 1 per 9 m² of assembly area

Office: 381 m² (4,101 sq. ft.) @ 1 per 46 m² - 8 spaces

Total Required: - 1,412 spaces

Parking Provided:


Parkade Structure - 928 spaces

Casino / Hotel - 328 spaces

Surface Parking Lot - 90 spaces

Total Provided - 1,346 spaces

5.5 Loading Required / Provided: - 2 spaces


E. W. Kozak, Director
PLANNING AND BUILDING

SMN:

Attachment

cc: City Solicitor
City Clerk

