

TO: MAYOR & COUNCILLORS
FROM: DEPUTY GENERAL MANAGER PARKS, RECREATION AND CULTURE
SUBJECT: MINTARA EVENT CENTER – OUTDOOR SEATING EXPANSION
PURPOSE: To seek approval for the proposed final design of the Mintara Event Center outdoor seating expansion and to provide gazebo design options for information.

RECOMMENDATION

THAT approval be given to the final design of the Mintara Event Center outdoor seating expansion, as outlined in the report titled “Mintara Event Center – Outdoor Seating Expansion” dated March 11, 2024.

1.0 POLICY SECTION

The advancement of this project is aligned with the following Council-adopted policies, plans and strategies: Burnaby Economic Development Strategy (2007) and the Corporate Strategic Plan (2017).

2.0 BACKGROUND

Located atop Burnaby Mountain, Mintara Event Center sits adjacent to the Centennial Rose Garden and offers views of the Burrard Inlet, the Coast Range Mountains as well as the many cities across the metro Vancouver region. Its unique mountain top location, setting and capacity make it a popular venue for various types of events and special occasions. As a profitable service, it also aligns with the City’s core values and helps to offset costs associated with other subsidized programs within Parks, Recreation and Culture (PRC).

In 2019, the third-party operators of the facility decided not to renew its lease and Council directed PRC staff to add the operation to its suite of food service offerings for residents and visitors. At this time, the Event Center’s interior was renovated and transformed into a desirable and unique Event Center and special event venue, with future plans to invest in an expanded outdoor patio.

In January 2022 Council gave approval for the upgrade and expansion of the outdoor patio at Mintara Event Center. Mintara re-opened to the public after renovations in the summer of 2022. Since then staff have gained a better understanding of the market and needs, which has informed the design now presented for Council’s consideration as outlined in this report.

3.0 GENERAL INFORMATION

The patio design has been carefully developed to complement both the existing architecture and the adjacent ‘The Playground of The Gods’. It will enhance the Event Center’s functionality and aesthetic appeal. This approach promotes an environment that enhances and resonates with the distinctive character of the site. The architectural massing and its intentionally angled orientation are designed to follow the site's topography, thereby accentuating the views toward the urban skyline.

The patio, encompassing 2,000 sq. ft. and offering 50 seats in addition to the 120 seats available indoors, can be utilized in all seasons, making it ideal for dining and events, thus enhancing profitability. It will be enclosed with fully operable glass panels, features a radiant floor heating system and is designed to accommodate a forced air-cooling system if needed, ensuring its suitability for all-season use. It also features a complete bar and barbecue section and is an ideal venue for weddings and other significant events. The new patio will also be fully accessible with a zero-threshold condition.

The next phase of the Mintara Event Center renewal is the installation of a gazebo on the SE or NW side of the Center. Staff have engaged a design team and are exploring several options that would likely be included in the 2025 capital plan for Council’s consideration.

3.1 Project Timelines

The construction of the Mintara Event Center patio is scheduled to start in September 2024, and the gazebo(s) are planned to be built in 2025. This report seeks approval for the patio's final design. A future Council report will provide comprehensive details regarding the gazebo(s), including a cost analysis.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Not applicable.

5.0 FINANCIAL CONSIDERATIONS

The Class B construction estimate of the patio expansion (Attachment 1) is broken down as follows:

Construction Cost	\$2,358,300
Consultant Design Fee	\$270,000
Estimated Total	\$2,628,300

As per the cost estimate provided, the patio design and construction are expected to be completed with a budget of \$2,628,300.

Funding for this project will be accommodated within the 2024-2028 Financial Plan under Parks, Recreation & Culture, Burnaby Mountain - Mintara Outside Patio Expansion with a budget of \$1,800,000. Staff will look to re-allocate the remaining \$828,300 required from other projects within the 2024-2028 Capital Plan to accommodate the completion of this project.

As noted above, Mintara Restaurant is a profitable service and this investment will expand existing service levels, and therefore profits, at the Mintara Event Center. Based on staff's analysis, the investment of \$2.62 million is expected to be recouped in approximately 6.5 years and yield an annual return of \$400,000.

Respectfully submitted,

Carmen Gonzalez, Deputy General Manager Parks, Recreation and Culture

ATTACHMENTS

Attachment 1 – Mintara Patio Class B Estimate Report

REPORT CONTRIBUTORS

This report was prepared by Mehrdad Bozorgnia, Project Manager PRC PMO, and reviewed by Sarah Kosari, Senior Manager PRC PMO; Bob Farahani, Director PRC PMO & Enterprise Services.