

**FINANCIAL MANAGEMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: MINTARA ON BURNABY MOUNTAIN – OUTDOOR SEATING  
EXPANSION**

**RECOMMENDATION:**

1. THAT Council receive this report for information.

**REPORT**

Burnaby City Council, at its Closed meeting held on 2023 January 23, received and adopted the attached report regarding the upgrading and expanding of the outdoor seating areas for Mintara on Burnaby Mountain, based on the preferred option.

This report is being provided for public information.

Respectfully submitted,

Councillor Dhaliwal  
Chair

Councillor Gu  
Vice Chair

Copied to:	Chief Administrative Officer Deputy Chief Administrative Officer & CFO GM Corporate Services GM Parks, Recreation & Culture
------------	--

**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2022 Dec 05

**FROM:** GENERAL MANAGER PARKS  
RECREATION AND CULTURE

**FILE:** 61100-20

**SUBJECT: MINTARA ON BURNABY MOUNTAIN - OUTDOOR SEATING  
EXPANSION**

**PURPOSE:** To seek Council approval to proceed with upgrading and expanding the outdoor seating areas for Mintara on Burnaby Mountain based on the preferred option.

---

**RECOMMENDATION:**

1. **THAT** Council approve the upgrade and expansion of the outdoor seating areas for Mintara on Burnaby Mountain, based on Option 3 as presented in this report.

**REPORT****1.0 INTRODUCTION**

Located atop Burnaby Mountain at an elevation of more than 1,000 feet, Mintara sits next to the Centennial Rose Garden and offers views of Burrard Inlet, the Coast Range Mountains as well as the cities of Burnaby, Vancouver and other municipalities. Mintara's unique mountaintop location, setting and capacity make it a popular venue for various types of events and special occasions, while also aligning with the City's core values and goals of creating a connected, inclusive and dynamic community.

When Horizons Restaurant made the decision not to renew its lease in 2019, Council endorsed the Parks, Recreation and Culture Department to add the operation to its suite of food service offerings for residents and visitors. The City has since re-opened the original concession as the Bastion Café (an extension of the Bastion Café at the Christine Sinclair Centre). Bastion at Mintara officially opened for the summer in 2022 to serve Burnaby Mountain Park visitors. Interior renovation of the main venue is nearly complete, with a vision to represent a certain elegance and refinement associated with special events such as weddings and other memorable celebrations.

While the venue offers much potential, immediate accessibility needs, a permanent solution to weather protection, and expansion opportunities of the outdoor patio need to be addressed to take advantage of all the opportunities this venue allows.

## 2.0 POLICY SECTION

The advancement of this project is aligned with the following Council-adopted policies, plans and strategies: *Burnaby Economic Development Strategy* (2007); *Social Sustainability Strategy* (2011), and the *Corporate Strategic Plan* (2017).

## 3.0 BACKGROUND

### Challenges & Opportunities

Mintara is a two-storey building originally constructed in 1958 for BC's Centenary. Alterations to the building have been made over the years, such as upgrading the roof and glazing, as well as installing handrails and an accessible ramp by the restaurant entrance. No major improvements have been made to the outdoor patio, which remains in its original size and location. Access to the outdoor patio is limited and not accessible to those with mobility issues. The triangular-shape of the outdoor patio further limits the seating layout and creates inefficiencies in providing service. In short, the existing patio is limited in its full potential as an attractive and useful amenity for event services.

Being situated on Burnaby Mountain also presents challenges with strong precipitation and winds in the late fall and winter seasons. In adverse weather, outdoor table umbrellas are mounted to brackets along the deck railing, an undesirable solution as the umbrellas impede the stunning views (the primary attraction) for patrons inside the venue. A more permanent patio solution that preserves the venue's spectacular views would also allow for natural connectivity between indoor and outdoor spaces, regardless of inclement weather.

Mintara currently has a maximum capacity of 200, with a proposed capacity of 120 indoor and 80 outdoor.

### Considerations & Limitations

In 2022, staff undertook the project of seeking redesign options for the patio. In developing the options, consideration was given to the following parameters:

- Find a cost-effective solution to return the most value-added benefits to enhance patron experience;
- Preserve the venue's remarkable views (Mintara's primary attraction);
- Minimize venue closure time during proposed construction to minimize operational impact (e.g., avoiding winter holidays and summer seasons);

- Work within the constraints of the original facility construction to limit cost-prohibitive and time/labour-consuming code requirements (e.g., adding elevator, sprinkler system, kitchen upgrades, washrooms or site servicing); and,
- Work within the capacity of current kitchen equipment and site services to find a solution that maintains positive service levels for operations.

### **Options Exploration**

Based on the parameters outlined above, staff are presenting four options for Council's consideration.

#### **Option 1 – Leave Patio as-is, upgrade for necessary accessibility and safety standards, and continue to use outdoor table umbrellas**

This option proposes the bare minimum of retaining the outdoor patio “as-is” and installing a temporary ramp to accommodate accessibility needs. The ramp would reduce the number of outdoor seats due to space constraints of the existing patio. The existing foundation is in need of replacement and would be included in the scope of this work.

#### **Pros:**

- Addresses immediate accessibility needs;
- Cost-efficient as simplest option/upgrade;
- Least amount of time for venue closure (approx. 2 to 3 months).

#### **Cons:**

- Not usable in inclement conditions as not covered or enclosed;
- Onus on operational staff to set up and take down umbrellas frequently;
- Conflicts with venue's elegance and refinement theme;
- No value added to venue or services;
- Undersized (shape & size) for functions;
- Aesthetically unattractive;
- Venue and patio not maximized to its fullest capacity;
- Not enhancing this valuable City amenity to capitalize on its usage.

#### **Option 2 – Re-build and expand outdoor patio with glass enclosure (partial patio)**

This option proposes to replace the original outdoor patio with a larger deck on level with the indoor space to eliminate the need for steps. A full glass enclosure surrounding the deck would provide weather protection.

#### **Pros:**

- Ability to operate partial patio in inclement weather;
- Greater accessibility/functionality for events;
- Corresponds to venue's theme of elegance and refinement;
- Value-add, enabling greater bookings, occupancy connectivity during events;

To: Financial Management Committee  
From: General Manager Parks, Rec. & Culture  
Re: MINTARA ON BURNABY MOUNTAIN -  
OUTDOOR SEATING EXPANSION  
2022 Dec 05.....Page 4

- Preserves spectacular views from dining area;
- Enhances customer experience & City amenity for benefit of guests/users;

**Cons:**

- Closure of venue for approximately 5 months.

**Option 3 (Recommended) – Re-build and expand patio with glass enclosure (partial patio), as described in Option 2, plus build a new patio for Mintara’s Bastion Café**

This option incorporates the elements of Option 2 (expand patio with glass enclosure), with the addition of upgrading the patio for the café/concession area. Situated to the east of Mintara is a set of three stone picnic tables for café guests. Option 3 proposes upgrading this area to include more seating and a canopy to enhance this amenity for increased public use and enjoyment, presenting more value-added opportunities.

**Pros (café patio addition):**

- Enhancing as a desirable venue/option when booking events;
- Additional outdoor space for event guests in inclement weather;
- Capitalizing on space and stunning views;
- Café and venue can remain open and unaffected for operations;
- No trigger to building codes or logistics, as unattached to building;
- Economies of scale, as already upgrading venue patio;
- Enhances valuable City amenity, providing added value and benefit to guests and users.

**Cons:**

- Closure of venue for approximately 5 months.

**Option 4 – Re-build the facility to include rooftop patio**

This option involves rebuilding the entire facility to include a rooftop patio. Under the current 2-storey structure, adding a rooftop patio is not feasible due to building codes, fire safety as well as structural limitations and logistics (e.g., washroom and building occupancy). As such, the addition of a rooftop patio would trigger a complex rebuild with an estimated cost of \$8 million. However, re-building the venue may be an option for consideration at the building’s end-of-life, when major structural upgrades are required for building operations.

**Pros:**

- Enhances as a desirable venue/option when booking events;
- Capitalizes on space, and stunning 360-degree views;
- Provides additional seating capacity and options;
- Enhances valuable City amenity, providing added value and benefit to guests and users;
- Secures Mintara as one of Metro Vancouver’s most remarkable destinations.

**Cons:**

- Most costly option;
- Longest construction and closure period, approximately 1.5 to 2 years.

**Financial and Customer Service/Experience Implications:**

The following tables summarize and compare the estimated capital costs, return on investment (ROI) and customer service/experience elements of each option.

<b>Estimated capital costs and return on investment (ROI)</b>				
<b>Project Parameters</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3 (Recommended)</b>	<b>Option 4</b>
Estimated Project One-Time Capital Cost	\$600,000	\$1.6 Million	\$2.2 Million	\$8 Million
Full Venue Closure	3 months	5 months	5 months	2 years
Duration of Project	4 months	12 months	12 months	2 years
Estimated Return on Investment (ROI)	None/no added value (required upgrade)	\$250,000/year (ROI in 5-7 years)	\$300,000 /year (ROI in 6-7 years)	\$750,000 / year (ROI in 12 years)

<b>Customer experience Information</b>				
<b>Enhancing Customer Experience</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3 (Recommended)</b>	<b>Option 4</b>
Wheelchair-Accessible	Yes	Yes	Yes	Yes
Preserves spectacular views from dining area	Yes	Yes	Yes	Yes
Maximize Seating Capacity to hold larger events	No	Yes	Yes	Yes
Weather Protection for Patrons	No	Yes	Yes	Yes

To: Financial Management Committee  
From: General Manager Parks, Rec. & Culture  
Re: MINTARA ON BURNABY MOUNTAIN -  
OUTDOOR SEATING EXPANSION  
2022 Dec 05.....Page 6

Following Council’s consideration of the Options and direction, staff will return with a detailed project and budget for final consideration and approval

**4.0 RECOMMENDATION**

For 2023, there is a proposed budget of \$130,000 in the Capital Plan for this project. It is recommended that Council approve Option 3 as the preferred option, as it allows for greater use/functionality of Mintara and Bastion Café atop Burnaby Mountain, adds value to the venue and customer experience, and aligns with the City’s value of enhancing amenities for the benefit of guests/users. If Council approves this option, staff will complete the design process and bring a refined budget back for Council’s further consideration.



Mary Morrison-Clark  
GENERAL MANAGER PARKS, RECREATION AND CULTURE

SM;BF:lc:TC

Copied to: Deputy Chief Admin Officer – CFO  
GM Corporate Services