

ITEM	13
MANAGER'S REPORT NO.	50
COUNCIL MEETING	91/09/03

TO: MUNICIPAL MANAGER 1991 AUGUST 28

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: PUBLIC CONCERNS REGARDING C W CASINO WORLD  
6200 MCKAY AVENUE (SEE ATTACHED SKETCH)

PURPOSE: To provide Council with a response to the concerns raised at the 1991 July 23 Public Hearing regarding the casino at Station Square.

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**RECOMMENDATION:**

- 1) THAT Council receive this report for information purposes.

**R E P O R T**

**1.0 BACKGROUND INFORMATION:**

- 1.1 On 1991 July 23, a Public Hearing was held regarding an application (Rezoning Reference #11/91) to establish a bingo hall at 6200 McKay Avenue - Station Square. At that Public Hearing, a number of concerns were raised by residents of the two high-rise apartment towers at 6220 and 6240 McKay Avenue regarding the patrons of C W Casino World. The concerns noted by the residents included littering, casino patrons consuming liquor outside the casino, late night noise from patrons leaving the casino, trespassing, vandalism of landscaped areas and the behaviour of individuals in the stairwells and passages of the residential towers.
- 1.2 On 1991 August 06, Council tabled Second Reading of Rezoning Reference #11/91 and directed staff to prepare a report on the concerns raised at the Public Hearing regarding the proposed bingo hall and the existing casino at Station Square.

A report was submitted to Council on 1991 August 19 regarding the comments made at the Public Hearing on the proposed bingo hall. This report addresses the comments made concerning the existing casino.

**2.0 GENERAL DISCUSSION:**

- 2.1 At the 1991 July 23 Public Hearing, residents of the apartment towers at 6220 and 6240 McKay Avenue noted a number of concerns regarding the behaviour of the casino patrons, including littering, trespassing, consuming liquor outside the casino, vandalism and patrons sleeping and acting in an obnoxious manner in the passages of the residential towers.

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In order to better assess the concerns of the residents of 6220 and 6240 McKay Avenue regarding the patrons of C W Casino World, staff conducted two site visits to observe activity in the area on a weekend night and a week night, as well as an early morning site visit to check for evidence of the previous night's activity. While staff spent several hours in total in this area, these observations can not necessarily be considered conclusive in terms of the overall pattern of activity or incidents in the area.

Of the concerns expressed above, staff only discovered evidence of some litter, including a beer can, around 6240 McKay Avenue, and a small area of damaged landscape. It appears that the concern of trespassing and damage to the landscaped area of the apartment development would, however, likely not continue in any significant manner, as an iron railing fence has been installed around the area. During the late evening site visits, a regular flow of people entered and exited the casino. The majority of the casino patrons left alone and proceeded directly to their cars parked in the parking garage under the Holiday Inn. Staff observed no loud, obnoxious or illegal activity associated with the casino patrons during the two night visits. Staff did observe two youths who were not casino patrons drinking near the Station Square surface parking lot at the north end of the internal passageway. It was not determined if the littering and damage to the landscaping could be attributed to casino patrons.

- 2.2 Planning and Building Department staff spoke to the management of a number of other gaming facilities in Greater Vancouver and the B.C. Gaming Commission to ascertain if there are complaints/problems associated with the patrons of other casinos and bingo halls. In general, both the operators of other gaming facilities and the B.C. Gaming Commission asserted that there are very few reports of problems associated with the patrons of gaming facilities and their behaviour within the areas adjacent the gaming facilities. The casinos contacted were generally open till 2:00 a.m., however, some were not adjacent to residential development.
- 2.3 In response to a request for information on complaints received in connection with C W Casino World, the R.C.M.P., Burnaby Detachment advised that they had received five complaints in 1991, most of which were of a very minor nature, (i.e. lost wallet, threatening phone call on Casino World answering machine). The R.C.M.P. reported that members working in the area related that Casino World is well run and found no problems with the management or patrons. The memo concluded that police have little concern over any activities in or around Casino World related directly to Casino World.
- 2.4 In terms of existing security, the applicant for Rezoning Reference #11/91 (Wesbild Enterprises Limited) has informed this Department that C W Casino World has two security guards and five game inspectors on duty. The applicant also advises that there are two to four security guards employed by Station Square on duty at any one time, and that the area around the casino and the apartment towers is checked once every 20 minutes to one hour, depending on the night of the week.

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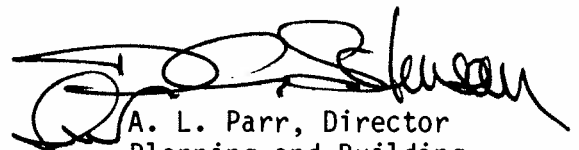
2.5 It was noted in the 1991 July 19 Council report on the comments made on the bingo hall at the 1991 July 23 Public Hearing, that the Metrotown Core - Sub Area 1 - was intended to be the centre of the primary concentration of commercial development within Burnaby, with the greatest aggregation and variety of services and facilities provided. It must be expected that there will be a higher level of activity and accordingly, a higher potential level of noise in the Metrotown Core, of which Station Square and the two residential towers on McKay Avenue are a part, than in other areas of Burnaby. The fact that a mixed-use urbanized environment is encouraged in the Metrotown Core area should also be considered in connection with the operation of the casino.

**3.0 CONCLUSION:**

3.1 While there is some evidence of litter, damaged landscaping and drinking in public in the area around the casino and the two adjacent residential apartment towers, staff are not able to attribute these situations necessarily to casino patrons. The staff observations of the activity in the area are not necessarily considered to be conclusive of any activity patterns in the area or the persons involved.

It is also not necessarily justifiable to consider the proposed bingo hall and its potential impacts in the same category as the casino and the concerns expressed about its patrons. Two appreciable differences in social characteristics are that casino patrons tend to be somewhat younger in age than bingo hall patrons, and, according to the B.C. Gaming Commission, are more likely to attend the gaming facility alone.

This is for the information of Council.

  
A. L. Parr, Director  
Planning and Building

BW:ap

Attach.

