

ITEM	10
MANAGER'S REPORT NO.	8
COUNCIL MEETING	94/02/14

TO: CITY MANAGER 1994 FEBRUARY 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **PROPOSED BINGO HALL
MIDDLEGATE SHOPPING CENTRE
7155 KINGSWAY**

PURPOSE: To advise Council of a letter of inquiry proposing a bingo hall at the Middlegate Shopping Centre.

RECOMMENDATIONS:

1. **THAT** this report be referred to the Edmonds Advisory Committee for comment.
2. **THAT** a copy of this report be sent to Mr. Randall St. Godard, Bingo Headquarters Charities Association, 6200 McKay Avenue, Box 141-710, Burnaby, B.C. V5H 4M9.

REPORT

On 1994 January 10 Council received a report regarding correspondence from the B.C. Gaming Commission regarding a proposed relocation of a bingo facility from Station Square at Metrotown to Middlegate Shopping Centre. At that time staff advised that it was not possible to provide substantive comments on this proposal until the Planning and Building Department receives a rezoning application or a letter of enquiry containing further information from the potential applicant and that a further report would be submitted if a rezoning application is received for this proposal.

This Department has now received a letter of enquiry containing more details of the proposal and staff have reviewed the proposal in relation to the Council adopted guidelines for assessing rezoning applications for gaming facilities.

The bingo hall is proposed to be located within the top floor of the former Zellers store at the eastern end of Middlegate Shopping Centre. The proposed hours of operation are 11:00 a.m. to 1:00 a.m., seven days per week, with a proposed seating capacity of 700. Seating capacity, is however, subject to compliance with the parking requirements of the Burnaby Zoning Bylaw.

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Our records indicate that there is not sufficient parking on the property to permit 700 seats within this tenant space. The potential applicant has indicated that they will be presenting all the information necessary to reassess the parking requirements for the property, in order to determine if the proposed seating can be accommodated.

Planning has assessed this proposal utilizing the adopted guidelines for assessing rezoning applications for gaming facilities and determined that this site generally adheres to the guidelines and is supportable in that regard. This Department does not, however, support the proposed closing time of 1:00 a.m. This is not considered to be compatible with the immediately adjacent multiple family dwellings or generally consistent with the hours of operation of other commercial businesses in the area. One issue which should also be addressed is the effect that the utilization of this large tenant space by a bingo hall would have on the economic viability of this shopping centre.

The Edmonds Advisory Committee has previously expressed an interest in this development proposal. Now that more details are available on this proposed rezoning, staff would consider it useful to send a copy of this report to the Edmonds Advisory Committee for their comment.



D.G. Stenson, Director
 Planning and Building

BW:yg