

TO: CITY MANAGER

1995 DECEMBER 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14/95

ADDRESS: 4488 HALIFAX STREET

LEGAL: PCL "B", D.L. 119, PLAN RP62766

FROM: CD Comprehensive Development District (based on the C2 Community Commercial District Guidelines)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District guidelines and in accordance with the Development Plan prepared by Raymond Ching Architect & Associates)

APPLICANT: Robita Developments Ltd.
202 - 7545 Cambie Street
Vancouver, B.C. V6P 3H6

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1996 January 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 January 8, and to a Public Hearing on 1996 January 23 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The granting of any necessary easements or covenants.
- e) The dedication of any rights-of-way deemed requisite.
- f) The satisfaction of all necessary subdivision requirements.
- g) The provision of a 12 ft. wide landscaped pedestrian walkway and easement along the western property line from Halifax Street to Buchanan Street.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.
- i) The appropriate commitment from the casino operator and rezoning applicant to provide the security measures as outlined in Section 3.4 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two-storey commercial building to include a charitable casino on the second floor.

2.0 BACKGROUND

2.1 The subject site is located within the Brentwood Town Centre Plan area and designated for pedestrian oriented office, retail and personal service uses, based on the C2 and C3 Commercial zoning districts (see Sketch #2). The plans for the area also include the development of a pedestrian plaza focus at the end of the proposed Buchanan Street cul-de-sac located adjacent to the site. The first stage of this plaza has been developed with widened sidewalks, special paving treatment of the road and boulevard trees.

2.2 The subject site is also influenced by the current Brentwood Town Centre Plan Review process. Phase III of the review process is currently being pursued. Preliminary Phase III indications conclude that the site will maintain its prevailing designation for high

intensity commercial development with an emphasis on pedestrian orientation, underground parking, a focus on outdoor human interaction and animation at the street level. As such, office and ground level retail activities with full underground parking are encouraged. This conclusion is influenced by the fact that the abutting sites to the east and west are both developed with good quality two-storey commercial buildings.

- 2.3 The site was the subject of two previous rezoning requests which proposed the development of retail/office projects with underground parking. These projects were not pursued and the subject site has remained vacant.
- 2.4 On 1992 July 27, Council gave favourable consideration to a proposed casino to be established on the first floor of the existing two storey commercial building located at 1801 Willingdon Avenue to the immediate east of the subject site. The application was subsequently withdrawn on 1992 August 27.
- 2.5 On 1995 May 15, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of 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 to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 The applicant has requested rezoning in order to develop a two storey commercial project which will include retail and office uses on the main floor, a gaming facility (charitable casino) on the second floor, with two levels of underground parking. The prevailing CD Comprehensive Development zoning of the site is based on the C2 Community Commercial District which does not permit "gaming facilities". Thus, rezoning is necessary since gaming facilities are permitted only in the C3 General Commercial District when included as part of a Comprehensive Development Plan and corresponding CD District zoning.
- 3.2 As outlined in the initial rezoning report received by Council on 1995 May 15, a review of the proposed casino component of the project was provided on the basis of the Council adopted site specific criteria for evaluating locations for gaming facilities. As a result of this review, it was concluded that the subject site was considered appropriate for a casino.
- 3.3 The general City criteria state that gaming facilities should be located within town centres

or in areas of existing C3 development where a full range of supporting commercial uses are usually found. For crime prevention reasons, they should be located in areas where there is other evening activity as opposed to remote areas. Additional general criteria include locations that are central to population, accessible to transit and a significant distance from other similar gaming facilities in order to avoid concentration of such uses.

The proposed location is within Brentwood Town Centre area which has a wide range of commercial uses including evening activities at nearby restaurants and hotels. Good transit is located nearby at the Brentwood Mall bus loop, there are no other gaming facilities within the Brentwood area and the site is accessible to a large population base.

3.4 Staff have further reviewed the proposed casino operation from a security perspective with specific input from the RCMP and Social Planning. As a result of this consultation, the following security measures will be undertaken:

- a) The underground parking area will be painted white (walls and columns etc.) and will be provided with appropriate high level lighting.
- b) Video surveillance of the two underground parking levels from the casino will be provided.
- c) The casino operation will provide a security officer with two-way communication to patrol the parkade during casino operating hours.
- d) Appropriate windows will be provided in the stairway/elevator vestibules within the parkade to increase visibility and security.
- e) Appropriate exterior security lighting will be provided around the perimeter of the building.
- f) Appropriate video surveillance and the provision of three full time security personnel within the casino.

The casino operator and rezoning applicant will be required to provide the appropriate commitments to provide these measures as a prerequisite condition of rezoning.

3.5 All vehicular access to the site will be from Buchanan Street and 100% parking to be provided underground.

3.6 The subject development will provide a 3.7 meter (12 ft.) wide pedestrian easement and landscaped walkway along the western property line to provide access between Halifax

Street and Buchanan Street. A similar easement and landscaped walkway was developed along the eastern property line of the adjacent site as part of a two storey commercial development. When completed, a 7.3m (24 ft.) wide walkway will be established to assist and encourage pedestrian circulation in the immediate area.

- 3.7 A contribution of funds for the initial development of the Buchanan Street pedestrian area was provided at the time of the earlier application (Rezoning Reference #12/80) on this site. The current applicant will be required to provide any additional funds should they be required.

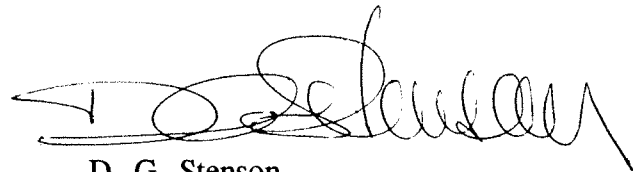
This work will include paving treatment and the creation of a future pedestrian area on the existing Buchanan Street 20 m (66 ft.) wide right-of-way. Vehicular movement to and underground parking access points will cross over the area, however, the movement will be limited.

- 3.8 The applicant will also be required to provide written consent to the future closure of Buchanan Street to the east of the subject site.
- 3.9 The applicant will be required to provide a 3.1m (10 ft.) dedication adjacent to Halifax Avenue to provide for future road widening.
- 3.10 The subject rezoning requires the approval of the Ministry of Transportation and Highways.
- 3.11 The applicant will require the approval of the B. C. Gaming Commission in order to operate the proposed casino facility.

4.0 DEVELOPMENT PROPOSAL:

4.1	Net Site Area:	-	1,852m ² (19,940 sq. ft.)
4.2	Gross Floor Area Provided:	-	2,245m ² (24,171 sq. ft.)
4.3	Floor Area Ratio: Provided:	-	1.212
4.4	Site Coverage:	-	68%
4.5	Parking:	Required:	- 87
		Provided:	- 95
4.6	Loading:	Required/Provided:	- 1 bay

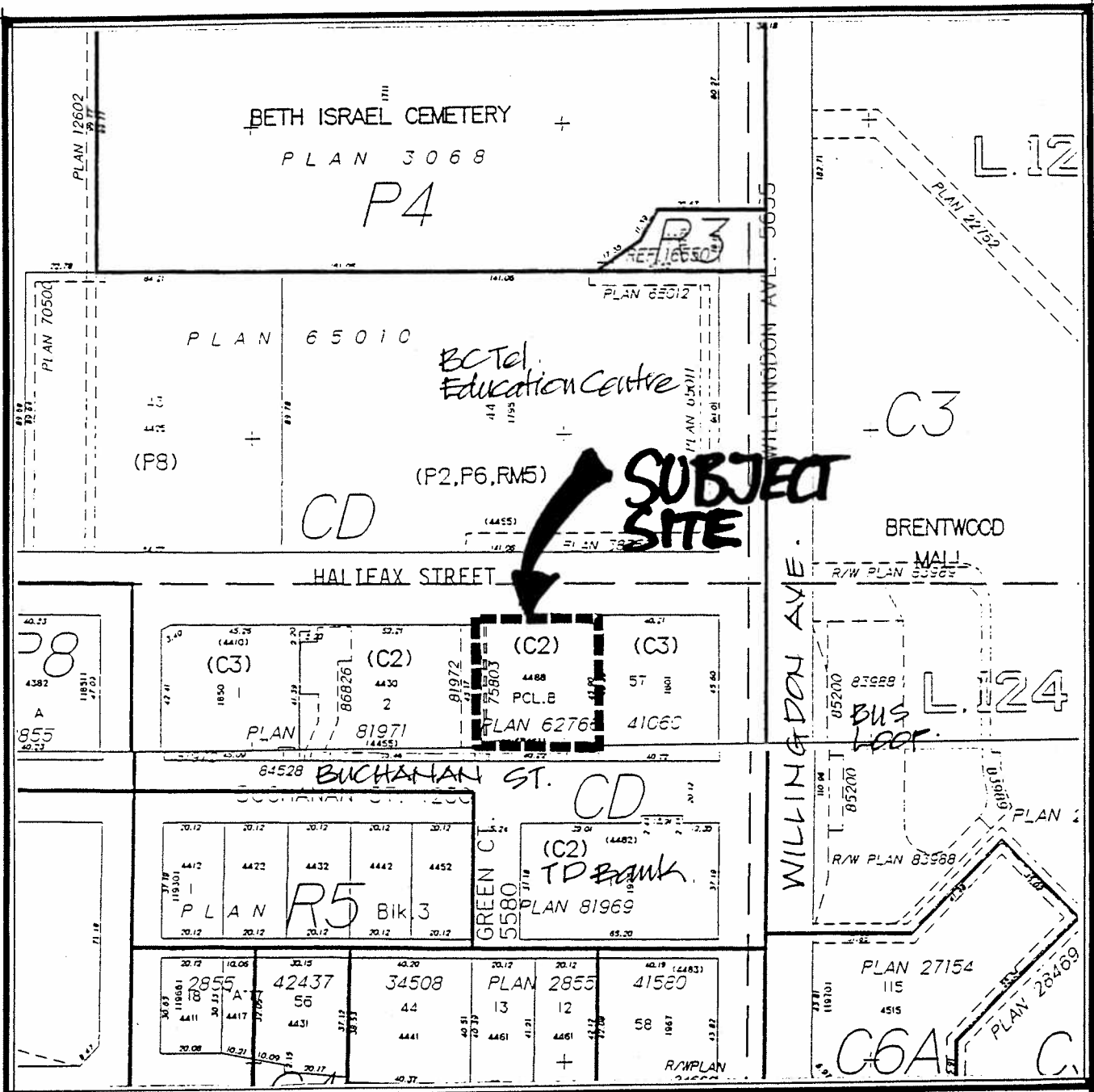
- 4.7 Building Height: - 37 ft. and two-storeys
- 4.8 Exterior Materials: - Acrylic Stucco



D. G. Stenson
Director Planning and Building

PS:gk
Attach

cc: Director Engineering
City Solicitor
City Clerk



Date:
1995 MAY

Scale:
1:2000

Drawn By:
D.B

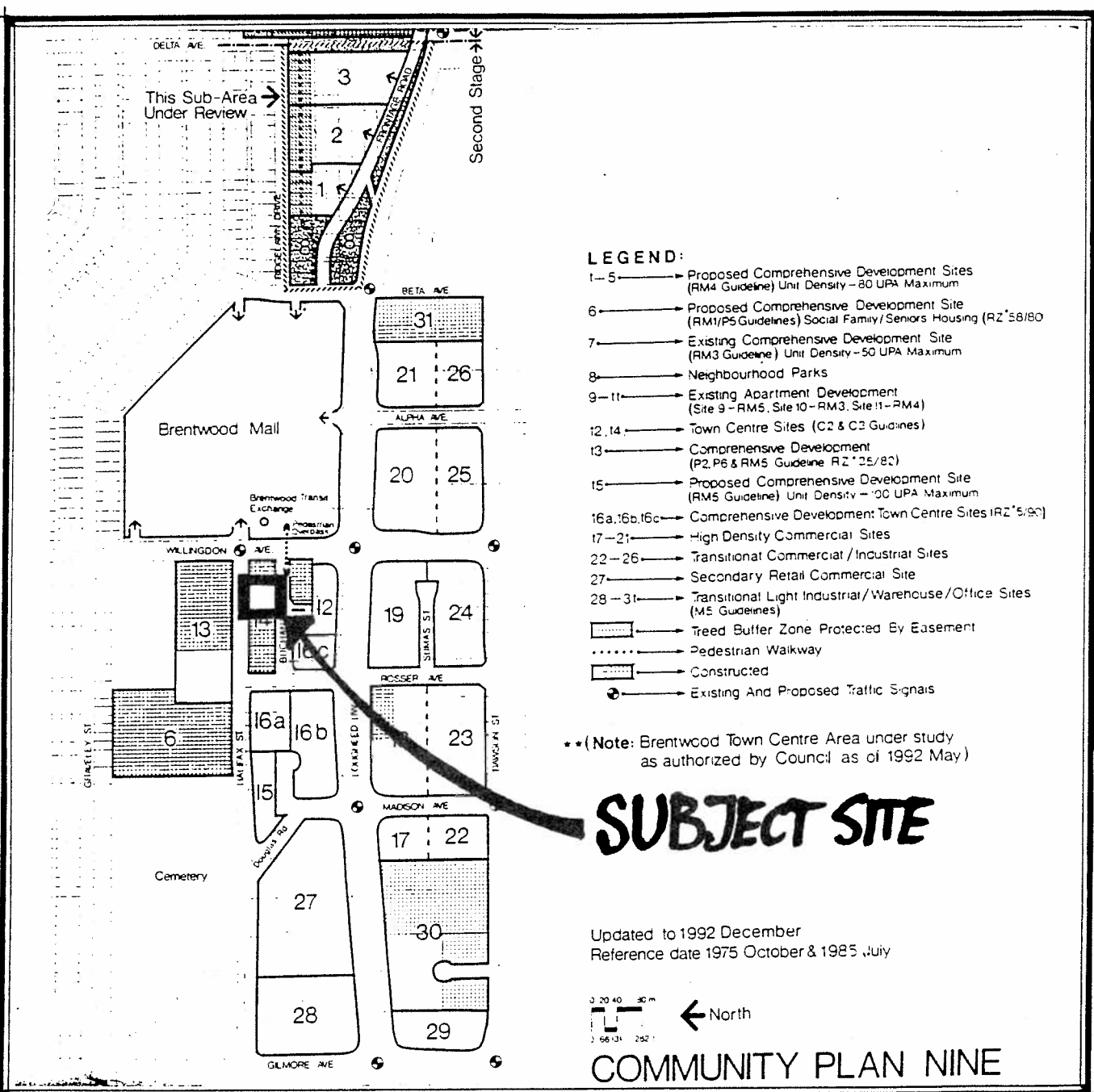


City of
Burnaby
Planning & Building Dept.



North


REZONING REFERENCE NUMBER 14/95
SKETCH #1



Date:
1995 MAY

Scale:
N.T.S.

Drawn By:
D.B.

 **City of Burnaby**
Planning & Building Dept.

REZONING REFERENCE NUMBER 14/95

SKETCH 2