

ITEM	06
MANAGER'S REPORT #	20
COUNCIL MEETING	96/07/22

**TO:** CITY MANAGER 1996 JULY 4

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #24/96

**ADDRESS:** 4320 DOMINION STREET

**LEGAL:** LOT A EXCEPT: EAST 569.25 FT., D.L. 70, GROUP 1,  
NWD PLAN 9892

**FROM:** CD Comprehensive Development District (based on C3  
Community Commercial District use)

**TO:** Amended CD Comprehensive Development District (based on  
C3 General Commercial District guidelines and in accordance  
with the Development Plan entitled "Burnaby Casino" prepared  
by Marshall Fisher Architects)

**APPLICANT:** Gateway Casinos Inc.  
1200 - 900 West Hastings Street  
Vancouver, B.C. V6C 1E7

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing  
on 1996 August 27.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27 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 including a sign plan.
  - 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.
- e) The dedication of any rights-of-way deemed requisite.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) 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 establishment of a charitable casino on a portion of the ground floor of the existing office/parking structure.

### **2.0 BACKGROUND**

- 2.1 The subject site (see Sketch #1) forms part of the Clarion Hotel Villa complex which was rezoned in the early 1970's to accommodate an expansion of the hotel to include the subject office/parking structure and a 21 storey hotel tower. At that time, the lands were rezoned to the CD Comprehensive Development District utilizing the C3 Commercial District to permit the hotel use. The site is located in a well established suburban office/industrial precinct, generally bounded by Canada Way, Highway #1, Gilmore Diversion and Westminster Avenue. Highway #1, Canada Way and Willingdon Avenue provide general access to this area which is also proximate to BCIT and Discovery Parks Inc.
- 2.2 On 1996 May 27, 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.
- 2.3 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 establish a charitable casino within a portion of the second level of the existing parking/office structure which faces Dominion Street and is opposite the main Clarion Hotel Villa building. The current zoning of the site does not permit the establishment of gaming facilities under the adopted CD Plan designation. 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 where it is noted as a specific use on the approved Plan.
- 3.2 As outlined in the initial rezoning report received by Council on 1996 May 27, 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. An information report in response to concerns raised by Council regarding consideration of the proposed casino was also received by Council at its meeting of 1996 July 08. It was indicated that the subject rezoning would continue to be processed in the usual manner.
- 3.3 Plans for the proposed casino include the renovation of a section of the existing ground floor office area of the building (approximately 5,950 sq. ft.) and an expansion into a portion of the parking area on the same level (approximately 11,940 sq. ft.). The proposed casino facility will also include the new offices for the casino management company. Two entrances will be provided to the casino; one from within the parking structure and one from the exterior of the building facing Dominion Street. All required parking for the proposed casino operation will be provided in the parking structure closest to the casino entrance.
- 3.4 Sufficient parking is available to meet the requirements of the Clarion Villa Hotel and the proposed casino. The proposed casino requires 105 parking spaces. Current calculations indicate that there would still be an overall surplus of approximately 70 spaces.
- 3.4 Staff have 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 need to be undertaken:
- a) All required parking areas for the casino should be painted white (walls and columns etc.) and be provided with appropriate high level lighting. In addition, any areas within the parking structure that provide access to the casino parking area should be provided with appropriate high level lighting.
  - b) Video surveillance of the casino parking areas from the casino should be provided.

- c) The casino operation should provide a security officer with two-way communication to monitor the parkade during casino operating hours.
- d) To increase visibility and security, appropriate windows should be provided in all entrances to the casino and in stairway/elevator vestibules within the parkade providing access to the casino.
- e) Appropriate exterior security lighting should be provided outside of the casino premises and around the building.
- f) Appropriate video surveillance be provided within the casino and the provision of full time security personnel.

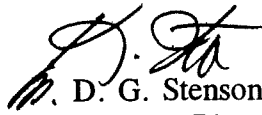
The casino operator has indicated his intention to provide these security measures. The casino operator and rezoning applicant will be required to provide the appropriate commitments to provide these measures as a prerequisite condition of rezoning.

- 3.5 The subject rezoning requires the approval of the Ministry of Transportation and Highways.
- 3.6 The applicant will require the approval of the B.C. Gaming Commission in order to operate the proposed casino facility.

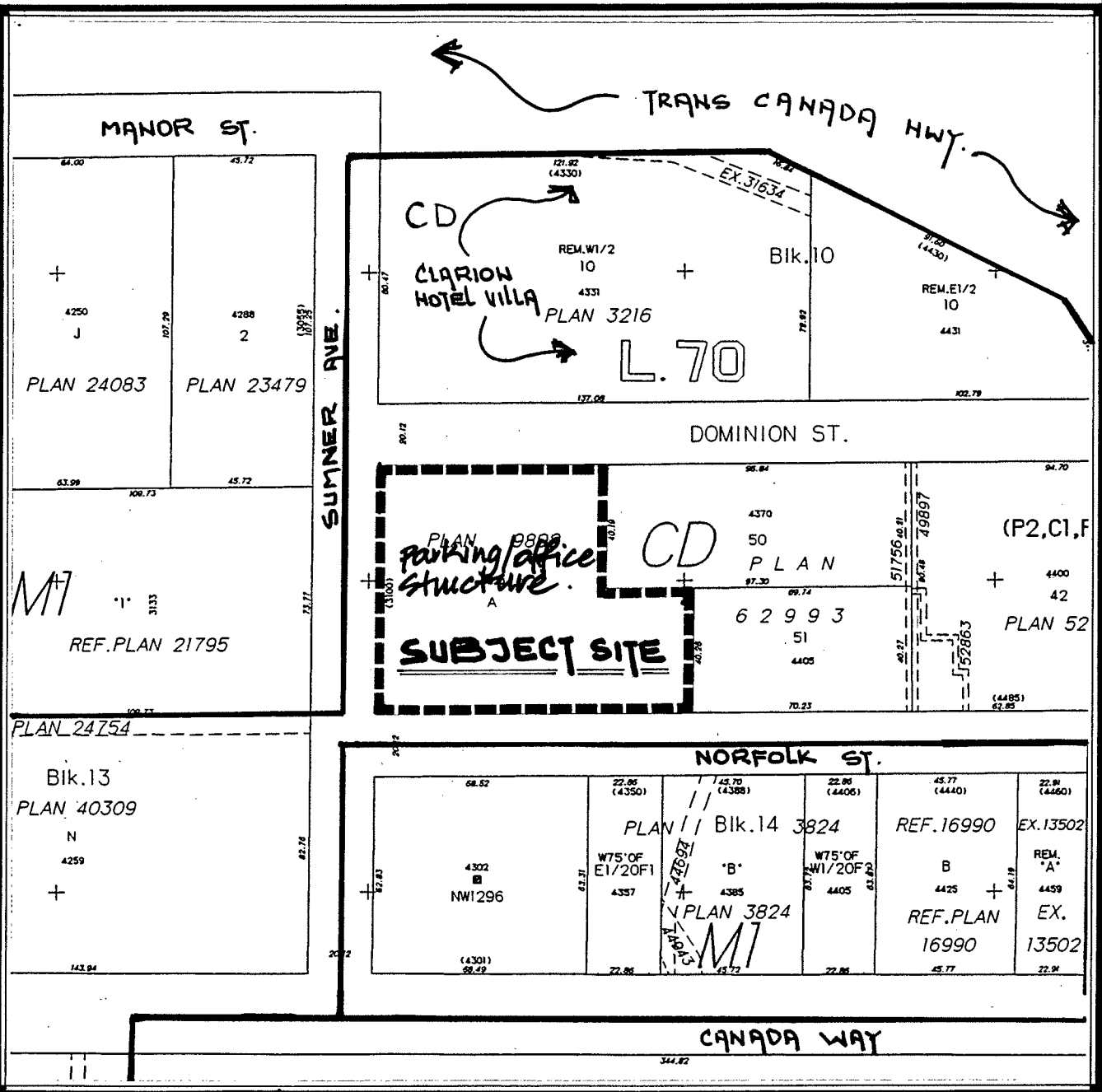
**Development Proposal:**

Net Site Area (southside Dominion Street:	-	75,220 sq.ft.
Casino Facility Floor Area Provided:	-	13,606 sq. ft.
Parking Provided for Casino:	-	105 spaces

  
PS:ds  
Attach

  
D. G. Stenson  
Director Planning and Building

cc: Director Engineering  
City Solicitor  
City Clerk



Date:  
MAY 1996

Scale:  
1:2000

Drawn By:  
J.P.C.



City of  
Burnaby  
Planning & Building Dept.



REZONING REFERENCE # 24/96

SKETCH # 1

