

**TO:** CITY MANAGER

2005 January 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #04-38**  
**Proposed New Casino/Refurbished Hotel Complex**

**ADDRESS:** 4320, 4331 & 4431 Dominion Street and 4405 Norfolk Street

**LEGAL:** Lot A Except: east 569.25 ft. and portions on Plan LMP32853, D.L. 70, Group 1, NWD Plan 9892, West Half of Lot 10 Except: Part on Plan 26625, East Half of Lot 10 Except: Part on SRW Plan 26625, D.L. 70, Group 1, NWD Plan 3216, Lot 51 DL 70 Group 1 Plan 62993.

**FROM:** CD Comprehensive Development District and CD Comprehensive Development District (C3d General Commercial District)

**TO:** Amended CD Comprehensive Development District and CD Comprehensive Development District (C3, C3d and C3f General Commercial District, P8 Parking District, B2 Urban Office District and in accordance with the development plan entitled "Radisson Hotel/Casino - Burnaby" prepared by Hewitt Kwasnicky Architects Inc.; and the Comprehensive Sign Plan entitled "Gateway Casinos Radisson Villa Burnaby Redevelopment" prepared by Karo Design Vancouver)

**APPLICANT:** Gateway Casinos Inc.  
210 - 4240 Manor Street  
Burnaby, B.C. V5G 1B2  
(Attention: Scott Calvert)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2005 February 22.

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**RECOMMENDATIONS:**

1. **THAT** the raising of the title to a portion of Dominion Street be authorized for the purpose of pursuing an air space parcel for the private pedestrian overpass as outlined in Section 4.0 of this report.
2. **THAT** a copy of this report be sent to the General Manager, Liquor Control and Licensing Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, B.C. V8W 9J8.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 February 07, and to a Public Hearing on 2005 February 22 at 7:30 p.m.

4. **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, including a 4% Engineering Inspection Fee, 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 submission of an undertaking to remove all existing improvements from the site (with the exception of the existing hotel tower and parking garage) within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
  - e. The consolidation of 4331 and 4431 Dominion Street site into one legal parcel and the completion of all subdivision requirements.
  - f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - g. The dedication of any rights-of-way deemed requisite.
  - h. The removal of the existing overhead wiring adjacent to the site along Sumner Avenue and replacement underground.
  - i. The retention of the landscaped riparian zone and identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas and trees identified for preservation trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of the riparian zone and identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
  - j. The approval of the Ministry of Transportation to the rezoning application.

- k. The approval of the Ministry of Transportation to the Comprehensive Sign Plan and Skysign Proposal as outlined in Sections 6.0 and 7.0 of this report.
- l. The deposit of the applicable GVS & DD Sewerage Charge.
- m. The provision of facilities for cyclists in accordance with this rezoning report.
- n. The submission of a suitable on-site storm water management system to the approval of the Director Engineering and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- o. The registration of an appropriate easement for the proposed private pedestrian overpass across Dominion Street to be constructed by the developer to provide access between the casino/hotel facility and the parking structure located at 4320 Dominion Street and the payment of the one-time fee to cover the use of the air-space easement as outlined in Section 4.0 of this report.
- p. The granting of a Section 219 Covenant respecting flood proof elevations.
- q. The granting of a Section 219 Covenant regarding the exclusive use of the required number of parking spaces within the parking structure and surface parking lot at 4405 Norfolk Street for the patrons and employees of the casino/hotel complex as described in Section 3.1 of this report.
- r. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Director Engineering and granting of a Section 219 Covenant respecting the approved report.
- s. The submission of a Site Profile and resolution of any arising requirements.
- t. The registration of Section 219 Covenant regarding the hours of alcohol beverage sales and service within the proposed casino, sports bar and associated patio area as described in Section 5.0 of this report.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new entertainment centre and refurbished hotel to include a relocated casino, restaurant, conference centre, sports bar, related liquor primary facilities and a comprehensive sign plan with two skysigns.

## **2.0 BACKGROUND**

- 2.1 The existing Radisson Hotel complex which forms the majority of the subject site was originally constructed in the 1960's and has undergone a number of major additions and renovations since that time. The latest of these was undertaken in the 1970's to include the 23 storey hotel tower which was constructed on 4331 Dominion Street and a four level parkade that was constructed across the street at 4320 Dominion Street. The subject site is currently zoned CD Comprehensive Development. The eastern portion of the site (4431 Dominion Street) which is currently used as a surface parking area for the existing hotel was recently purchased by the applicant from the B.C. Transportation Financing Authority and the applicant also owns 4405 Norfolk Street which has been included in the subject development site.
- 2.2 On 1999 February 08, Council gave Final Adoption to Rezoning Reference #98-40 which involved the expansion of the previously approved casino located within a portion of the parkade located at 4320 Dominion Street . This casino is owned and operated by the subject applicant, Gateway Casinos Inc., who intend to relocate their existing casino into the proposed casino/hotel complex.
- 2.3 On 2004 September 13, Council gave Final Adoption to Rezoning Reference #04-21 concerning the rezoning of the parkade portion of the subject site at 4320 Dominion Street for a temporary casino expansion which includes the addition of 400 slot machines and 8 gaming tables within a 1,016 m<sup>2</sup> (10,933 sq. ft.) expanded gaming floor area for a total of 700 slot machines and 40 gaming tables within a total casino gaming floor area of approximately 2,339 m<sup>2</sup> (27,333 sq. ft.).
- 2.4 On 2004 November 22, Council gave Final Adoption to Rezoning Reference #04-37 which involved the proposal to provide alcohol beverage service within the gaming floor area of the expanded casino at 4320 Dominion Street and on 2005 January 10 approved the related liquor licence application.
- 2.5 On 2004 May 17, Council received the report of the Planning and Building Department concerning the rezoning of the subject site for the subject casino/hotel complex and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the under understanding that a further and more detailed report would be submitted at a later date.
- 2.6 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

#### 3.1 Outline of Proposal

The applicant has requested rezoning in order to undertake a comprehensive redevelopment of the subject site for a new casino/hotel complex which will involve the demolition of the existing three-storey hotel structure located on a portion of the site (4331 Dominion Street), retention and refurbishment of the existing 23 storey hotel tower, construction of a new three-storey building with underground parking attached to the hotel tower that will include a relocated casino with alcohol beverage service, a restaurant, a sports bar/pub and conference centre.

The subject rezoning application also includes the parking structure located at 4320 Dominion Street which will be used to meet the parking requirements of the new casino/hotel complex. A portion of the parking structure is currently occupied the applicant's existing casino which is proposed to be relocated to the new casino/hotel complex. Another storey is proposed to be added to the parking structure along with a pedestrian overpass across Dominion Street to connect the parkade with the casino/hotel complex. The parkade will then be used primarily for parking for the new complex where the portion presently occupied by the casino will be converted to parking spaces and a portion of space fronting Dominion Street retained for office/retail use.

The subject rezoning application will also include the vacant lot at 4405 Norfolk Street located to the immediate east of the parking structure which is intended to be utilized as a surface parking lot in order to meet the parking requirements for the casino /hotel complex.

The casino/hotel site and the parkade site are proposed to be rezoned to Amended CD Comprehensive Development based on the C3 General Commercial District, C3d (gaming houses) and C3f (liquor license establishments) in order to provide the full array of uses proposed in the complex. The lot at 4405 Norfolk Street is proposed to be rezoned to the CD Comprehensive Development District based on the P8 Parking District and guidelines of the B2 Urban Office District. The use of this site for surface parking in order to meet the parking requirements of the casino/hotel complex is considered to be interim in nature and the site is expected to be rezoned and developed in the future for office development using the B2 Urban Office District as a guideline. If and when this site is redeveloped and it is determined that parking continues to be required for the hotel/casino complex, such parking facilities would be incorporated into any new office facility that is developed on this site.

- 3.2 In association with Rezoning Reference #04-21 which involved the temporary expansion of the existing casino within the parkade at 4320 Dominion Street, a Section 219 Covenant was registered on both the existing hotel site (4331 Dominion Street) and the parkade site at 4320 Dominion Street to ensure that there be only one casino operating in this area at one time. In this regard, the existing casino will remain open only for a maximum specified period of time (30 months from the time that the expanded casino commences operation) while the

subject new casino/hotel complex is under construction. The proposed new casino will not be permitted to open without closing the existing casino located within the parkade. If the new casino is not completed within 30 months, the expanded casino must revert back to its former operation which includes 300 slot machines and 32 gaming tables within a maximum gaming floor area of 1,524 m<sup>2</sup> (16,400 sq. ft.).

3.3 The proposed new casino/hotel complex will include the following components:

- a) A two level 9,659 m<sup>2</sup> (103,967 sq. ft.) casino to include a 5,992 m<sup>2</sup> (64,500 sq. ft.) gaming area, 1,000 slot machines and 86 gaming tables, an entertainment lounge and an outdoor deck area.
- b) A 200 seat, 557 m<sup>2</sup> (6,000 sq. ft.) restaurant located adjacent to the casino.
- c) A 404 seat, 557 m<sup>2</sup> (6,000 sq. ft.) sports bar including outdoor patio seating for 49 people.
- d) A new hotel lobby and port cochere entrance.
- e) A 198 room refurbished 23 storey hotel tower.
- f) A 1,945 m<sup>2</sup> (20,940 sq. ft.) Conference/Banquet facility.
- g) Hotel amenity area to include a fitness/recreation centre.
- h) A parking garage for 366 cars to be located under the casino/hotel complex.
- i) An above-grade parking structure located at 4320 Dominion Street which includes parking for 890 cars and 836 m<sup>2</sup> (9,000 sq. ft.) of office/retail space on the north side of the building facing Dominion Street. An additional storey will be added to the existing parking structure.
- j) A surface parking lot at 4405 Norfolk Street for approximately 98 cars to be used by patrons and staff of the casino/hotel complex.
- k) An above-ground, enclosed and private pedestrian walkway across Dominion Street to connect the parking structure with the new casino/hotel complex in line with Section 4.0.
- l) Liquor Primary Licences related to the casino and sports bar in line with Section 5.0.
- m) Comprehensive Sign Plan and skysigns in line with Sections 6.0 and 7.0.

- 3.4 The applicant has commissioned a traffic study in order to assist in the evaluation of the road improvement, access and parking requirements. In order to accommodate the expected increased traffic flow to this new casino/hotel complex, it will be necessary for the applicant to install a new traffic signal at the intersection of Canada Way and Sumner Avenue. This will include extending the existing left turn lane along Canada Way and related road improvements. In addition, the left turn lane on Gilmore Diversion north of Canada Way will be extended with related road work in order to respond to the increased traffic generated by the proposed new complex at this intersection.
- 3.5 The Director Engineering will provide a schedule and cost estimate for the required servicing of the subject site which will include, but not necessarily be limited to:
- a. The upgrading of Dominion Street, Sumner Avenue and Norfolk Street adjacent to the development site to the required full standards to include separated sidewalks and boulevard trees wherever possible.
  - b. The provision of a pedestrian connection from the Dominion Street cul-de-sac to Willingdon Avenue.
  - c. Removal and relocation underground of existing overhead wiring on the east side of Sumner Avenue adjacent to 4320 and 4331 Dominion Street.
  - d. The installation of a new traffic signal at Canada Way/Sumner Avenue, extending the left turn lane on Canada Way and related road works.
  - e. Extending the left turn lane on Gilmore Diversion and related road works north of Canada Way.
- 3.6 Minor site dedications are required along Dominion Street, Norfolk Street and Sumner Avenue adjacent to portions of the subject site for road and boulevard improvements.
- 3.7 The applicant proposes to consolidate the two existing parcels at 4331 and 4431 Dominion Street into one site and will be required to satisfy all related subdivision requirements.
- 3.8 Sumner Creek, which is a food and nutrient bearing watercourse, is located north of the subject site on lands and owned by the Ministry of Transportation (see **attached** sketch). In this regard, it will be necessary to provide an appropriate riparian landscaped strip within the north portion of the site (4331 and 4431 Dominion Street) adjacent to the north property line and on the adjacent Ministry of Transportation lands. A Section 219 Covenant is required to be registered to protect this riparian zone and bonding will be required to guarantee installation of riparian landscaping. This matter has been reviewed by the Department of Fisheries and Oceans (DFO) who have given their approval in principle to the applicant's proposal.

- 3.9 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering for the casino/hotel site (4331 and 4431 Dominion Street) and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation are required.
- 3.10 A tree survey and arborist report has been conducted and a number of significant trees on the site (4331 and 4431 Dominion Street) have been identified for retention and incorporation into the landscape plan for the site. A Section 219 will be required to protect these trees along with the deposit of sufficient monies to ensure their protection.
- 3.11 The subject rezoning requires the approval of Ministry of Transportation.
- 3.12 The GVS & DD Sewerage Development Cost Charge (Vancouver Sewerage Area) will apply to the development.
- 3.13 The submission of a Site Profile and resolution of any arising conditions is required for 4331 and 4431 Dominion Street and 4405 Norfolk Street.
- 3.14 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 3.15 Filling of the site (4331 and 4431 Dominion Street and 4405 Norfolk Street) to achieve flood proof elevations to the approval of the Director Engineering and registration of an appropriate Section 219 Covenant
- 3.16 The proposed development will be required to provide bike racks and end-of-trip facilities.
- 3.17 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project on 4331 and 4431 Dominion Street and 4405 Norfolk as a requirement of Preliminary Plan Approval.
- 3.18 The registration of a Section 219 Covenant against the title of the casino/hotel property to prohibit extended stay within the hotel units will be necessary.
- 3.19 In order to provide appropriate security within the parking structure at 4320 Dominion Street and within the parking garage under the casino, all walls will be painted white and video surveillance will be provided.

#### **4.0 PEDESTRIAN OVERPASS**

- 4.1 The applicant proposes to include a privately constructed and owned, above-grade pedestrian overpass across a portion of Dominion Street to provide a direct connection between the



casino/hotel and the parkade at 4320 Dominion Street. In this regard, it will be necessary to raise title to the surface of the Dominion Street road allowance for the purposes of registering an air easement (volumetric) for pedestrian access purposes. The applicant will then be able to construct the overpass over the road allowance and will be required to pay the City a one time fee of \$15 per sq. ft. for a total cost of approximately \$24,750 (subject to final area of the easement) for the use of the air space easement for private purposes for the lifetime of the casino/hotel complex. Project signs for advertising purposes will not be permitted on this overpass structure. There will be no public access to the overpass from Dominion Street and the public movement by vehicles and pedestrians on the Dominion Street surface is not affected by this proposal.

- 4.2 The applicant will be required to submit a detailed engineering design for the proposed overpass which will require approval by the Director Engineering.
- 4.3 The applicant has provided written confirmation agreeing to pay this fee as outlined in a letter dated 2005 January 18. Payment of the fee and registration of the appropriate legal documents will be required as a condition of rezoning and subdivision.
- 4.4 It is recommended that Council approve the raising of title to a portion of Dominion Street, the registration of an air easement and the one time fee for the use of the air space easement as outlined above.

## 5.0 **PROPOSED LIQUOR FACILITIES**

- 5.1 The applicant is also requesting rezoning in order to permit alcohol beverage service within the proposed two level 5,992 m<sup>2</sup> (64,500 sq. ft.) gaming floor area and entertainment lounge of the casino and within a 404 seat sports bar/restaurant in accordance with the requirements of the British Columbia Lottery Corporation (BCLC) and the British Columbia Liquor Control and Licensing Branch (LCLB). Rezoning to the C3 “f” zoning district is required for these facilities which includes liquor license establishments and more specifically a Liquor Primary License.

Alcohol is also intended to be served in the proposed restaurant and conference/banquet facilities under a Food Primary license, where liquor can only be served with food, but does not require the specific C3 “f” zoning.

In addition to rezoning the site to the C3 “f” category to permit alcohol beverage service in the casino and sports bar, Burnaby will be required to provide comments to the LCLB on the Provincial liquor license application. Once Burnaby receives the pertinent package from the LCLB, staff will prepare the necessary report on the liquor license application which will be forwarded to Council. That report will include all necessary local government considerations, results of the public input process and any conditions of the approval. This will give Council an opportunity to review the alcohol beverage service of the expanded casino at 4320

Dominion Street which recently received Council approval of their rezoning application (Rezoning Reference #04-37) and Liquor Primary license. This above noted report to Council will be prepared in the future in advance of the opening of the casino complex.

The applicant does not intend to include a retail liquor store in this proposed complex.

## 5.2 Sports Bar - Liquor Primary License

The recently closed Radisson Hotel facility located on the subject site was a full liquor licensed facility and included Liquor Primary Licenses in their lounge and 325 seat Sports Bar with Food Primary Licenses in their conference/banquet facilities and restaurant. Alcohol beverage service in the lounge and sport bar was provided between 11:00 am and 1:00 am Monday through Saturday and until 12 midnight on Sunday.

The subject development proposes to replace the former sports bar in a similar manner at the eastern end of the complex with a total of 404 seats, of which approximately 49 seats will be located in an outdoor patio facing Dominion Street. This facility will have a liquor license capacity of 404 persons. Hours of operation are proposed to be 11:00 am to 2:00 am seven days a week to coincide with the alcohol beverage service proposed for the casino and sale of alcohol for off-premises consumption is also proposed as previously undertaken in the former sports bar and will not include a liquor store. Noise related to this facility is not expected to be a problem since all of the neighbouring properties are occupied by office or industrial building with no residential development located nearby. The only people that could be affected by the operation of the outdoor patio would be hotel guests and, as such, and any noise from the outdoor patio in relation to the hotel will be self-monitored by the owner/operators of the casino hotel complex. The patio service will be required to terminate at 10:00 p.m. and not have any amplified music, which will be covered by the registration of a Section 219 Covenant. This patio is intended to replace an existing patio approved by Council in 2000 May.

The applicant's proposal also includes the possible establishment of a small fermentation facility within a portion of the sports bar for the purposes of producing and selling its own branded premium craft beer. This would be similar to the facility that was established within the former "Champs" sports bar located within the former Radisson Hotel. This type of facility would be permitted to occupy a maximum of 5% of the licensed floor area, would not be visible from the building exterior, the brewed beer would be consumed only on-site and the brewing process would be limited to the fermentation process with a pre-made wort. This facility would be considered to be accessory to the sports bar.

This proposed sports bar will be similar in size and nature to the former sports bar with only a slight increase in number of seats and extended hours. All off-street parking to meet the City bylaw requirements for this facility will be satisfied.

### 5.3 Casino - Liquor Primary License

Council approval was recently given to Rezoning Reference #04-37 which involved the proposal for a Liquor Primary License within the gaming floor area of the expanded casino located in the applicant's parking structure at 4320 Dominion Street. Alcohol beverage was approved between the hours of 11:00 am and 2:00 am seven days per week and excluded sale of alcohol for off-premises consumption.

Recent changes to the Provincial licensing regulations and policies now permit casinos to apply to the British Columbia Liquor Control and Licensing Branch for a liquor primary license. As part of the application process for a liquor license, the applicant must submit a letter from BCLC confirming BCLC's support (the "Letter of Support") of the application including the proposed person capacity and the configuration of the liquor licensed area. A copy of the Preliminary Letter of Support from the BCLC dated 2005 January 07 for the subject liquor license is **attached** (see **Attachment D**).

The applicant proposes to provide alcohol beverage service throughout the two-level 5,992 m<sup>2</sup> (64,500 sq. ft.) gaming floor area of the casino (including the entertainment lounge) which requires a Liquor Primary License. A service plan for the proposed alcohol beverage service has been submitted which includes the following relevant items:

- Liquor served from a bar area and from mobile carts on the gaming floor
- No sales for off-site consumption
- Estimated person capacity of 2,500 persons
- Liquor served from 11:00 a.m. to 2:00 a.m. seven days per week
- Food service available during all times when alcohol served
- No service outside the casino floor or perimeter

5.4 On 2003 May 5, Council adopted a number of recommendations regarding processing procedures and criteria for assessing different types of liquor licence applications, including approving guidelines for assessing applications for new liquor primary licences. The adopted guidelines are utilized as a general guide to assess this proposal and were also used to assess the recently approved alcohol beverage service within the expanded casino at 4320 Dominion Street. However, since a liquor license for a casino is relatively new and somewhat different than other types of liquor primary licensed premises, not all of the guidelines are considered applicable. Consideration of these guidelines is outlined below:

- a) Observance of a sufficient distance from, or physical separation from:
- existing liquor primary establishments
  - residential uses
  - schools
  - care facilities
  - other uses such as gaming facilities, cyber centers, amusement arcades and billiard halls



*Comment:* The subject site is situated in a relatively isolated location relative to residential uses, schools and most other 'sensitive uses'. The Carleton Lodge care facility is approximately three blocks away, but is not expected to be affected by the proposed licensing of this gaming house to provide alcohol beverage service. The proposed liquor license for the casino is not considered to be a destination or primary facility for alcohol beverage service, but is rather intended to provide ancillary service to the gaming facility. Given the special nature of this facility and its somewhat isolated location away from any residential uses, the liquor use is considered generally supportable.

- b) Nature of proposed establishment (e.g. entertainment, outdoor patio, hours and person capacity). The guidelines noted that components such as entertainment, late hours (to 4:00 a.m.), large person capacities (in excess of 100), and/or inclusion of an outdoor patio will greatly add to the complexity of the application and to the significance of the above criteria.

*Comment:* This application is intended to permit one of the larger occupancy capacities in Burnaby. However, the proposed casino gaming facility is intended to be contained only within the building. Since some other liquor facilities in Burnaby close at 2:00 a.m., the proposed 2:00 a.m. termination of liquor service for the casino is supported and given its general location in an office/light industrial district, is not considered to be of concern relative to its immediate neighbours.

- c) Satisfaction of all parking requirements on site.

*Comment:* As the proposed liquor licenced seats are already included as part of the gaming house use and required parking is calculated in accordance with that use, additional parking is not required for the service of liquor.

- d) Safe and convenient access for vehicular traffic to the site, as well as safe access for pedestrians to the liquor licence establishment.

*Comment:* The site has safe and convenient access for vehicular traffic, as well as safe access for pedestrians which will include the introduction of a new traffic signal at Sumner Avenue and Canada Way related road works at this intersection and at the Gilmore/Canada Way intersection as outlined above, upgraded sidewalks and boulevards adjacent to the site, a pedestrian connection to Willingdon Avenue from the Dominion Street cul-de-sac and the construction of an above-grade pedestrian overpass across Dominion Street connecting the casino/hotel complex and the parking structure.

- e) Good proximity (within 250 meters) of public transit.

*Comment:* The nearest transit service is at the corner of Canada Way and Gilmore Avenue, which is approximately 350 metres from the subject site.

The applicant will be required to register a Section 219 Covenant regarding alcohol beverage service ensuring that there be no off-site sales of alcohol and that the alcohol beverage service be terminated at 2:00 a.m. A Section 219 Covenant has already been registered to ensure that the liquor license for the existing casino (at 4320 Dominion Street) be terminated not later than 30 months from the commencement of the expanded casino operation consistent with the time period allotted for the relocation of the casino to the subject site. The Burnaby Detachment of the RCMP has indicated in a letter dated 2004 November 09 that they have no objection to the subject rezoning application.

## **6.0 PROPOSED COMPREHENSIVE SIGN PLAN**

- 6.1 The applicant has prepared a Comprehensive Sign Plan (CSP) for the entire casino/hotel complex which includes signs that will identify the casino, hotel and tenants (restaurants) of the complex. The proposed CSP reflects the unique nature of this mixed-use complex and responds to the need for project and tenant identification. These signs include a combination of fascia and freestanding signs to be installed at appropriate locations and two skysigns proposed to be installed on the exterior of the hotel tower. Additional directional signs for parking and deliveries will also be provided. These signs have been designed with a consistent format and will comply with the applicable Sign Bylaw.
- 6.2 The CSP proposes to include three signs in line with each other in one fascia line on the north side of the complex that will identify the primary tenants of the complex (see **Attachment "A"**). Since these signs front directly on to Highway #1, special consideration and approval of the Ministry of Transportation is required. The Planning and Building Department supports the proposed signs since they will help to identify the primary facilities of this large complex. However, these highway fronting signs are proposed to be restricted in size to no larger than 1 m in height and will use self-illuminated, channel letters.

## **7.0 SKYSIGN PROPOSAL**

- 7.1 The applicant proposes to provide two skysigns to be installed on the exterior of the existing 23 storey hotel tower. Since these signs are located above the second storey of the building and are larger than permitted under the general guidelines for skysigns, rezoning and their specific submission to a Public Hearing will be necessary.
- 7.2 Two skysigns are proposed to be installed approximately two-thirds (110 ft.) of the way up the 23 storey hotel tower, on opposite sides of the building facing northwest and east (see **attachments "B" and "C"**) primarily oriented to be visible to Highway #1. The signs will include the names of the casino and hotel which will appear on translucent tempered glazed panels mounted on a frame attached to the face of the building. The total area of each sign will be approximately 256 sq. ft. and the overall dimensions of the translucent glass backing panels are proposed to be approximately 30 ft wide and 25.5 ft. tall with an area of approximately 765 square feet.

7.3 The proposed size and overall dimensions of the proposed skysigns do not strictly comply with skysign policy guidelines. The largest skysigns approved to-date in the City are the two skysigns on the top of Metrotower II for “Rogers”, including a logo, each skysign with an area of 352 sq.ft. In the vicinity of Highway #1, the Telus skysign permitted at Willingdon Avenue south is the largest at approximately 115 sq.ft. Skysigns are also usually placed on the building face such as the previous “Radisson” sign on this same building, whereas the large glass backing panels for the subject skysigns are provided solely to enhance the proposed skysign.

However, it is acknowledged that the proposed skysigns with the glass backing panel are handsomely designed. It is also noted that a casino development of this magnitude is considered a singular facility in Burnaby and similar in scale to a few other such existing or proposed casinos in the region. A combination of building design and signage provides the necessary advertising and “bright” appearance to attract users and be a competitive facility in the region.

Under these circumstances, the proposed skysigns are considered to have merit and supportable for this singular facility. It is not considered a precedent for other skysigns in the City for office building and hotels which will continue to be evaluated in the usual manner. Subject to Council’s concurrence, the proposed skysigns will be included in the Comprehensive Sign Plan. The skysign component of the subject rezoning requires the specific approval of the Ministry of Transportation.

7.4 The installation of the skysigns will require the services of a structural Engineer registered in the Province of B.C. for the structural design of the signs and the supporting elements which include connections and the building facade.

## 8.0 DEVELOPMENT PROPOSAL

8.1 Gross Site Area:

Site #1 - Casino/Hotel (4331/4431 Dominion Street)	-	1.6 hectares (3.85 acres)
Site #2 - Parking Structure (4320 Dominion Street)	-	0.69 hectares (1.72 acres)
Site #3 - Surface Parking Lot (4405 Norfolk Street)	-	0.28 hectares (0.69 acres)

8.2 Net Site Area:

(After required dedications and subject to final survey)

Site #1 - Casino/Hotel (4331/4431 Dominion Street)	-	1.5 hectares (3.69 acres)
Site #2 - Parking Structure (4320 Dominion Street)	-	0.67 hectares (1.65 acres)
Site #3 - Surface Parking Lot (4405 Norfolk Street)	-	0.27 hectares (0.68 acres)

**8.3 Site Coverage:**

Site #1 - Casino/Hotel (4331/4431 Dominion Street) - 45%  
Site #2 - Parking Structure (4320 Dominion Street) - 83%

**8.4 Floor Area:**

**Site #1 : Casino/Hotel Site (4331 /4431 Dominion Street)**

- Casino (2 levels): 9,659 m<sup>2</sup> (103, 970 sq. ft) with a 5,992 m<sup>2</sup> (64,500 sq. ft) gaming area.
- Restaurant: 557 m<sup>2</sup> ( 6,000 sq. ft.) - 200 seats
- Sports Bar: 557 m<sup>2</sup> (6,000 sq. ft.) - 404 seats (355 indoor + 49 outdoor)
- Conference/Banquet Centre: 1,945 m<sup>2</sup> (20,940 sq. ft.) gross - 896 m<sup>2</sup> (9,650 sq. ft.) net
- Hotel: 198 units (including lobby, rooms, amenities, offices etc): 12,291 m<sup>2</sup> (132,301 sq. ft.)

Total Floor Area: 25,009 m<sup>2</sup> (269,203 sq. ft.).

**Site #2 - Parking Structure**

- 890 parking stalls on 5 levels
- 836 m<sup>2</sup> (9,000 sq. ft.) office

**8.5 Floor Area Ratio (FAR):**

Site #1 (Casino/Hotel site) - 1.4  
Site #2 (Parking Structure site) - 1.5

**8.6 Parking Required:**

- Casino: 5,992 m<sup>2</sup> (64,500 sq. ft) gaming area @1per 9m<sup>2</sup> plus  
1 per 3 slot machines x 1,000 - 1,000 spaces
- Restaurant: 200 seats @ 1 per 5 seats - 40 spaces
- Hotel: 198 rooms @ 1 per 2 rooms - 99 spaces
- Sports Bar: 404 seats @ 1 per 5 seats - 81 spaces
- Conference/Banquet Centre :  
896 m<sup>2</sup> (9,650 sq. ft.) @ 1 per 9m<sup>2</sup> of net assembly area - 100 spaces
- Office: 836 m<sup>2</sup> (9,000 sq. ft.) @ 1 per 46m<sup>2</sup> - 19 spaces

Total Required : - 1,339 spaces

**Total Provided:**

- 890 spaces at 4320 Dominion Street in expanded parking structure
- 366 spaces on Casino/hotel site (mostly underground)
- 98 spaces on surface parking lot at 4405 Norfolk Street.

Total Provided: - 1,354 spaces



- 8.6 **Loading Required/Provided:** - 3 bays
- 8.7 **Building Height:**  
Hotel Tower: - 23 storeys  
Casino/Conference Centre: - 3 storeys  
Parking Structure: - 3 storeys
- 8.8 **Bicycle Provisions:** - 110 spaces and end of trip facilities
- 8.9 **Comprehensive Sign and Skysign Plan:** - Refer to Sections 6.0 and 7.0 of this report

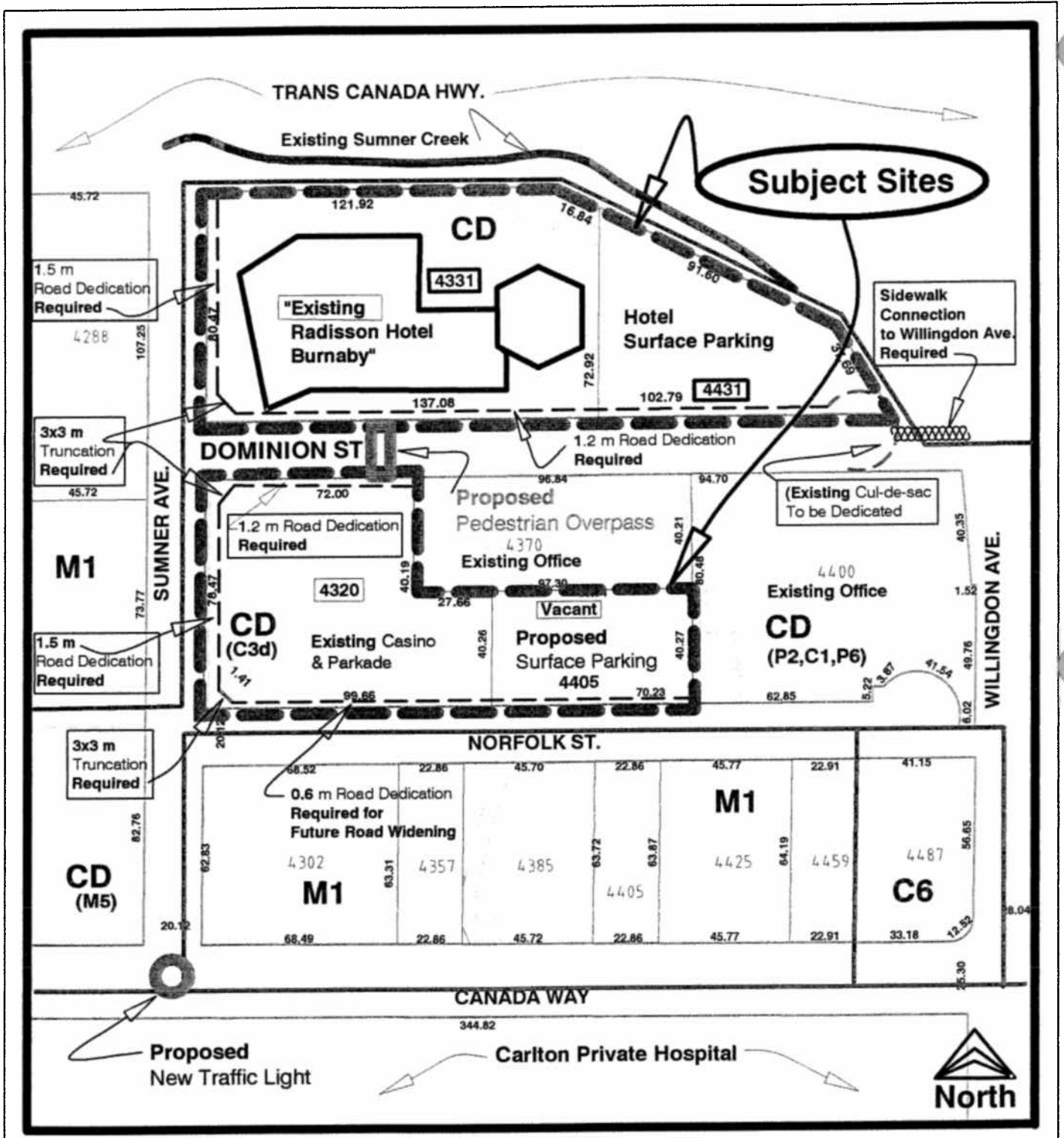


J.S. Belhouse  
Director Planning and Building

PS:gk  
Attach

cc. Director Parks, Recreation and Cultural Services  
Director Engineering  
Director Finance  
City Solicitor  
City Clerk

P:\Gulzar\Phil Sanderson\Rez 04-38\Rez 04-38 Public hearing.Rpt.wpd



Planning and Building Department -

Scale: 1 = 2000

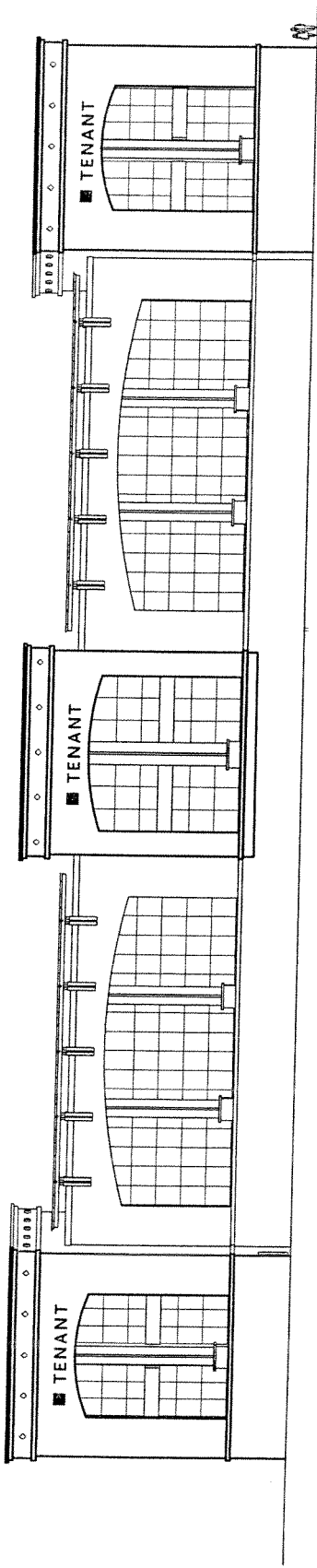
Drawn By: J.P.C.

Date: January 2005

**REZONING REFERENCE # 04 -- 38**

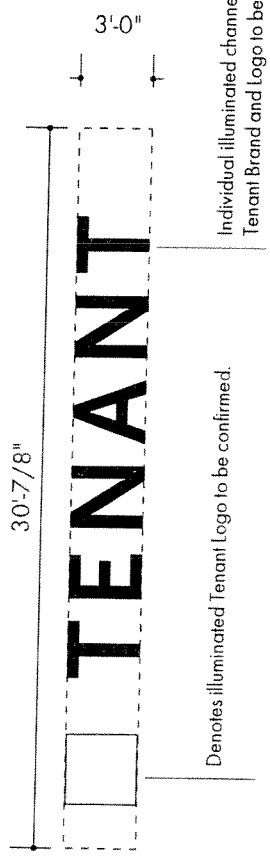
4405 Norfolk St. & 4320,4331,4431 Dominion St.

Sketch # 1



10 Proposed Tenant Sign Band on North Elevation

NTS



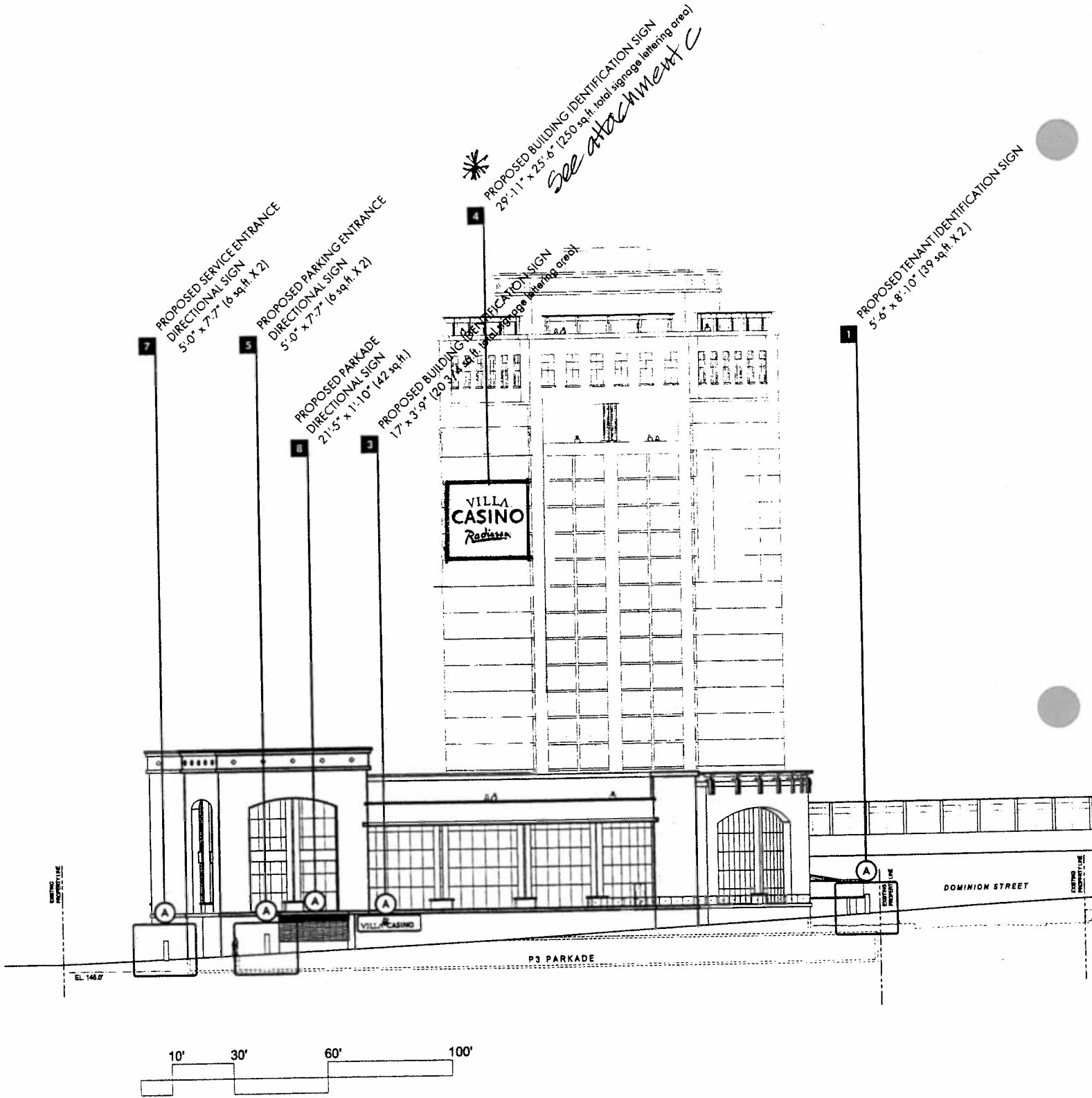
10 Proposed Tenant Sign Band on North Elevation (X3)

Scale: 1/8" = 1'-0"


Note: Colour and text to be determined.

**REZONING REFERENCE # 04 -- 38**

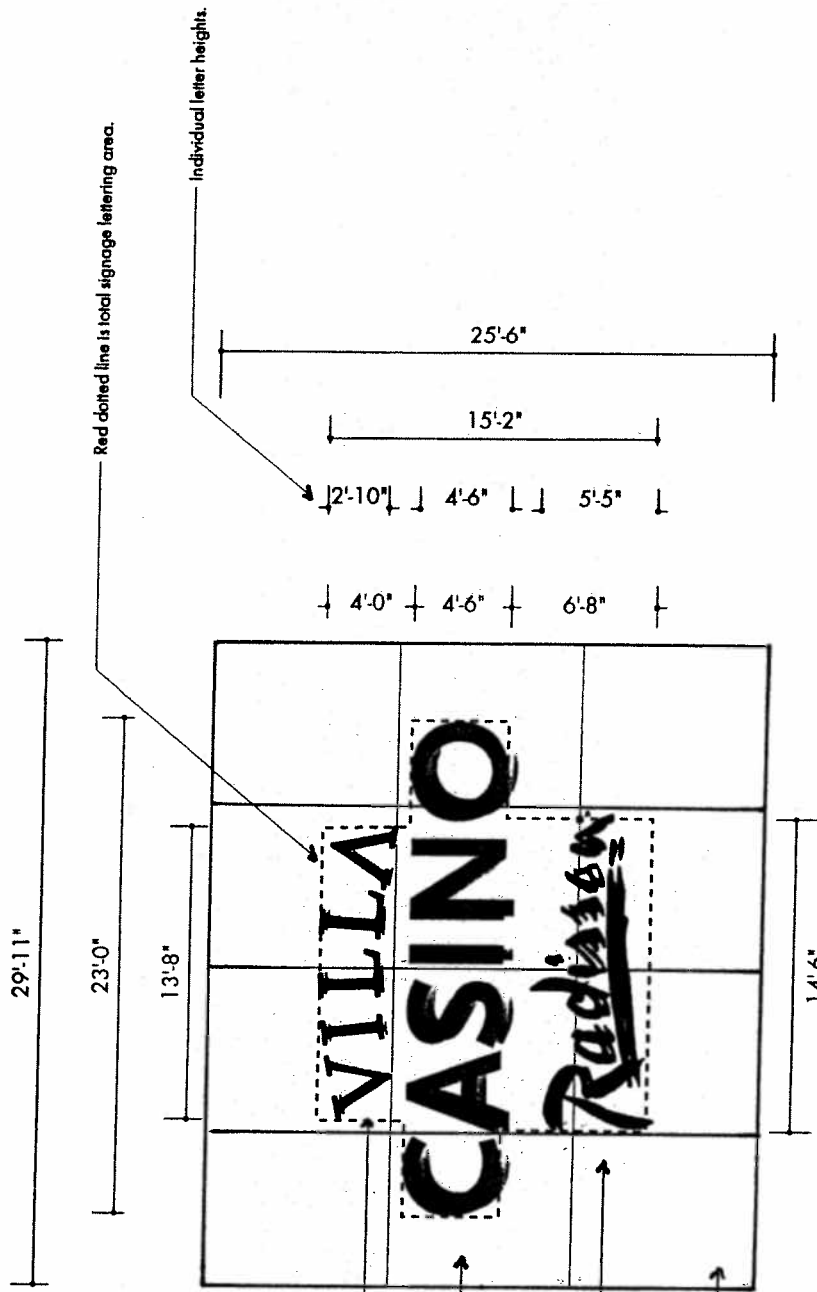
**Attachment A**



**REZONING REFERENCE # 04 -- 38**


**Villa Casino Burnaby**  
 West Elevation (from Sumner Avenue)

**Attachment B**



Red dotted line is total signage lettering area.

Individual letter heights.

Coloured acrylic face, halo lit channel letters.

Painted metal reverse channel letters, halo lit.

Coloured acrylic face, halo lit channel letters individually mounted on translucent glass panels.

Signage stood off translucent tempered / laminated glazed panels, mounted to concealed HSS frame / support structure and subsequently attached to cast concrete building facade, all connections and wiring hidden behind glazed panel.

PROPOSED SKY SIGNS - 2 SIGNS

**REZONING REFERENCE # 04 -- 38**

Note: Identify type and colour to be determined.



January 7, 2005

Mr. Dave Gadhia  
President  
Gateway Casinos Inc  
210-4240 Manor Street  
Burnaby, BC V5G 1B2

Dear Mr. Gadhia:

**Subject: Preliminary Letter of Support for Liquor Service – Burnaby (Villa) Casino**

British Columbia Lottery Corporation (BCLC) is writing in response to your request for a letter of support for liquor service. This letter confirms BCLC's preliminary support for liquor service at the proposed new Villa Casino to be located at 4331 Dominion Street in Burnaby and a liquor primary licence covering the gaming floor with an estimated capacity of 2500 people.

BCLC will only consider giving a final letter of support if the following conditions are met:

1. Gateway Casinos provides documentation as detailed in BCLC's correspondence to service providers re "Liquor Service at BCLC Gaming Facilities" dated April 2, 2004 (the "Liquor Service Letter"). This documentation includes: a facility plan; an operational implementation plan; third party contracts, if relevant; and an indemnity agreement.
2. Gateway Casinos complies with all the requirements established by the Liquor Control Licensing Branch (LCLB).

BCLC must be satisfied with the review of the documentation before a final letter of support can be provided. Certain additional items will be required as detailed in the Liquor Service Letter. These include third party indemnities, if applicable; proof of commercial general liability insurance coverage; and, a copy of your House Policy for BCLC's files, but please note that BCLC will not review or comment upon that policy. Lastly, you must receive BCLC's final letter of support before commencing liquor service.

We look forward to receiving the required documentation and your confirmation that all LCLB's requirements have been met. If you have any further questions, please contact Norm Asselstine at 604-828-5500 extension 5169.

Yours truly,

A handwritten signature in black ink, appearing to read "Brian Lynch", is written over a faint, larger version of the same signature.

Brian Lynch  
Vice President Casino Gaming

cc N. Asselstine  
D. Schiewe  
S. Calvert

199

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FROM-250 828 5637

TO-GATEWAY

PAGE 002

**ATTACHMENT D**