



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 13-17**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #:

Date: October 30, 2017

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 13-17 to accommodate a 2,196 m² (23,639 ft²) restaurant and casino addition located at 20393 Fraser Highway be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider an application for a 2,196 m² (23,639 ft²) restaurant and casino addition to the Cascades Casino/Coast Hotel/Convention Centre.

POLICY:

The subject property is currently zoned CD15 Comprehensive Development Zone and designated Downtown Commercial in the Official Community Plan. As such, the application is subject to the Downtown Commercial Development Permit Area Guidelines to address building form and character.

COMMENTS/ANAYLSIS:

Background Information:

Owner:	Gateway Casinos & Entertainment Ltd.
Civic Address:	20393 Fraser Highway
Legal Description:	Strata Lot 1, District Lots 36, 308, 309, Group 2, New Westminster District, Strata Plan BCS1615 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.
Site Area:	37,510 m ² (44,430 ft ²)
Gross Floor Area:	
Addition:	2,196 m ² (23,639 ft ²) 1,200 m ² over the ground level, and 996 m ² at the upper level
Existing:	<u>15,527 m² (167,133 ft²)</u>
Total:	17,723m ² (190,770 ft ²)
Lot Coverage:	31.5 % (11,848 m ²)
Floor Area Ratio:	0.472
Parking Required:	738 spaces (includes 37 h/c)
Parking Provided:	1,111 spaces (including 60 h/c)
Height:	2 Storeys (10.3 m)
Exterior Finishes:	Precast concrete, composite metal panels, wood veneer.
Current Zoning:	CD15 Comprehensive Development Zone
OCP Designation:	Downtown Commercial (Entertainment District)
DCC's:	\$180,696 (City: \$161,525, GVSD: \$19,171)

Engineering Requirements :

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley Subdivision and Development Bylaw, Standard Specifications & MMCD Standards.

- A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:
1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
 2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
 3. Additional C71P fire hydrants are required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
 4. New water, sanitary and storm sewer service connections may be required for the site. The developer's engineer shall determine whether the existing connections are adequate for the proposed changes in use. Should new services be required, the developer's engineer shall determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All abandoned existing services shall be capped at the main, at the Developer's expense.
 5. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. The proposed drive aisle from 203A Street appears to be an awkward maneuver for fire trucks. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
 6. The condition of the existing pavement on Fraser Highway and Glover Road shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.
 7. Upgrade streetscape along Fraser Highway and Glover Road frontages, as per the Downtown Langley Master Plan - phase 3 Public

Realm Plan, including replacement of ornamental post top lighting and new sidewalks. Existing street trees along Fraser Highway and Glover Road, north of Innes Corner Plaza, are to be removed in order to improve sidewalk width for pedestrians. Fill in spaces where tree removals are required with new trees planted on-site.

8. Register a right-of-way along Fraser Highway to account for the existing TransLink bus shelter which is currently encroaching on private property.
9. Register a right-of-way at 56 Avenue and entrance to casino to account for traffic signals, detector loops, crosswalk and ducting which are currently encroaching on private property.
10. Existing unused driveway letdown along Glover Road north of Innes Corner Plaza shall be removed and replaced with barrier curb and gutter.
11. Construct complete fence along property line at Locke Lane and Glover Road to discourage pedestrians from short cutting at the intersection.

B) The developer is required to deposit the following bonding and connection fees:

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.

C) The developer is required to adhere to the following conditions:

1. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
2. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.

3. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
4. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
5. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
6. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
7. Extend on-site public realm enhancement from Fraser Highway northward to casino entrance.
8. Garbage and recycling enclosures shall be designed to meet Metro Vancouver’s “Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update”. The current layout does not seem to provide a location for this.

Discussion:

The proposed development would add a new restaurant (*Atlas Steak & Fish*), and additional gaming area with washrooms on the ground floor and a roof patio and special occasion area above to complement the existing facility.

The architecture of the new building expansion is intended to provide a contemporary update to the existing building. The expansion features a blended palate of materials, including stucco, wood-like slats, and glazing. The new architecture replaces the older understated blank wall that faced the south parking area, with dynamic views into the interior spaces of the new restaurants and restaurant patios.

The main entry is demarcated with a fireplace feature, to draw building entrants primarily to the main casino entry to the west, where access to the gaming floor and *Atlas* can be gained. A new south sidewalk abuts the building to the south to connect the two main entries of the casino and hotel, and includes additional street trees. The sidewalk connection from entry to Fraser Highway has been slightly enhanced to improve way-finding and the pedestrian experience to the front door from the main thoroughfare.

The main emphasis of this expansion is to introduce Gateway's new restaurant brand, '*Atlas*' to their Langley location. '*Atlas*' is a higher end steak and seafood restaurant that recently opened in Kamloops, Edmonton and recently in Burnaby with other newer Gateway facilities. Its intention is to offer a wider variety of dining options for the facility (other than the existing *Match* Restaurant and Buffet, more casual options).

The *Atlas* restaurant will be located at the southwest corner of the expansion, and will feature a covered patio and inside dining. Access to the new restaurant will be gained through the existing casino lobby, to both provide a connection to the gaming floor, but also provide a singular point of surveillance, as minors will be permitted into *Atlas*, but not onto the gaming floor itself (not unlike the existing *Match* restaurant on the west side of the building).

The remaining ground area in the base building expansion will house additional gaming area as well as another bank of washrooms to accommodate the added washroom demands associated with both the added areas and expansion of *Match* Restaurant, whose application for building permit is ongoing at this point in time.

Atop the above noted facilities will sit a special events facility that takes the form of an open roof garden. The roof itself will feature special events, and as such, bringing bustling urban activity right to the forefront of the facility. This area is also intended to work as a flex-space for parties and events. A separate bank of washrooms at that level, as well as a covered outdoor bar and lounge area to the west serve the wider roof garden. The entire area connects back to the upper floor of the casino and convention area, tying into that series of rooms and uses.

The proposed addition projects out from the existing southern façade of the casino building toward Fraser Highway. The site plan changes dictated by the building addition require the parking lot and access lane to be reconfigured. Despite the loss of 38 spaces, the development will maintain a large parking surplus above City Bylaw requirements. The building addition substitutes an attractive and animated façade and roof patio for a mostly blank wall, improving the casino's engagement with Fraser Highway and the downtown core beyond.

The applicant prepared a CPTED (Crime Prevention Through Environmental Design) review of the proposed development and the plans submitted reflect the CPTED report.

The proposed development complies with the CD15 Comprehensive Development Zone and is generally consistent with the Downtown Commercial (Downtown Master Plan) Development Permit Area Guidelines.

In summary, the proposed expansion will bring even greater vibrancy and dining choices to the local area, and will also provide downtown Langley with a unique outdoor special event space that will be a community asset for years to come.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the November 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the November 20, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

The proposed development would contribute \$161,525 to City Development Cost Charge accounts.

Under existing agreements with the Province, the City of Langley receives 10% of the net proceeds of gaming revenue from the Cascades Casino. Thus the City would benefit if the proposed building additions result in any increase in gaming revenues.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:



Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

attachment

Civic Address: 20393 Fraser Highway
Legal Description: Strata Lot 1, District Lots 36, 308, 309, Group 2, New Westminster District, Strata Plan BCS1615 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
Applicant: MGBA Architecture Inc.
Owner: 7588674 Canada Inc.

