

MINUTES

DEVELOPMENT PERMIT BOARD
AND ADVISORY PANEL
CITY OF VANCOUVER
AUGUST 16, 2004

Date: Monday, August 16, 2004
Time: 3.00 p.m.
Place: Committee Room No. 1, City Hall

PRESENT:

Board
F. Scobie Director of Development Services (Chair)
L. Beasley Co-Director of Planning
B. MacGregor Deputy City Manager
T. Timm Deputy City Engineer

Advisory Panel
B. Haden Representative of the Design Professions (Urban Design Panel)
J. McLean Representative of the Development Industry
E. Mah Representative of the Development Industry
D. Chung Representative of the General Public (present for 2772 Laurel only)
K. McNaney Representative of the General Public (present for 2772 Laurel only)
C. Henschel Representative of the General Public
G. Chung Representative of the General Public

Regrets
J. Hancock Representative of the Design Professions

ALSO PRESENT:

City Staff:
R. Segal Development Planner
A. Higginson Project Facilitator
J. Barrett Development Planner
M. Thomson City Surveyor
P. Pinski Parking & Development Engineer
G. Jaggs Landscape Architectural Technician
M. Lee Social Planner

2775 Laurel Street
R. Henriquez Henriquez Partners Architects
I. Taller Henriquez Partners Architects
D. Vaughan Vaughan Landscape Planning & Design

760 Pacific Boulevard, 10 Terry Fox Way and 750 Pacific Boulevard
P. Cotter Patrick Cotter Architect Inc.
C. Phillips PWL Partnership Landscape Architects Inc.

Clerk to the Board: C. Hubbard

Minutes

Development Permit Board
and Advisory Panel
City of Vancouver
August 16, 2004

1. MINUTES

The following amendments were made:

p.1: Mike Thomson to be noted as being present;

p.2, Development Planner's Comments:

-Amend first paragraph, last sentence, to read: *...and a grocery store of approximately 22,000 square feet on the westerly end of the site;*
-Amend second paragraph, last sentence, to read: *... and also making an exception to the retail limit for this development application in accordance with Council's resolution which states:*

THAT the "Broadway-Arbutus Proposed Policies" be amended to limit individual store sizes to a maximum of 10,000 square feet (929 m²), except for grocery or drug stores which are limited to 30,000 square feet (2,787 m²), except that the project at Broadway and Vine (2256 West Broadway) may be considered as currently proposed; and

THAT the "Broadway-Arbutus C-3A and 2000 Block West 10th Avenue (North Side) Guidelines" be amended to limit the single unit or strata lot size for retail and other commercial uses to a maximum of 10,000 square feet (929 m²), except for grocery or drug stores which are limited to 30,000 square feet (2,787 m²).

p.3, Questions/Discussion

-Amend first list item to add *north-south* between "the" and "lane";
-Amend 10th list item to delete "to the east" in favour of *in an easterly direction, to Yew Street;*

P.4, Questions/Answers

Amend first paragraph, last sentence to read: *It was clarified that the By-law would require one Class B space to accommodate residential moving uses, but that the project would be providing Class A spaces adjacent each elevator as an alternative to that requirement.*

p.6

Amend the last paragraph to indicate 100 and 200 *individuals;*

p.11:

-Amend Note to Applicant in 1.7 to read: *further consideration of the scale of the open space vis-à-vis appropriate pattern of tables, chairs and other seating;*
-Amend Condition 1.12 to read: *...General Manager of Engineering Services;*

It was moved by Mr. Beasley, seconded by Mr. Timm, and was the decision of the Board:

THAT the Minutes of the Development Permit Board and Advisory Panel Meeting of July 19, 2004 be approved as amended.

2. BUSINESS ARISING FROM THE MINUTES

None.

4. 760 PACIFIC BOULEVARD - DE408507 - ZONE CD-1
(COMPLETE APPLICATION)
and
10 TERRY FOX WAY - DE408501 - ZONE FCN
(COMPLETE APPLICATION)
and
750 PACIFIC BOULEVARD - DE408622 - ZONE CD-1
(COMPLETE APPLICATION)

Applicant: Patrick Cotter Architect Inc.

Request: To add to, alter, and change the use of Building "C" at the Plaza of Nations site (760 Pacific Boulevard), to permit a Casino-Class 2, for a period of four years. The changes include alterations to vehicular access, existing landscaping and public walkways and bike routes. Accommodated in Building "C" would be, among other things: 600 slot machines, 60 gaming tables, lounge/café, theatre, staff facilities and back-of-house administration support facilities. Parking for the project would be provided in two locations - within the existing parking garage beneath Building "B" at the Plaza of Nations Site (750 Pacific Boulevard), and on a nearby surface parking lot on the north side of Pacific Boulevard (10 Terry Fox Way).

A correction to the Staff Committee Report for 10 Terry Fox Way was noted, to identify the owner of the development as Concord Pacific Place Holdings Ltd. In response to a question from the Chair, Mr. Thomson confirmed that Concord Pacific is aware of this application.

Development Planner's Opening Comments

The Development Planner, Jonathan Barrett, presented these three inter-related applications.

760 Pacific Boulevard:

Among the proposed changes to the Enterprise Centre (Building "C") are a new entry vestibule, a covered walkway from the drop-off area, an enclosed terrace on the front of the building and a new mechanical enclosure. The major change is a new inner "skin" throughout the building. Other changes to the casino site include a new drop-off on the northerly face and widening of the seawall walkway/bikeway. Access and egress now occurs entirely on the Plaza of Nations site.

The site was rezoned in January 2004 with a variety of conditions, principally to allow the building to be used as a Casino Class 2, and four major design conditions relating to: access, transparency of the building, the pedestrian/bike route through the site, and the drop-off. Referring to the Development Permit Staff Committee Report for 760 Pacific Boulevard, Mr. Barrett briefly reviewed the main conditions of approval recommended by staff, noting that the building transparency and the seawall/bikeway route remain unresolved. Staff are fairly confident the other issues can be satisfactorily addressed and the recommendation is for approval, subject to the conditions contained in the report.

750 Pacific Boulevard:

This application relates to Building "B" which has existing underground parking. The application is to designate 135 parking spaces for the principal use of the casino. There are no significant issues and the recommendation is for approval.

10 Terry Fox Way:

This application is to provide 189 parking spaces for the principal use of the casino, including three bus parking spaces and a small shelter for shuttle bus customers. The primary concern with this application is the landscaping, principally around the edge of the site. The recommendation is for approval, subject to the landscaping and other conditions contained in the report.

Questions/Discussion

Mr. Beasley sought clarification about the intended treatment of the former Expo "drum". Mr. Barrett advised there would be a variety of subtle changes to many of the building surfaces.

With respect to the 10 Terry Fox Way application, Mr. Beasley questioned whether the extension of Smithe Street could still be accommodated within the design concept. Mr. Barrett advised he believed that such an extension would eliminate about 50 percent of the parking on the site. Mr. Beasley said he understood that with the recently rezoned Area 6A across Pacific Boulevard from this site, the Smithe Street extension and changes to the intersection are essential. Mr. Barrett noted the rezoning of Area 6A did not secure an extension of Smithe Street across this site, rather that all the works are to occur on Pacific Boulevard and the 6A site itself. Staff therefore concluded that the development of Area 6A can proceed because the junction with Pacific Boulevard and the ramp will change but the Smithe Street extension through this site is not a requirement of the rezoning.

Paul Pinsker, Parking & Development Engineer, advised there were originally about 500 residential units that were supportable on a cul-de-sac servicing Area 6A and Engineering Services was opposed to any significant increase above 500 units with a single outlet. However, if there is a second outlet, whether or not it continues across Pacific Boulevard, the number of units now contemplated for Area 6A could be supported. Mr. Thomson added that the extension of Smithe Street is not anticipated to occur in the near future and would only occur with the development of Area 5B.

In response to a question from Mr. MacGregor with respect to condition 1.5 (760 Pacific Boulevard), Mr. Thomson explained the Staff Committee was concerned about the possibility of the casino opening before the parking is fully available, noting it is unlike a new residential development that gets populated over time. Condition 1.5 will ensure the required parking is available on opening day of the casino.

Mr. MacGregor sought clarification with respect to the proposal for designated parking spaces on the 10 Terry Fox Way site. Mr. Thomson explained the parking requirement for the casino is about 599 spaces, which are not available on the 760 Pacific Boulevard site. If the off-site spaces are not designated for casino use it would equate to a relaxation of the parking requirement. It is not intended to monitor the use of the spaces but to ensure that the casino has sufficient parking for its operations. In response to a question from Mr. Beasley about the normal practice for remote parking spaces, Mr. Thomson said it is usually secured through a covenant and the proposal is consistent with this practice. Mr. Timm commented that this whole precinct is likely the only place in the city where developers are not required to secure the minimum amount of parking required by the Parking By-law but where there is shared parking for events as well as commercially available parking. In discussion, Mr. MacGregor said his concern was having parking spaces designated for a particular use that may not always be needed and parking spaces will remain empty and unavailable to other users.

Referring to the commentary on Crime Prevent Through Environmental Design (CPTED) in the Staff Committee Report (760 Pacific Boulevard), Mr. MacGregor sought clarification regarding the reference to some types of violent crime being associated with casino use. Mario Lee, Social Planner, advised that in Social Planning's review of this application (and the Hastings Park application where similar policy issues were raised), the conclusion was that no automatic link could be made between a casino function and certain types of crime, and further research is necessary. In this respect, he noted it has been agreed to postpone discussions about additional policing until next year. Mr. Lee agreed the reference in the report to violent crime is not necessarily a fair assessment.

Some further discussion ensued about the designated parking spaces. In discussion, Mr. Beasley suggested that deletion of the reference to "exclusive" use in the conditions for all three applications would bring it more into line with the normal approach. Mr. Thomson concurred.

Mr. Scobie sought clarification regarding the trees on the site. Gordon Jaggs, Landscape Architectural Technician, advised there will be selective removal of dead trees and restoration planting in the "micro forest" area. This should not significantly alter the soils. Most of the trees are between three and eight inches in diameter. Mr. Jaggs noted that the soil in the "micro forest" was brought in from off-site and would therefore not suffer from or be subject to the soil contamination on the site.

Applicant's Comments

Patrick Cotter, Architect, expressed appreciation for the level of cooperation received from staff and noted that resolution of outstanding issues is ongoing with design development. He advised they accept all the conditions with the exception of those relating to building transparency and the routing of the seawalk through the plaza.

Mr. Cotter said they recognize that transparency is one of the characteristics of the building and they have tried to respect it as much as possible given the constraints of the project. The first major constraint relates to the heating, ventilating and air conditioning system, noting a full range of screening options was studied to allow control of solar gain in the building. The resulting recommendation from their mechanical consultant was that a largely opaque interior skin installed within the existing building was the only means to control the solar heat gain on the building. This presented a major design challenge in light of the condition of transparency. The second major limitation relates to the casino operations that require a very extensive video surveillance system within the building and is required to operate within a very narrow range of fluctuations in light level. The interior skin is therefore necessary not only for HVAC requirements but for maintaining constant light levels for video surveillance, the guidelines for which are set by the BC Lottery Corporation. Another limitation is dealing with an existing building, the shape, size and footprint of which cannot be altered. Strict provincial gaming regulations dictate the spatial separation of the gaming equipment and movement on the floor which has forced them to use the perimeter wall for gaming equipment. Mr. Cotter noted they have tried to be as sensitive as possible by locating the equipment in areas where pedestrians do not have eye-level access with the main floor of the building. Mr. Cotter then spoke to the issue of the visual impact of the building and briefly described the design of the proposed second skin and the computer-controlled LED lighting system.

With respect to the seawalk, Mr. Cotter said their preference is to locate it along the north and west side of the centre stage area, and they believe they can meet both the City's and their own requirements in terms of the rationale for this route. The route currently runs through a double row of trees that forms a corridor to the centre stage area. It is a natural, physical element that is easily defined and has a strong physical presence on the site. It is also a route

that allows the walkway to be permanently available during events on the plaza, and would allow the event area and the casino to operate as one combined facility. Mr. Cotter noted it would appear to be a question of which route to formalize, noting it is not their intention to prevent people from going where they want and the location proposed by staff would remain as an informal route.

Mr. Cotter noted the loading and bicycle requirements do not reflect the casino use, which is unlike many standard commercial applications. He said they intend to work with staff to determine an appropriate number of spaces.

In response to an earlier question from Mr. Beasley about the colour of the rotunda, Mr. Cotter said it was intended to change the colour from the original Expo blue to something more compatible with the building. With respect to parking, Mr. Cotter advised the casino operators have an agreement with Concord Pacific to provide off-site parking on Area 5B (10 Terry Fox Way). He stressed that as long as the parking remains under the control of the casino operators there is a level of flexibility with respect to the management of the needs of that parking lot. With respect to any future extension of Smithe Street, Mr. Cotter noted they have not indicated any parking southwest of the existing overpass, although there are lots that could provide replacement parking in that area. Although this would split the lot, it is not impossible to reconfigure the existing requirement given they have a surplus, should Smithe Street extension proceed. Mr. Cotter confirmed they have no problems with fire access requirements.

Chris Phillips, Landscape Architect, said it is their understanding the "legacy" forest is located on clean fill, and areas north of Building B and the surface parking lot are possibly contaminated. The approach has therefore been to build up the berming over the existing asphalt without disrupting the surface. Mr. Phillips noted the forest was irrigated until several ago.

Questions/Discussion

Mr. Beasley noted that Council has dealt with the issue of the seawalk on several occasions and has specific policies that the Board may not be able to revisit. Mr. Thomson said Staff Committee believed it was Council policy that the walkway should be on the waterfront. In discussion, Mr. Beasley said he believed the issue could be returned to Council for further consideration, but this application should be consistent with current Council policy, noting that any subsequent change in policy would not have a major impact on the scheme.

In response to a question from Mr. Beasley about the colour of the rotunda, which he believes has become a landmark on False Creek, Mr. Cotter confirmed they would have no difficulty with retaining the Expo blue.

Mr. Beasley raised some concerns about the lighting system. He questioned whether the casino marketing is contingent upon the lighting system and whether there is the technical ability to adjust it to be quite subtle. Mr. Cotter confirmed the lighting can be adjusted.

Commenting on the transparency of the building, Mr. Beasley said he believes the proposal does maintain a transparent building and is not inconsistent with Council policy. He suggested the commentary from staff on this issue may not be very accurate.

Comments from other Speakers

Howard Crosley, General Manager, and Graham Ramsay, Director, Sales & Marketing, BC Place Stadium, addressed the Board. They expressed concern about the 10 Terry Fox Way application because this site currently accommodates staging activities for events at the

stadium and the proposed landscape treatment of the space may restrict this use and preclude the Smithe Street extension from occurring for four years. Mr. Crosley said they had understood the Smithe Street alignment would take place once Area 5B was developed. Referring to their letter dated July 21, 2004 (on file), Mr. Crosley outlined their concerns that the Smithe Street extension should proceed and offered a resolution, as indicated in their letter. Otherwise, he said they are generally supportive of the application for the casino site.

Some discussion ensued among Board members with respect to how the casino's required parking and the staging needs of the stadium can be accommodated. Mr. Beasley suggested that Pavco needs to work with Concord Pacific, and involving the Casino, to come to some arrangement whereby they can use the area for staging in a way that acknowledges the new landscaping.

Panel Opinion

Mr. Haden advised the Urban Design Panel had concerns about the building's transparency, which have been addressed in the recommended conditions. With respect to the proposed LED lighting system, Mr. Haden said the impacts of this new technology will need to be addressed. This is a perfect location to experiment with the lighting and it has the potential to be quite subtle and beautiful. The Panel was opposed to maintaining the artificial forest in this location and thought the landscape plan should be whatever works best for the site. Mr. Haden said the Panel did not specifically consider the two alternative routes for the walkway/bikeway but he said he believed the City's preferred route was wrong because the occasional break on the waterfront would be an improvement, noting the building already creates a break. Rather than maintaining continuity of the walkway for this relatively short section of the route, of far greater importance is the ability for the public performance space to have a relationship with the waterfront. Furthermore, the route closest to the water imposes a blind right hand turn on cyclists eastbound at the end of the plaza. The inside preferred route is significantly better from an urban design point of view.

Mr. McLean said it will be important for the City to be able to control the lighting, and with respect to transparency, Mr. McLean said he did not think this building was ever transparent once the shades were installed after Expo as a practical necessity to respond to solar gain. With respect to the parking, he said he was surprised that Concord Pacific is not participating in this discussion. He said it is a brilliant scheme and deserves to be approved.

Mr. Mah supported approval of the applications. He did not believe the approval of the 10 Terry Fox Way application without referencing Pavco need preclude them from addressing their needs independently of this approval.

Mr. Henschel was concerned that approval of the 10 Terry Fox Way site would prevent the extension of Smithe Street and create problems in the future, particularly when it facilitates access to residential uses that should have priority. Mr. Henschel said he believes the applicants have carefully considered the issue of transparency although he hoped the colours would be more subtle than as illustrated, noting it could be portrayed as advertising for the casino. Mr. Henschel did not support the retention of Expo blue colour, and supported the walkway route along the water's edge.

Ms. Chung recommended approval.

Board Discussion

Mr. Beasley said this is a very good scheme and a clever re-use of the building. There is a legacy aspect to the building because it is one of the few Expo buildings that has been

identified for retention. He said he believes it meets the rezoning condition for transparency. With respect to the routing of the walkway, Mr. Beasley said there may be good arguments to change it. However, the applicant has indicated they are comfortable with the condition as recommended and they may wish to pursue seeking Council's advice on the matter. Mr. Beasley said he had been very concerned about the Smithe Street extension being denied but noted staff's assurance that it is not needed for the future residential buildings, and noting that any time-limited approvals today will not preclude the extension from ultimately be achieved. Mr. Beasley added, he believed the uses by Pavco that currently occur on this site can still take place, albeit these needs will have to be better managed. He said it is very important to achieve a finished quality to the 10 Terry Fox Way parking lot. Mr. Beasley moved approval of the applications, with amendments. At Mr. Timm's suggestion, he agreed to delete A.2.3 from the 10 Terry Fox Way application and include it in the 760 Pacific Boulevard application. Mr. Timm said the work relating to the traffic signal and crosswalk is clearly related to the casino application.

Mr. Timm said he considers this is a good solution for the building. He said he believes there is still an opportunity for an alternative solution with respect to the 10 Terry Fox Way parking lot.

Mr. MacGregor supported the motions and said he concurred with Mr. Beasley's comments.

Motion

It was moved by Mr. Beasley and seconded by Mr. Timm, and was the decision of the Board:

760 Pacific Boulevard

THAT the Board APPROVE Development Application No. 409507, in accordance with the Development Permit Staff Committee Report dated August 4, 2004, with the following amendments:

Amend 1.4 to read:

provision of a Lighting Management Plan *and arrangements*, to the satisfaction of the Director of Planning, Director of Cultural Affairs *and the Director of Legal Services*, that would allow the City to monitor and regulate the exterior lighting of the building; and

Delete 1.5;

Add a new 1.5:

preservation of the Expo blue colour of the easterly drum feature of the building.

Amend A.1.4 to replace "a minimum of" with *up to*;

Amend A.1.5 to replace "a minimum of" with *up to*;

Amend the Note to Applicant in 1.5 to read:

For the purposes of calculating the number of *bicycle parking spaces* required for the theatre use, provide the existing total number of seats in the theatre. Full Parking By-law standards will be required unless the applicant is able to provide a rationale satisfactory to the City Engineer for a lesser number.

Amend the Note to Applicant in A.1.7 to delete "See also Condition B.2.8";

Add A.2.7:

Arrangements must be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the execution of agreements related to the provision of an actuated signal and crosswalk on Pacific Boulevard;

Note to Applicant: In accordance with City Council's approval of July 20, 2004, the signal and crosswalk will be temporary and linked to the Casino term (four years). The agreement will provide for the design, installation and removal of the light and crosswalk, to the satisfaction of the City Engineer, with all funding (100 percent) to be provided by the Casino operators. The crosswalk design must include curb ramps for disabled access.

Amend B.2.5 to read:

This permit is for a time-limited approval of up to four years after the issuance of the initial occupancy permit for this use;

Motion

It was moved by Mr. Beasley and seconded by Mr. Timm, and was the decision of the Board:

10 Terry Fox Way

THAT the Board APPROVE Development Application No. 408501, in accordance with the Development Permit Staff Committee Report dated August 4, 2004, with the following amendments:

Amend 1.1 to add after "parking spine", *as well as lower level planting where appropriate within the pattern of parking spaces;*

Amend A.2.2 to add after "Lot 288", *or elsewhere on an occasional basis* and delete "exclusive";

Delete A.2.3

Delete B.1.1 and renumber B.1.2 - B.1.5.

Motion

It was moved by Mr. Beasley and seconded by Mr. Timm, and was the decision of the Board:

750 Pacific Boulevard

THAT the Board APPROVE Development Application No. 408622, in accordance with the Development Permit Staff Committee Report dated August 4, 2004, with the following amendments:

Delete "exclusive" from the approval preamble;

Amend A.2.1 to delete "exclusive";

Delete B.1.1 and renumber B.1.2 - B.1.5.

5. OTHER BUSINESS

The Board discussed the scheduling of upcoming meetings. It was agreed to cancel the August 30 meeting and deal with its agenda items on Wednesday, September 8, 2004. It was also agreed to convene an extra meeting to deal with the application for the temporary float plane facility, in the week of September 20, 2004. (Note from Clerk: This meeting has now been scheduled for Tuesday, September 21, 2004).

There being no further business, the meeting adjourned at 9.15 p.m.

C. Hubbard
Clerk to the Board

F. Scobie
Chair

760 PACIFIC BOULEVARD (COMPLETE APPLICATION)
DE408507 - ZONE CD-1

JOB/MS/AH/CH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. Thomson (Acting Chair), Engineering Services
T. Driessen, Vancouver Park Board
L. Gayman, Real Estate Services
R. Whitlock, Housing Centre
B. Peters, Vancouver Coastal Health Authority

Also Present:

J. Barrett, Urban Design & Development Planning
M. So, Development Services
A. Higginson, Development Services
P. Pinsker, Engineering Services
M. McKay, Engineering Services
K. Pavananthan, Development Services

APPLICANT:

Patrick Cotter Architect Inc.
1338 56th Street
Delta, BC V4L 2A4

PROPERTY OWNER:

Canadian Metropolitan Properties
B100 - 750 Pacific Boulevard
Vancouver, BC V6B 5E7

EXECUTIVE SUMMARY

- **Proposal:** To add to, alter and change the use of Building "C" at the Plaza of Nations, to permit a Casino-Class 2, for a period to not exceed four years. Alterations to vehicular access, existing landscaping and public walkways and bike routes are also proposed on the site. Accommodated in Building "C" are, among other things: up to 600 slot machines and up to 60 gaming tables, lounge/café, theatre, staff facilities and back-of-house administration support facilities.

Parking for the Casino is provided in two locations which are the subject of two separate development applications: see accompanying reports for 750 Pacific Boulevard (DE408622) and for 10 Terry Fox Way (DE408501).

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building and Fire & Rescue Services comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Rezoning Conditions, Clarification and Applicant's Response

• **Issues:**

1. Building transparency
2. Vehicular access
3. 'Legacy Trees'

• **Urban Design Panel:** Support

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE408507 as submitted, the plans and information forming a part thereof, thereby permitting: additions, alterations and a change of use for Building "C" at the Plaza of Nations, to permit a Casino-Class 2 for a period not to exceed four years from initial occupancy, and alterations to vehicular access, existing landscaping and public walkways and bike routes, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

- 1.1 design development to provide on-site vehicular access and egress to the Casino from Pacific Boulevard, including interfaces with Pacific Boulevard, on-site vehicular circulation routings, lay-bys, and a turnaround, with improvements to the public realm in this area as necessary, to the satisfaction of the General Manager of Engineering Services and Director of Planning;

Note to Applicant: All reference to works beyond the legal boundaries of the Plaza of Nations site must be deleted from the plans. Any work, such as sidewalk construction, which may be required on City property adjacent to the subject site (or on adjacent "Concord" lands) would require a separate application to the General Manager of Engineering Services.

- 1.2 design development to add approximately 1,000 sq. ft. of back-of-house area on the third level of the Casino in order to provide additional staff lockers;
- 1.3 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the design, construction and maintenance of the proposed walkway/bikeway route through the site, including access to the ferry dock;

Note to Applicant: The proposed walkway/bikeway route through the site should be as close to the water as possible. The detour north of the Plaza stage proposed by the applicant is not supported, except on those occasions when the primary waterfront route is not available as a result of special events making use of the Plaza stage. Instead, the walkway must parallel the proposed covered walkway on the west side of Building "C" and then be directed to the south of the stage area. As part of the resolution of the condition, a protocol for closure of the primary route must be settled with the General Manager of Engineering Services, pursuant to Council's decision of June 8, 2004. Also, the two parking spaces in the drop-off area adjacent to the walkway/bike route should be removed to allow for the elimination of the curves in this section of the route. Finally, to ensure that the walkway/bikeway is wheelchair accessible, grades along this route are not to exceed five percent (5%).

- 1.4 provision of a Lighting Management Plan, to the satisfaction of the Director of Planning and the Director of Cultural Affairs, that would allow the City to monitor and regulate the exterior lighting of the building; and
- 1.5 execution of an agreement, to the satisfaction of the Director of Planning and the Director of Legal Services, to ensure that the Casino is not occupied, until the required parking at 10 Terry Fox Way (DE408501) and at 750 Pacific Boulevard (DE408622) has been provided, in accordance with all plans and approvals.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.****• Technical Analysis: 760 PACIFIC BOULEVARD - DE408507**

| | PERMITTED (MAXIMUM) | REQUIRED (Entire Site) | EXISTING (Entire Site) | PROPOSED (Entire Site) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Site Size | | | Irregular | Irregular | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Area ¹ | | | 465,662 sq. ft. | 465,662 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Area ² | 679,623 sq. ft. Total for Each use with Designate Max. Floor Areas: Hall, Theatre, Casino, & Club 188,374.6 sq ft Casino Cl 1 & 2 36,598.5 sq ft Office 196,986.0 sq ft | | <table><thead><tr><th></th><th>Bldg A</th><th>Bldg B</th><th>Bldg C</th></tr></thead><tbody><tr><td>Fitness Ctr.</td><td>75,274.9</td><td>-</td><td>-</td></tr><tr><td>Restaurant</td><td>6,116.5</td><td>2,568.0</td><td>8,222.0</td></tr><tr><td>Office</td><td>22,794.4</td><td>26,756.0</td><td>-</td></tr><tr><td>Studio</td><td>1,126.0</td><td>5,345.0</td><td>-</td></tr><tr><td>Cabaret</td><td>-</td><td>28,201.0</td><td>-</td></tr><tr><td>Club/Hall</td><td>-</td><td>17,672.0</td><td>49,857.0</td></tr><tr><td>Theatre</td><td>-</td><td>-</td><td>9,363.0</td></tr><tr><td>Back of House</td><td>-</td><td>3,130.0</td><td>-</td></tr><tr><td>Casino - Cl. 1</td><td>-</td><td>7,719.0</td><td>-</td></tr><tr><td></td><td>105,311.8</td><td>91,391.0</td><td>67,442.1</td></tr><tr><td>Overall Total</td><td></td><td>264,145.8 sq. ft.</td><td></td></tr><tr><td>Total for Each use with Designate Maximum Floor Areas:</td><td></td><td></td><td></td></tr><tr><td>Hall, Theatre, Casino, Club and Cabaret</td><td></td><td>15,943.0 sq. ft.</td><td></td></tr><tr><td>Casino Class 1</td><td></td><td>7,719.0 sq. ft.</td><td></td></tr><tr><td>Office</td><td></td><td>49,550.4 sq. ft.</td><td></td></tr></tbody></table> | | Bldg A | Bldg B | Bldg C | Fitness Ctr. | 75,274.9 | - | - | Restaurant | 6,116.5 | 2,568.0 | 8,222.0 | Office | 22,794.4 | 26,756.0 | - | Studio | 1,126.0 | 5,345.0 | - | Cabaret | - | 28,201.0 | - | Club/Hall | - | 17,672.0 | 49,857.0 | Theatre | - | - | 9,363.0 | Back of House | - | 3,130.0 | - | Casino - Cl. 1 | - | 7,719.0 | - | | 105,311.8 | 91,391.0 | 67,442.1 | Overall Total | | 264,145.8 sq. ft. | | Total for Each use with Designate Maximum Floor Areas: | | | | Hall, Theatre, Casino, Club and Cabaret | | 15,943.0 sq. ft. | | Casino Class 1 | | 7,719.0 sq. ft. | | Office | | 49,550.4 sq. ft. | | <table><thead><tr><th></th><th>Bldg C</th></tr></thead><tbody><tr><td>Casino - Class 2</td><td>36,784.0 sq. ft.</td></tr><tr><td>Ancillary Theatre</td><td>8,337.9 sq. ft.</td></tr><tr><td>Ancillary Rest.</td><td>4,541.7 sq. ft.</td></tr><tr><td>Back-of-House</td><td>21,925.5 sq. ft.</td></tr><tr><td>Total</td><td>71,589.1 sq. ft.</td></tr><tr><td>Building A</td><td>105,311.8 sq. ft.</td></tr><tr><td>Building B</td><td>91,391.0 sq. ft.</td></tr><tr><td>Building C</td><td>71,589.1 sq. ft.</td></tr><tr><td>Overall Total</td><td>268,291.9 sq. ft.</td></tr><tr><td>Total for Each use with Designate Maximum Floor Areas:</td><td></td></tr><tr><td>Hall, Theatre, Casino, Club and Cabaret</td><td>98,799.8 sq. ft.</td></tr><tr><td>Casino Cl. 1 & Cl. 2</td><td>44,503.0 sq. ft.</td></tr><tr><td>Office</td><td>49,550.4 sq. ft.</td></tr></tbody></table> | | Bldg C | Casino - Class 2 | 36,784.0 sq. ft. | Ancillary Theatre | 8,337.9 sq. ft. | Ancillary Rest. | 4,541.7 sq. ft. | Back-of-House | 21,925.5 sq. ft. | Total | 71,589.1 sq. ft. | Building A | 105,311.8 sq. ft. | Building B | 91,391.0 sq. ft. | Building C | 71,589.1 sq. ft. | Overall Total | 268,291.9 sq. ft. | Total for Each use with Designate Maximum Floor Areas: | | Hall, Theatre, Casino, Club and Cabaret | 98,799.8 sq. ft. | Casino Cl. 1 & Cl. 2 | 44,503.0 sq. ft. | Office | 49,550.4 sq. ft. |
| | Bldg A | Bldg B | Bldg C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fitness Ctr. | 75,274.9 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Restaurant | 6,116.5 | 2,568.0 | 8,222.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Office | 22,794.4 | 26,756.0 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Studio | 1,126.0 | 5,345.0 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cabaret | - | 28,201.0 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Club/Hall | - | 17,672.0 | 49,857.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Theatre | - | - | 9,363.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Back of House | - | 3,130.0 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casino - Cl. 1 | - | 7,719.0 | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 105,311.8 | 91,391.0 | 67,442.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Overall Total | | 264,145.8 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total for Each use with Designate Maximum Floor Areas: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hall, Theatre, Casino, Club and Cabaret | | 15,943.0 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casino Class 1 | | 7,719.0 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Office | | 49,550.4 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Bldg C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casino - Class 2 | 36,784.0 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ancillary Theatre | 8,337.9 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ancillary Rest. | 4,541.7 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Back-of-House | 21,925.5 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 71,589.1 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building A | 105,311.8 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building B | 91,391.0 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building C | 71,589.1 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Overall Total | 268,291.9 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total for Each use with Designate Maximum Floor Areas: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hall, Theatre, Casino, Club and Cabaret | 98,799.8 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casino Cl. 1 & Cl. 2 | 44,503.0 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Office | 49,550.4 sq. ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FSR ² | 1.46 FSR | | <table><thead><tr><th></th><th>Bldg A</th><th>Bldg B</th><th>Bldg C</th></tr></thead><tbody><tr><td>Total</td><td>0.23 FSR</td><td>0.20 FSR</td><td>0.14 FSR</td></tr><tr><td>Overall FSR Total</td><td></td><td>0.57 FSR</td><td></td></tr></tbody></table> | | Bldg A | Bldg B | Bldg C | Total | 0.23 FSR | 0.20 FSR | 0.14 FSR | Overall FSR Total | | 0.57 FSR | | <table><tbody><tr><td>Casino - Class 2</td><td>0.08 FSR</td></tr><tr><td>Ancillary Theatre</td><td>0.02 FSR</td></tr><tr><td>Ancillary Restaurant</td><td>0.01 FSR</td></tr><tr><td>Back-of-House</td><td>0.05 FSR</td></tr><tr><td>Total</td><td>0.16 FSR</td></tr><tr><td>Building A</td><td>0.23 FSR</td></tr><tr><td>Building B</td><td>0.20 FSR</td></tr><tr><td>Building C</td><td>0.16 FSR</td></tr><tr><td>Overall FSR Total</td><td>0.59 FSR</td></tr></tbody></table> | Casino - Class 2 | 0.08 FSR | Ancillary Theatre | 0.02 FSR | Ancillary Restaurant | 0.01 FSR | Back-of-House | 0.05 FSR | Total | 0.16 FSR | Building A | 0.23 FSR | Building B | 0.20 FSR | Building C | 0.16 FSR | Overall FSR Total | 0.59 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Bldg A | Bldg B | Bldg C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 0.23 FSR | 0.20 FSR | 0.14 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Overall FSR Total | | 0.57 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Casino - Class 2 | 0.08 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ancillary Theatre | 0.02 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ancillary Restaurant | 0.01 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Back-of-House | 0.05 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 0.16 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building A | 0.23 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building B | 0.20 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building C | 0.16 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Overall FSR Total | 0.59 FSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Height | 297 ft. | | <table><tbody><tr><td>Top of Roof Element</td><td>82.8 ft.</td></tr><tr><td>Top of Building Façade</td><td>52.8 ft.</td></tr></tbody></table> | Top of Roof Element | 82.8 ft. | Top of Building Façade | 52.8 ft. | <table><tbody><tr><td>Top of Roof Element</td><td>82.8 ft.</td></tr><tr><td>Top of Building Façade</td><td>52.8 ft.</td></tr></tbody></table> | Top of Roof Element | 82.8 ft. | Top of Building Façade | 52.8 ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Top of Roof Element | 82.8 ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Top of Building Façade | 52.8 ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Top of Roof Element | 82.8 ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Top of Building Façade | 52.8 ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | PERMITTED (MAXIMUM) | REQUIRED (Entire Site) | EXISTING (Entire Site) | PROPOSED (Entire Site) |
|--|------------------------------------|--|--|--|
| Parking ³ | Small Car 150 spaces (25% max.) | Casino - Cl. 2 228 sp. Casino - Cl. 1 39 sp. Ancillary Theatre 82 sp. Ancillary Rest. 34 sp. Other Uses 216 sp. Total 599 sp. Disability Sp. 5 sp. | Building A Total 132 spaces Building B Total 135 spaces At Grade adjacent Building A Total 82 spaces Sub-total 349 spaces Existing Required 333 spaces Existing Surplus 16 spaces 728 Pacific Boulevard (Temporary Parking Use is Currently Expired) Total 153 spaces Overall Total 502 spaces | Building A Total 132 spaces Building B Total 135 spaces At Grade adjacent Building A Total 82 spaces 10 Terry Fox Way Total 189 spaces Overall Total 538 spaces Small car spaces 0 Disability spaces 0 |
| Loading ⁴ | | Class A B C Theatre, casino, club, etc. 0 3 0 Office 1 1 0 Restaurant 0 2 0 Total 1 6 0 | CL A CL B CL C Theatre, casino, Club, etc. 0 0 0 Office 0 0 0 Restaurant 0 0 0 Total 0 0 0 | CL A CL B CL C Casino - Class 2 0 0 0 Theatre 0 0 0 Office 0 0 0 Restaurant 0 0 0 Total 0 0 0 |
| Bicycle Parking ⁵ | | Class A B Casino, club & hall 17 34 Theatre 0 6 Office 6 6 Restaurant 1 0 Total 24 46 | CL A CL B Casino, Club & Hall 0 0 Theatre 0 0 Office 0 0 Restaurant 0 0 Total 0 0 | CL A CL B Casino, Club & Hall 0 0 Theatre 0 0 Office 0 0 Restaurant 0 0 Total 0 0 |
| Number of Slot Machines ⁶ | 600 Slots | | | To be determined |
| No. of Gaming Tables ⁶ | 60 tables | | | To be determined |

760 Pacific Boulevard (Complete Application)
DE408507 - Zone CD-1

August 4, 2004
JOB/MS/AH/CH

Notes:

- ¹ Note on Site Area: This is the site area as indicated in the CD-1 (349) By-law.
- ² Note on Floor Area and FSR: Standard Condition A.1.1 seeks confirmation of all existing and proposed floor area and FSR on this site. However, it appears from staff's calculations that they exceed the maximum floor area permitted for Casino-Cass 1 or Class 2, by approximately 188 sq. ft. Standard Condition A.1.2 seeks the overall Casino Floor area to comply with the maximum permitted floor area associated with this use, as indicated in the amended CD-1 By-law.
- ³ Note on Parking: Standard Condition A.1.3 seeks provision of the required parking for this development, as well as a clarification on the number of standard, small and disability spaces existing on the Plaza of Nations site.
- ⁴ Note on Loading: Standard Condition A.1.4 seeks compliance with the minimum number of loading spaces required. The Director of Planning and the General Manager of Engineering Services will require a written rationale for any request to relax the minimum requirements.
- ⁵ Note on Bicycle Parking: Standard Condition A.1.5 seeks compliance with the minimum number of Class A and B Bicycle spaces required. The Director of Planning and the General Manager of Engineering Services will require a written rationale for any request to relax the minimum requirements.
- ⁶ Note on Number of Slot Machines and Gaming Tables: Standard A.1.6 seeks confirmation that the number of slot machines and gaming tables proposed does not exceed the maximum allowable as indicated in the amended CD-1 By-law.

• **Legal Description**

Lots: 155 and 6352
Plan: 21425
District Lot: False Creek

• **History of Application:**

04 05 21 Complete DE submitted
04 06 23 Urban Design Panel
04 08 04 Development Permit Staff Committee

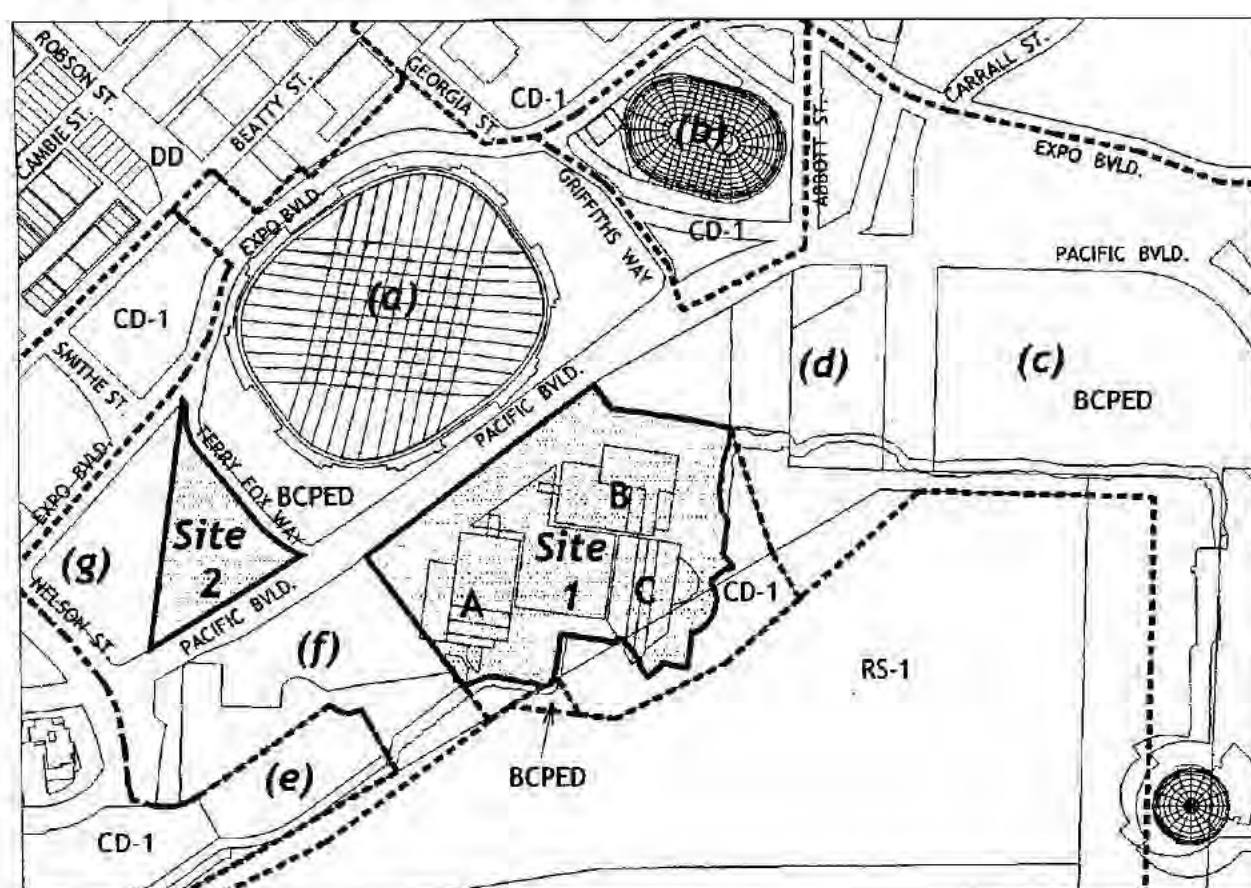
- **Site:** The Plaza of Nations site (Site 1 on map below) is located on the south side of Pacific Boulevard, across from BC Place Stadium. The site contains three buildings; Buildings "A" and "B" are adjacent to Pacific Boulevard and Building "C", which is also known as the "Enterprise Centre" is immediately adjacent to False Creek. The buildings surround the Plaza performance stage.

The site at 10 Terry Fox Way (Area 5B - Site 2 on map below) is located on the east side of the Cambie Street off-ramp adjacent to BC Place Stadium. It is currently used for parking and is the subject of an accompanying report for DE408501.

- **Context:** Significant adjacent development includes:

- | | |
|---|--|
| (a) BC Place | (e) Coopers Park |
| (b) GM Place | (f) Area 6A, False Creek North ODP |
| (c) Area 9, False Creek North ODP (future park) | (g) Area 5B, False Creek North ODP (includes site 2) |
| (d) Area 6C, False Creek North ODP | |

- A Building A Plaza of Nations
B Building B Plaza of Nations
C Building C Plaza of Nations; "Enterprise Centre"



- **Background:** Following a Public Hearing on January 20 and 21, 2004, Council agreed to amend the CD-1 By-law governing the Plaza of Nations site to include "Casino-Class 2" as a permissible use. On July 20, 2004, Council enacted the amending by-law, approved the Form of Development for the project and dealt with other aspects of the applicant's response to the conditions established at the Public Hearing. This report addresses the proposal to develop a Casino-Class 2 in Building "C" at the Plaza of Nations.

In the material presented to Council during the rezoning process, parking to serve the proposed Casino was indicated on an easterly adjacent site [(d) on context map], owned by Concord Pacific Group. Although this is indicated on the materials now before the Development Permit Board, as it was part of the initial submission, that site is no longer involved in the proposal, with the majority of the off-site parking for the Casino now proposed to be located at 10 Terry Fox Way (Area 5B - Site 2 on context map), another Concord-owned site. Required parking will also be secured under Building "B" on the Plaza of Nations site. Therefore, the conditions of rezoning related to the original parking site are no longer applicable, however they are noted below for consistency.

Three separate development applications are required for this development. Issuance of the permits related to designation of the parking under Building "B" for the exclusive use of the Casino, and the off-site parking proposed on Area 5B, will be contingent on issuance of the permit related to Building "C". In accordance with Council's decision that the Casino-Class 2 use be limited in time for a period of four years, all permits will be time-limited. (See Conditions B.2.5 and B.2.6.)

- **Response to Rezoning Conditions:** At the Public Hearing on January 20 and 21, 2004, the following conditions were established:

(Immediately prior to the Public Hearing staff in the Rezoning Centre provided a letter to the applicant describing the recommended conditions and providing additional clarity as to the intent of each condition and how it might be fulfilled, if adopted by Council, which is attached as Appendix F to this report.)

(a) That, prior to the enactment of the CD-1 amending by-law, the proponents shall make arrangements to the satisfaction of the Director of Planning and the Director of Legal Services to ensure that the Casino - Class 2 at the Plaza of Nations complex will only operate at this location for up to four years after the issuance of the initial occupancy permit for this use.

Staff Review: A covenant pursuant to Section 219 of the Land Title Act, restricting the use of the Casino for a period of four years, has been registered as BW315817.

(b) That, prior to approval by Council of an amended form of development for the Plaza of Nations complex to accommodate a temporary Casino - Class 2, the applicant shall obtain approval of a development application by the Development Permit Board which shall have particular regard to the following:

- (i) Casino - Class 2 use to be limited to a period of no greater than four years from initial occupancy.*

Staff Review: On July 20, 2004, City Council approved the Form of Development for this project, prior to the Development Permit Board's consideration of the development application, in the interest of timeliness and on the basis that only minor modifications were to be made to the exterior of the existing building. Further, it was noted that if any significant modifications to the Form of Development were required by the Development Permit Board, the matter would be reported back to Council for further consideration. All permits issued with respect to the Casino will be time-limited. (See Condition B.2.6)

- (ii) *Approval of an accompanying development application by the Development Permit Board for off-site parking facilities for the required ancillary parking to service the Casino development with due regard to the location which may not extend past a line extending the east side of Carrall Street from Pacific Boulevard to the shoreline. As well, due regard for size, number of vehicles to be accommodated including bus parking and landscape treatment, entries/exits and pedestrian accommodation along the waterfront, if a waterfront site is chosen, and within and through the site as deemed appropriate. Casino parking, including circulation and access aisles, located to the east of a line projected south along the easterly alignment of Carrall Street is not supported.*

Staff Review: As noted previously, plans submitted as part of the rezoning, as well as this development application, included vehicular access/egress over the easterly site (FCNODP: 6C: Concord Pacific Lands). The applicant subsequently informed staff that this site has been abandoned for parking and access use in favour of parking uses on the site at 10 Terry Fox Way (FCNODP: 5B: Concord Pacific Lands) and under Building "B". Access/egress is now proposed to be wholly within the Plaza of Nations site, using the existing crossing on Pacific Boulevard. Development applications for each of these parking sites are described in the accompanying reports to the Board.

With the deletion of parking (and access) east of the site, formalized revised access and on-site circulation drawings must be submitted and reviewed. Preliminary alternate access and circulation designs have been presented by the applicant and reviewed briefly by staff. It is anticipated that these will be supportable with modification. (Condition 1.1)

- (iii) *Arrangements to the satisfaction of the Director of Planning in Consultation with the General Manager of Engineering Services for:*

- (1) *The provision of improvements to Pacific Boulevard adjacent or in proximity to the site, and new or modified signalization, as required;*
- (2) *The location and design of access to/from, and circulation routes within, the site;*
- (3) *The design of all parking areas, and passenger and goods loading facilities;*

Staff Review:

- (1) Given that existing vehicular access from Pacific Boulevard will be retained and only slightly modified, it is anticipated that "improvements" to Pacific Boulevard will be minimal. A new pedestrian-controlled signal at a new crosswalk to link the proposed parking lot on Area 5B at grade across Pacific Boulevard to the Plaza of Nations site, is described in the accompanying report for 10 Terry Fox Way (DE408501). With anticipated deletion of the Carrall Street vehicular access, minor changes to the signal for pedestrians will be necessary. (See Standard Condition A.2.4)
- (2) Condition 1.1 seeks improvements to the proposed on-site vehicular access, egress and circulation.
- (3) Condition A.2.2 seeks clarification of the accommodation for tour buses. Analysis of the parking areas is contained in the accompanying reports for 10 Terry Fox Way (DE408501) and 750 Pacific Boulevard (DE408622). Standard Condition A.1.4 seeks provision of loading facilities in accordance with the Parking By-law.
- (4) *Improvements to support pedestrians, bicyclists, and transit riders, in particular, but not limited to, modifications to the False Creek Seawall in or surrounding the site, and adjacent to any parking areas developed in association with this application, and interim development of the Carrall Street Greenway from Pacific Boulevard to the Seawall;*

Staff Review: The proposal defines a public walkway/bikeway route through the site. It is approximately 5.0 m wide and appears to be divided by a line for pedestrians and bikes and is well landscaped along the edges where appropriate. Engineering staff note that the proposed route

should be as close to the water as possible and therefore, the detour north of the Plaza stage, as proposed by the applicant, is not supported. Instead, the seawalk must parallel the proposed covered walkway to the Casino vestibule and then be directed to the south of the Plaza performance stage area. This will minimize conflict between seawalk users and Plaza event users, will continue to provide a route that is as close to False Creek as possible, and will provide direct access to the Plaza of Nations public ferry dock.

The applicant has stated that their proposed walkway/bikeway location will be a permanently designated route through the site and that users will not be detoured elsewhere around the site during events at the Plaza as is currently the case, or would be the case in staff's scenario. Staff support the creation of an improved and properly delineated route through the site, but do not support the applicant's proposed location. (See Condition 1.3)

As part of the Casino operators public benefit strategy, a pedestrian connection between Pacific Boulevard and the False Creek Seawall, along the Carrall Street alignment, will be provided. (See Standard Conditions A.2.3 and A.2.4)

- (5) *Operation of the Plaza of Nations site once the proposed casino is operational with respect to the entire calendar of special events anticipated;*

Staff Review: The applicant has agreed to enhance the community's access to the Plaza performance area by expanding the allotted time for community use from three days to seven days per month and by making rental of the space more affordable to community organizations. (See discussion under Rezoning Condition (v) on page 11.)

This condition will be met with the execution of modifications to the Community Use Agreement already on title. (See Standard Condition A.1.12). The applicant will be required to provide the City with a list of the calendar of events anticipated on site.

- (6) *An access and event operations plan to address vehicular access and parking when there are events at major venues within the area that would affect the availability of parking for the casino;*

Staff Review: This concern can be addressed by the Casino reserving its parking for the exclusive use of its customers through signage, monitoring and enforcement. (See accompanying report for 10 Terry Fox Way [DE408501])

- (7) *Appropriate traffic and noise mitigation measures if determined to be needed and funding by the applicant for these measures to be agreed to;*

Staff Review: The most urgent traffic mitigation measure necessary is the provision of an operator-funded signalized crosswalk to allow pedestrians to cross Pacific Boulevard safely between the Casino and the off-site parking location. (See accompanying report for 10 Terry Fox Way [DE408501]) Provision of the light and crosswalk was approved by City Council on July 20, 2004.

- (8) *Architectural treatment, finishes, signage and lighting to be of high standard without being unduly over illuminated;*

Staff Review: Staff considers the design responses appropriate, noting that signage will be considered separately, in accordance with the Sign By-law. Condition 1.4 seeks submission of a Lighting Management Plan as described further, below.

- (9) *Retention of the transparency of the building from inside and outside by keeping slot machines and furniture away from the windows and keeping the windows uncovered;*

Staff Review: Full transparency of the building has not been achieved. Staff recognizes the applicant's challenge in balancing the requirement for transparency for this highly glazed building, with the specific technical requirements for heating, cooling, ventilation and light levels for camera surveillance purposes, within the Casino. Staff considers the degree of transparency remaining, and the treatment of the opaque areas for daytime and night time conditions, appropriate when considering the overall function and environmental performance expected from this building. (Staff note that the building currently has internal blinds covering almost the entire glazed area of the building, indicating that there is an existing concern with the interior environment with respect to HVAC loads.)

The applicant is proposing a comprehensive and sophisticated LED exterior lighting scheme that can be programmed to create different effects. This will make the building fairly prominent from many views around False Creek. The one concern staff have regarding this is how this is controlled from a public perspective, because there may be public concerns if the lighting becomes too prominent. Staff recommends a "Lighting Management Plan" that would allow the City to monitor and regulate the exterior lighting of the building. (See Condition 1.4)

- (10) Design development to locate a standard dimensioned seawalk and bicycle route through the Plaza of Nations complex by either reducing the size or relocating the guest drop-off in a northerly direction or constructing a new seawalk and bicycle route around the southerly point of the proposed casino, and ensure the route is fully accommodated to the satisfaction of the Director of Planning and the General Manager of Engineering Services;**

Staff Review: See discussion under Rezoning Condition (4) on page 8.

Although the guest drop-off area and turnaround adjacent to the Casino has been altered to provide for the walkway/bikeway, the alignment of this route must be as straight and direct as possible. Therefore, the two parking spaces in the drop-off area adjacent the walkway/bike route should be removed to allow for the elimination of the curves in this section of the route. Finally, to ensure that the walkway/bikeway is wheelchair accessible, grades along this route are not to exceed five percent. (See Condition 1.3 and further commentary under LANDSCAPE on page 15.)

- (11) Design development to locate the guest drop-off outside the central plaza area to maintain the character, function and integrity of that space;**

Staff Review: The proposed turnaround is outside of the central plaza area. Engineering staff are generally satisfied with the design of the Casino drop-off area and arrival court, but require that the two parking spaces indicated north of Building "C" be removed to provide a straighter alignment for the proposed walkway/bikeway route, as also noted above. (See Condition 1.3.)

- (12) Design development of a landscape plan for the whole site area of the casino proposal that includes, among other things, the site edges along Pacific Boulevard South, and along the seawalk and bicycle route, and including these elements for the parking lot to the east of the site, if pursued by the proponents;**

Staff Review: See discussion under LANDSCAPE on page 15 and Standard Conditions A.1.6 through A.1.10.

- (13) Should the proponents pursue a parking lot to the east of the site, design development of a walkway forming an extension from Carrall Street to the shoreline which may travel along the east side of a line extended from the east side of Carrall Street from Pacific Boulevard South to the shoreline;**

Staff Review: Although the parking lot on this site is no longer being pursued, the Casino operators have offered to provide the Carrall Street pedestrian link as one of the "public benefits" associated with the Casino. (Standard Conditions A.2.3 and A.2.4)

- (14) Public benefits to the satisfaction of City Council.**

Staff Review: In addition to the Carrall Street pedestrian link, described above, the Casino operators have offered to contribute to a "Social Responsibility Fund" by way of an annual payment to the City of \$200,000, to be used at the City's sole discretion. Staff recommend that a legal agreement to secure this payment, on terms and conditions acceptable to the Director of Legal Services in consultation with the City Manager, be required. (See Standard Condition A.1.13)

Additional Conditions Established by City Council:

In addition to the conditions put forward by staff, noted above, Council established the following two conditions at the Public Hearing:

- (iv) Arrangements to the satisfaction of the Director of Social Planning and Director of Legal Services to prepare a casino operations job creation program targeted to qualified unemployed and underemployed downtown residents.**

Staff Review: The Casino operators have developed a job creation program for qualified unemployed and underemployed residents in the City of Vancouver, with particular emphasis on residents of the adjoining neighbourhood in the Downtown Eastside. The program must be secured through a legal agreement. (See Standard Condition A.1.14)

- (v) Arrangements be made to the satisfaction of the Director of Cultural Affairs and the Director of Legal Services to provide community access to the theatre in Building "C" in the Plaza of Nations, capital expenditures and operating expenses as feasible.**

Staff Review: Staff met with the applicant and reviewed their proposal to renovate the theatre space within the casino for use by the community for film screenings and fund raising events.

The proposed space would require significant investment in technical equipment to become an operational cinema. It would not be suitable for live performances. Furthermore, access to the space is via the Casino, which would restrict access to adults only, as persons under the age of 19 are not permitted in a casino. Modification of the existing building to provide a separate access for this temporary occupancy is not considered feasible. Given the limited access, the limited functionality of the space and the cost to fit-up for a temporary use, staff proposed an alternate community use option.

On July 20th, 2004, City Council agreed to revise the rezoning condition requiring community access to the Casino theatre and instead required that additional access be provided to the outdoor performance space. This condition will be met through modifications to the Community Use Agreement. (See Standard Condition A.1.12.)

Policing Issues:

The CD-1 text Amendment Council report (dated November 17, 2003) included the following comment:

"The Police Department will need to assess the potential increased demands for policing services. The analysis of these demands will have to be carried out during the development permit process."

Staff Response: As reported to City Council on July 20, 2004, concerns expressed by the Vancouver Police Department during the rezoning process related to potential additional demands for policing services arising from increased vehicular and pedestrian traffic to the area, as well as potential demands related to the social misconduct and criminal activities on the part of some gambling addicted individuals. The rezoning report suggested that analysis of these demands would be carried out during the development permit process. It has been agreed, however, by the Deputy City Manager and the Chief Constable, that recognizing that the additional demands on policing services may have staffing and budgetary ramifications, that it is a matter to be addressed during the 2005 budget process.

DESIGN REVIEW

- **Significant Changes to Enterprise Building (Building C):**
 - New entry vestibule on westerly side with associated covered walkway;
 - Enclosed terrace on northerly façade and removal of existing entry stairs;
 - New mechanical and electrical enclosure at north-easterly corner of building; and
 - New inner skin to majority of glazed portions of building.
- **Significant Changes to Site Area Adjacent to Enterprise Building:**
 - new vehicular drop-off along northerly building face;
 - covered walkway along easterly side of Building "B";
 - seawall walkway is widened and up-graded;
 - new water feature on northerly side of building; and
 - removal of Expo pylon legacy elements.

Exterior Alterations: There are two additions to the exterior of Building "C". First, an enclosed glass and steel entrance vestibule is proposed on the west side of the building. There is an associated covered walkway linking this to the northerly portion of the Plaza. Second, at the north end, second floor of the existing building, a small enclosed terrace is proposed. Both these additions are done within the spirit of the existing building character and do not pose design concerns.

- **Drop-off:** The proposed visitor drop-off for the Casino is between Buildings "B" and "C". To accommodate the required vehicular movement, and the walkway/bikeway route, the applicant proposes to remove portions of the grove of trees adjacent to the north side of the Enterprise Centre. Another objective of the applicant in removing some of the trees is to give the Casino better exposure to Pacific Boulevard.

See discussion under LANDSCAPE on page 15 and Standard Conditions A.1.6 through A.1.10.

- **Conclusion:** The major design issues are building transparency and site access. The rezoning condition relating to the transparency of the building has not been achieved. The applicant has compelling technical reasons for not fulfilling this requirement and has partially compensated for that inability by proposing a highly imaginative exterior lighting system. The site access has been resolved in principle. Staff recommends approval with the conditions as noted.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on June 23, 2004 and provided the following comments:

EVALUATION: SUPPORT (6-1)

- **Introduction:** Jonathan Barrett, Development Planner, presented two applications for the Enterprise Centre (Interim Casino Facility) and a parking lot, respectively. The proposal is to introduce a casino

use into the existing Plaza of Nations building, with minor changes to the outside of the building and a more formalized vehicular drop-off. The major changes to the building occur internally.

The proposal is the result of a rezoning that in January 2004. The Panel's advice is sought on the applicant's response to the following main design conditions of the rezoning:

- Retention of the transparency of the existing building, both inside and outside;
- Overall architectural treatment including lighting (signage is not part of this application)
- Location and treatment of the vehicular drop-off
- Retention and enhancement of the sea walk/bike route through the site
- Design development of the overall landscape plan

In addition, the Panel's comments are sought on the architectural presentation of the walkway, the vestibule on the westerly side, treatment of the northerly face, and the existing grove of trees which is a legacy of the former Expo 86 BC Pavilion.

The Panel's comments are also requested on the proposed landscaping of the parking lot.

- **Applicant's Opening Comments:** Patrick Cotter, Architect, briefly described the design rationale. The proposal is to enclose the interior volume of the space to meet the condition to maintain transparency of the building. Parking requirements for the casino are met by underground parking on the site and securement of lot 5B for overflow parking which will be accessed by a shuttle bus from the casino. Primary access to the casino will be via the vehicle drop-off. Chris Phillips, Landscape Architect, briefly reviewed the landscape plan and access arrangements. He noted the City has identified the existing stand of trees has having some heritage value and while many of these trees are in poor condition some can be retained.

Mr. Cotter noted the existing building was never intended to be a long term structure and it contains no adequate mechanical systems. To achieve the air conditioning requirements of the casino operations, studies indicate the need to create a second skin within the building, which is contrary to the rezoning condition to maintain the building's transparency. Mr. Cotter briefly reviewed their design approach and the lighting study.

Joel Berman briefly described the three glass sculptures he has designed for the project, and the applicant team responded to the Panel's questions.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Allow intermittent in-house views at grade including full height night time transparency of the prow;
 - Explore the possibility of relocating the bikeway to the outside of the building, recognizing technical considerations;
 - Design development to the turnaround location;
 - Allow the applicant to consider the removal of the trees.
- **Related Commentary:** The Panel supported these applications. The Panel considers the casino use to be quite appropriate in this location.

The Panel acknowledged the challenge of maintaining transparency of the building, although some Panel members commented that they did not perceive the present Plaza of Nations building as particularly transparent. The applicant's approach to meeting this rezoning condition was considered to be acceptable, particularly at the upper levels of the building.

Some Panel members expressed regret that there are no views out from the lower level. There were recommendations to leave the prow completely clear for a view out to the water and to provide places at ground level to look beyond the café, at the same time offering glimpses into the gaming floor from the outside.

The Panel strongly supported the glass sculptures and the proposed LED lighting program. It was noted that signage will be a dominant feature on this project, with a recommendation to restrict signage to either the solid or glazed parts of the building and to avoid lighting on the solid part.

The Panel agreed the access/drop-off is difficult to resolve. Suggestions included rounding off the vehicle turnaround area and to pay close attention to the pedestrian crossing. Panel members thought the bike route should ideally be on the outside edge of the building, but acknowledged the limitations. It was recommended to explore this further with Dept. of Fisheries.

Some Panel members did not support the retention of the stand of trees from Expo-86 since there is no legacy of forest in this location. The applicant was encouraged to pursue eliminating these trees.

The Panel was disappointed with the proposal for the overflow parking lot and thought much more could be done to soften it up with more substantial landscaping and perhaps adding a structure. The current proposal was considered quite weak, noting its high visibility from Cambie Bridge.

The applicant was commended for the very thorough presentation and materials. One Panel member also commended the applicant for making this level of improvements for a limited time period and thought the improvements to the public realm will be a major benefit to the city.

- **Applicant's Response:** With respect to the recommendation to leave the prow permanently exposed, Mr. Cotter noted there is a need to maintain constant light levels for security reasons. The proposed blind is a motorized retractable fabric blind. Mr. Cotter agreed that the landscaping in the parking lot can be considered further. A plaza area is proposed for the shuttle drop-off with a steel and glass canopy which will provide a focal point on the corner of the parking lot.

ENGINEERING SERVICES

On behalf of the applicant, the Ward Consulting Group studied the implications of adding the Casino's anticipated traffic to the local street network. Apart from minor operational changes such as removal of on-street parking on Carrall Street, Abbott Street and Pacific Boulevard, no other changes to the street network are recommended. While the submitted application drawings indicate two vehicular accesses from Pacific Boulevard, it is understood that the Carrall Street access is to be deleted and the existing access to the west is to be modified and retained in its current location - staff await updated drawings. If the Carrall Street access is dropped, then no changes to the signal would be necessary to accommodate northbound traffic exiting the site; however, with development of the Carrall Street Greenway connection to the seawall (See Standard Condition A.2.3), a pedestrian-controlled signal would be required (See Standard Condition A.2.4).

Parking required for the current Plaza of Nations uses is calculated at 333 spaces, and 349 spaces are provided. With the proposed Casino development it is calculated that a minimum total of 599 spaces would be required. Presently, only some 538 spaces are proposed. To satisfy the required parking the applicant may either provide additional parking, or obtain approval for a change of use to some portion Buildings "A" or "B", such that the overall requirement is reduced. (See Standard Condition A.1.3). The elimination of the Casino-Class 1 in Building "B", will assist in lowering the overall parking requirement. (See Note to Applicant in Standard Condition A.1.2)

Finally, the consultant described the need for provision of two charter bus passenger spaces in close proximity to the Casino entrance due to anticipated demand; the applicant should address how this need will be satisfied. (See Standard Condition A.2.2.)

Loading provisions require clarification and, if a relaxation is necessary, a rationale must be submitted for consideration by the Director of Planning in consultation with the General Manager of Engineering Services. (See Standard Condition A.1.4.) Similarly, no bicycle parking provisions have been identified and these also require clarification. Note that with the very high number of employees and visitors

expected to be present, the large (and growing) population within close proximity to the Casino and the extended hours of operation where this will not just be an evening activity when bicycle use would be reduced, staff believe that the By-law calculation for bicycle spaces could well be equaled or exceeded by the demand. (See Standard Condition A.1.5)

Further recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

The route for the walkway/bikeway and location of the access turnaround will impact on the "legacy trees" immediately north of Building "C". The grove was planted for Expo '86 as a representation of a West Coast forest environment. Unfortunately, many of the trees are no longer viable, primarily due to drought. After discussion with the applicant and project Arborist, the walkway/bikeway route was determined by considering the following factors:

- the least impact on the remaining viable trees;
- identifying and taking advantage of areas of low grades for a transition zone to direct seawalk/bikeway traffic through the "micro-forest" (thereby minimizing unnecessary manipulation of the existing grades which could have negative impacts on the retention of the remaining viable trees);
- identifying and utilizing existing pathways where possible; and
- providing a controlled, visually articulated crossing for bikes and Casino patrons.

As a result of the design of the walkway/bikeway and turnaround, the applicant proposes to remove 50 of the 85 "legacy trees". Of the 50 trees proposed to be removed, 44 are confirmed dead. Two are in fair condition but are located too close to the building to be viable in the long term. Four, which are also in only fair condition, are proposed to be removed to accommodate the proposed walkway/bikeway route through the site. A total of 10 of these 50 trees fall under the provisions of the Private Property Tree By-law, being 8.0 in calliper or greater, and require a permit for removal.

In addition to the 35 trees being retained, 97 new trees will be planted as part of this proposal. Staff are recommending installation of an automatic sprinkler system to ensure their long-term viability. (See Standard Conditions A.1.6 through A.1.10 and B.2.7)

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The Casino should take into consideration the propensity for increased crime activity including some types of violent crime associated with casino use. In general, the landscape features should better respond to the program requirements for the patrons and be visibly open so that mischief areas are not created. A comprehensive security management report is requested for the exterior open spaces. (See Standard Condition A.1.11)

SOCIAL PLANNING/CULTURAL AFFAIRS

The proposal for a casino at the Plaza of Nations provides an opportunity for increasing the use of the Plaza performance stage by extending the time available for eligible non-profit Vancouver organizations for cultural and social activities and events. The Casino operators have provided written confirmation that they will extend the time available for community use from three days to seven days per month and that provisions will be made to make the space more affordable. The operators have indicated a willingness to reduce charge-back costs by non-profit organizations through the use of alternative services including volunteers. Provisions for enhanced community access to the performance stage will be made through modifications to the existing Community Use Agreement. (See Standard Condition A.1.12).

In terms of other public benefits generated by this proposal Standard Conditions A.1.13 and A.1.14 relate to the Social Responsibility Fund and the Job Creation Program, respectively.

ENVIRONMENTAL PROTECTION BRANCH

This site has not received a Certificate of Compliance with regard to soil contamination issues. The buildings were constructed prior to Expo '86 and no construction involving disruption of the soil, which would have required a Provincial review, has occurred since that time. The applicant has confirmed that no soil disruption will occur as a result of this development application. Therefore, there are no requirements with respect to contamination issues.

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

VANCOUVER COASTAL HEALTH AUTHORITY

The VCHA advises the applicant to take note of the following:

- (i) Detailed drawings of food/retail spaces and smoking rooms are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction; and
- (ii) The garbage storage area is to be designed to minimize nuisances.

See also Standard Condition A.3.1.

FIRE & RESCUE SERVICES

The comments of Fire and Rescue Services are contained in Appendix C attached to this report.

NOTIFICATION

Two site signs describing this proposal were installed on the Plaza of Nations site and one sign describing the off-site parking proposal was installed on the 10 Terry Fox Way site in late June. On July 2, 2004, letters were sent to 2,781 neighbouring property owners advising them of the application(s). Eleven letters have been received to date. Four respondents described themselves as being "strongly opposed" to the casino use itself, on the basis of the social impacts of gambling and gaming addictions. One respondent was "generally supportive" of the Casino but expressed concerns about various impacts. The remaining six respondents all oppose the casino and also expressed concerns, as described below:

16

1. Neighbours Comment: Traffic impacts from Casino patrons on this already congested area;

Staff Response: The parking for the Casino is divided between two existing parking area - Building "B" and 10 Terry Fox Way - so no new parking traffic will be generated. There will be some additional traffic onto the site for drop-off that can be accommodated in an existing, but modified, access route. Overall, Engineering foresee no congestion concerns.

2. Neighbours Comment: Noise impacts from Casino facilities and from Plaza events;

Staff Response: The Casino functions are entirely inside and will not generate additional noise. Staff understand the Plaza events will not generally be of the "rave" type as previously accommodated and in all likelihood will be of a quieter nature.

3. Neighbours Comment: Safety concerns, related to increased crime;

Staff Response: Policing issues were noted as part of the rezoning and in the July 20, 2004, report to City Council. Policing requirements will be addressed through the 2005 budget review.


4. Neighbours Comment: Conflicts between the vehicle driveway and drop-off area and the seamless and safe use of the seawalk/bike route path.

Staff Response: This conflict has been recognised and is addressed in Condition 1.4.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

While the Staff Committee appreciated the quality of thought and presentation the applicant has applied to the proposal, the iterative nature of the project, with frequent changes being made, and the requirement for three separate permit applications for what is a single project, along with the applicant's very aggressive timeline, has made it a challenge to process.

With respect to the issues identified by staff, Staff Committee accepts the applicant's rationale for the treatment of the buildings transparency and is comfortable with the solution (lighting system) that has been proposed. Staff Committee also supports the removal and storage of the Expo '86 legacy items for future use. With respect to the location of the walkway/bikeway, Staff Committee supports staff's position that the route should be to the south of the Plaza stage, except for those times when an event in the Plaza makes it impracticable. Access to the public ferry dock/ceremonial dock must be maintained at all times.


M. Thomson (Acting Chair)
Development Permit Staff Committee


J.O. Barrett
Development Planner


M. So
Project Coordinator

Project Facilitator: A. Higginson

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 Provision of detailed, accurate, complete and fully dimensioned floor plans;

A.2.1 **Note to Applicant:** Dimensions used to calculate the floor areas should be reflected on the floor plans. The dimensions confirming floor areas for the various proposed uses should be provided. Tracing overlays are required showing details of all calculations which are to be tabulated, totalled and summarized. Refer to Area Calculations and Tracing Overlay Requirement Administration Bulletin. The calculations should include all enclosed areas. Indicate City building grades, design elevations and site dimensions on the site plan, including at the crossing on Pacific Boulevard.

A.1.2 compliance with Section 5.2 (Density) of the CD-1 (8902) District Schedule of the Zoning and Development By-law;

Note to Applicant: The maximum allowable floor area for Casino-Class 1 and Casino-Class 2, taken together, is 36,598 sq. ft. A separate Development Permit (change of use) is required to eliminate the existing Casino-Class 1 use in Building "B", in order that all of the "casino" floor area can be used in Building "C".

A.1.3 provision of a minimum of five hundred ninety-nine (599) parking spaces and five (5) disability parking spaces, in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Alternate strategies could be investigated to reduce the overall parking requirement if additional parking cannot be provided. Elimination of the Casino-Class 1 in Building B will likely result in a reduction of the overall required parking. Confirmation of all standard, small and disability parking spaces existing and proposed located on the Plaza of Nations and 10 Terry Fox Way sites is required. Provide detailed dimensioning of all parking spaces.

A.1.4 provision of a minimum of one (1) Class A Loading spaces and six (6) Class B Loading Spaces in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

A.1.5 provision of a minimum of twenty-four (24) Class A Bicycle spaces and forty-six (46) Class B Bicycle spaces in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: For the purpose of calculating the number of seats required for the Theatre use, provide the existing total number of seats proposed for the Theatre.

A.1.6 confirmation of the number of slot machines and gaming tables proposed;

Note to Applicant: A maximum of 600 slot machines and 60 gaming tables are permitted on this site.

Standard Landscape Conditions

- A.1.7 provision of a Tree Removal Plan (superimposed on the Landscape Plan) clearly illustrating the 50 trees proposed to be removed;

Note to Applicant: The trees proposed for removal should be coordinated and illustrated with the numerical identification tags used in the "Tree Inventory and Assessment Plan" submitted by Arbortech Consulting (dated May 4, 2004). See also Condition B.2.8

- A.1.8 submission of written confirmation from a Certified Arborist that they been retained to supervise and undertake any work necessary to ensure the existing trees retained on site are not compromised during either excavation or construction;

Note to Applicant: The Certified Arborist will undertake remediation work, where necessary, to the retained trees which may be negatively impacted by construction on site. The scope of work should include, but is not limited to:

- (a) supervision of the removal of existing hard surfaces within the retention area;
- (b) removal of trees "identified for removal" in the Tree Inventory and Assessment Plan, dated May 4, 2004;
- (c) undertake pruning of existing trees in order to remove dead wood where necessary
- (d) supervision and direct excavation, where necessary, adjacent to existing trees to be retained; and
- (e) prescribe and direct "hand digging" were required adjacent to existing trees in order to mitigate damage to structural roots of existing trees to be retained.

- A.1.9 provision of a Tree Protection Plan (minimum 1:250 scale) illustrating the calliper of existing trees to be retained adjacent to the proposed bike path and required retaining walls.

Note to Applicant: The Tree Protection Plan is required to illustrate minimum "dimensioned" distances between the tree protection barriers and existing trees.

- A.1.10 provision of an automatic irrigation system;

Note to Applicant: The landscape plans must contain a notation confirming that the system design and installation shall be in accordance with industry standards and guidelines.

Crime Prevention Through Environmental Design (CPTED)

- A.1.11 provision of a comprehensive Security Management Plan by a licensed security professional for the exterior open spaces, to include security systems (such as cameras) and security personnel patrols (hours and number of persons) and design features and program spaces (such as security - video monitoring office) associated with those features;

Note to Applicant: Contact Mary Beth Rondeau, 604-873-7492, prior to re-submission, if clarification is required.

Social Planning/Office of Cultural Affairs

- A.1.12 arrangements to be made to the satisfaction of the Director of Legal Services in consultation with the Director of Cultural Affairs, for a legal agreement to provide additional community access to the outdoor performance space at the Plaza of Nations, and to provide for greater affordability for community groups through reduced rates, on terms and conditions acceptable to the City;

Note to Applicant: The "Community Use Agreement" will provide a list of the future events contemplated on the site.

- A.1.13 arrangements to be made to the satisfaction of the Director of Legal Services, in consultation with the City Manager, for a legal agreement to secure a "Social Responsibility Fund", on terms and conditions acceptable to the City; and

Note to Applicant: The Fund is expected to be used, at the City's sole discretion, to mitigate the consequences associated with casino gaming. The applicant's contribution will be \$200,000 annually.

- A.1.14 arrangements to be made to the satisfaction of the Director of Legal Services, in consultation with the Director of Social Planning, for a legal agreement to secure the Job Creation Program as put forward by the Casino operators, on terms and conditions acceptable to the City;

A.2 Standard Engineering Conditions

- A.2.1 clarification of charges shown on title;

Note to Applicant: A charge summary is required and should include a description of each charge and the impact on this development proposal, prepared by a solicitor.

- A.2.2 design development to accommodate tour bus pick-up and drop-off;

Note to Applicant: The need to accommodate tour bus pick-up and drop-off near the entrance was identified by the traffic consultant; however the design of the drop-off area adjacent to the Casino cannot accommodate tour buses. Either the existing Plaza of Nations drop-off zone, situated in the driveway between Buildings "A" and "B" or an alternative using the site at 10 Terry Fox Way must be utilized.

- A.2.3 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for provision of a greenway connection from the intersection of Carrall Street and Pacific Boulevard south to the False Creek Seawall;

Note to Applicant: Further review by the Engineering Transportation Division of the new Carrall Street Greenway - Seawall connection is required.

- A.2.4 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of an upgraded signal at the Carrall Street and Pacific Boulevard intersection;

Note to Applicant: Submission of detailed plans is required.

- A.2.5 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the modification or replacement of the existing legal agreement dealing with the retention and maintenance of the "Enterprise Area Beautification Works"; and

Note to Applicant: This agreement must be modified or replaced as this proposal will result in the temporary removal and storage of some of the "legacy" facilities and improvements installed for Expo '86.

- A.2.6 clarification of the function of the raised crosswalk adjacent to the disability parking stalls on the entry roadway.

Note to Applicant: If it is intended as a fully functioning crosswalk location, it is clearly obstructed by the disability parking stalls. Please refer to drawing L102.

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 confirmation is supplied by the applicant that any alterations to, or additional mechanical equipment (ventilators, generators, compactors and exhaust systems), sound equipment or any other noise generating devices will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

B.2 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated August 4, 2004. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before February 16, 2005, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.2 Conditions of Development Permit:**
- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 Future consideration of Liquor License approval for liquor service in the gaming area requires a separate application, which would be reported to City Council.
- B.2.5 This permit is for a time-limited approval of four (4) years, unless extended in writing by the Director of Planning.

- B.2.6 Issuance of this permit is dependent on the approval and issuance of 750 Pacific Boulevard (DE408622) and 10 Terry Fox Way (DE408501).
- B.2.7 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on May 21, 2004 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

1. The Addition and Change of Use shall conform to Part 10 of the VBBL and the level of upgrade shall conform to new upgrade trigger mechanism for existing buildings;
2. All unsafe conditions must be corrected to the satisfaction of the Chief building Official;
3. The level of upgrade to Fire and Life safety, structural and accessibility depends on the new upgrade requirements;
4. All new construction shall meet the current Vancouver Building By-law;
5. Building requires to be noncombustible construction;
6. Areas of refuge shall be provided for the required accessible floor areas to conform to Section 3.8; and
7. The building is required to provide access to persons with disabilities.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit or the proposal.

Fire and Rescue Services Comments

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on May 21, 2004, for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law.

- 1) *The Fire and Rescue Services (on-site) access route requires clarification.
Site Plan A101 does not clearly indicate a Fire and Rescue Services access route from city streets. The access route must comply with 3.2.5.6. VBBL. All conditions including clear heights and weight capabilities per By-law requirements must be indicated. Refer also to Dwg. A-RP-05.
- 2) *A minimum 6.0 m wide Fire Truck access route is required.
Dwg. L102 indicates a 5.0 m wide access route. The maximum permitted distance from the access route to the principal entrance is 15m. This distance is considerably exceeded.
- 3) All drawing information must be coordinated.
- 4) DIRECT and COORDINATED access required to ALL levels from the entrance/response point.
- 5) The building must be fully sprinklered to NFPA 13-1999 complete with a fire alarm system.
*Note: 3.2.5.8.(1)(b) VBBL for standpipe system requirements.
- 6) *Confirmation is required regarding the water supply specifications to existing (on-site) fire hydrants. The fire flow system must be indicated.
- 7) *Occupant Load Certificates are required.
The exiting capacity for Building "C" must be reviewed.

* Items marked with an asterisk have been identified as Fire Department concerns.

PROJECT DATA:

CIVIC ADDRESS: BUILDING C
PLAZA OF NATIONS
750 PACIFIC BOULEVARD
VANCOUVER, B.C. V6B 5E7

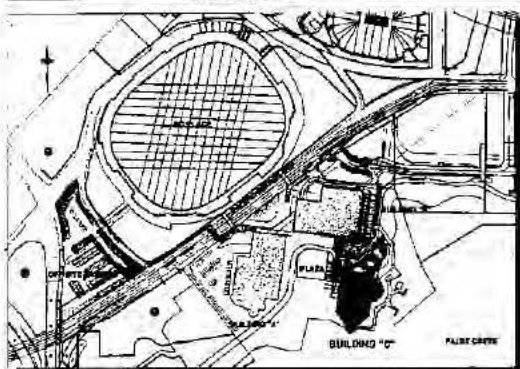
LEGAL ADDRESS: LOT 155 FALSE CREEK PLAN 21425

PARCEL IDENTIFIER: 008 - 538 -298

APPLICANT: PATRICK COTTER ARCHITECT INC.

ZONING: CD1

LOCATION PLAN:



DEVELOPMENT DATA:

PARKING REQUIREMENTS:

| | REQUIRED | PROVIDED | DEFICIT |
|-----------------|----------|----------|---------|
| REQUIRED: | 291 | 4 | 285 |
| PROVIDED: | 102 | 4 | 106 |
| PROVIDED: | 189 | 0 | 189 |
| TOTAL PROVIDED: | 291 | 4 | 295 |



VANCOUVER INTERIM CASINO DEVELOPMENT

PLAZA OF NATIONS, VANCOUVER, B.C.

BUILDING 'C'

10th MAY, 2004 ISSUED FOR DEVELOPMENT PERMIT APPLICATION

DRAWING LIST:

| | | |
|---------------------------------|------------------------------|------------------------------------|
| A-101 SITE PLAN | A-C201 GROUND FLOOR PLAN | A-C301 NORTH & SOUTH ELEV. |
| A-102 UNDERGROUND PARKING | A-C202 2ND FLOOR PLAN | A-C302 EAST AND WEST ELEV. |
| A-103 CONTEXT PHOTOS | A-C203 3RD FLOOR PLAN | A-C351 STREETSCAPES |
| L-102 DRIVECOURT LANDSCAPING | A-C251 MAIN CAGES PLAN | A-C352 STREETSCAPES |
| A-104 SITE - WATER FEATURE DET. | A-C252 SAT. CASH CAGES PLAN | A-C401 BUILDING SECTION |
| A-105 SITE - CANOPY PLANS/ELEVS | A-C253 BCLC OFFICES PLAN | A-C551 ATRIUM SECT./PLAN DETAILS |
| A-106 SITE - CANOPY DETAILS | A-C254 MAIN ENTRY PLAN | A-C552 ATRIUM COL. SECT./ELEV. |
| | A-C255 MECH/ELEC/RECYCL. RMS | A-C553 ATRIUM COL/EQUIP. ENCL. |
| | A-C291 GRND FLOOR DEMO. PLAN | A-C701 INTERIOR ELEVATIONS |
| | A-C292 2ND FLOOR DEMO. PLAN | A-C804 HI-LEVEL REFL. CEILING PLAN |
| | A-C293 3RD FLOOR DEMO. PLAN | |

ARCHITECTURAL

PATRICK COTTER ARCHITECT INC.
338 828 STREET
DELTA, B.C. V4L 2A4
TEL: (604) 943-1151 FAX: (604) 943-1152
E-MAIL: pc@pcus.net

INTERIOR DESIGN

INSPIRATION CENTRAL
4322 BONAVISTA DRIVE
RICHMOND, B.C. V6X 4K8
TEL: (604) 241-0181 FAX: (604) 241-0182
E-MAIL: info@inspirationcentral.net

LANDSCAPE

PHILLIPS - PAREVAAG - SMILENBERG INC.
3237 VEW STREET
VANCOUVER, B.C. V6S 3H1
TEL: (604) 736-5188 FAX: (604) 736-5187

CIVIL

DOCKRILL, ENG. LTD.
2160 EAST BROADWAY
VANCOUVER, B.C.
TEL: (604) 734-5401 FAX: (604) 735-1519

TRAFFIC

WARD CONSULTING
SUITE 810 111 MELVILLE STREET
VANCOUVER, B.C. V6E 3V6
TEL: (604) 688-8820 FAX: (604) 688-8822
E-MAIL: ward@wardconsulting.com

SURVEY

WATSON & BARNARD
1554 560 STREET
DELTA, B.C. V4L 2A8
TEL: (604) 943-9433 FAX: (604) 943-9431
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STRUCTURAL

BOGDANOV PAC ASSOCIATES LTD.
1800 WEST 8th AVE
VANCOUVER, B.C. V6T 1K9
TEL: (604) 676-4377 FAX: (604) 676-4373
E-MAIL: bogd@bogd-pac.com

MECHANICAL

BROADWAY REFRIGERATION
1480 VENABLE STREET
VANCOUVER, B.C.
TEL: (604) 256-0481 FAX: (604) 256-0485
E-MAIL: info@broadwayrefrigeration.com

ELECTRICAL

HARBORVIEW ELECTRIC LTD.
15707 SIOLEY STREET
BURNABY, B.C. V5C 2G5
TEL: (604) 430-4777 FAX: (604) 434-8380
E-MAIL: info@harborelectric.com

ACOUSTIC

BROWN, STRACHAN ASSOCIATES
2 VALETOWN SQUARE 1200 HOMER STREET
VANCOUVER, B.C. V6B 2Y5
TEL: (604) 688-0818 FAX: (604) 619-0518
E-MAIL: info@brownstrachan.com

BUILDING CODE

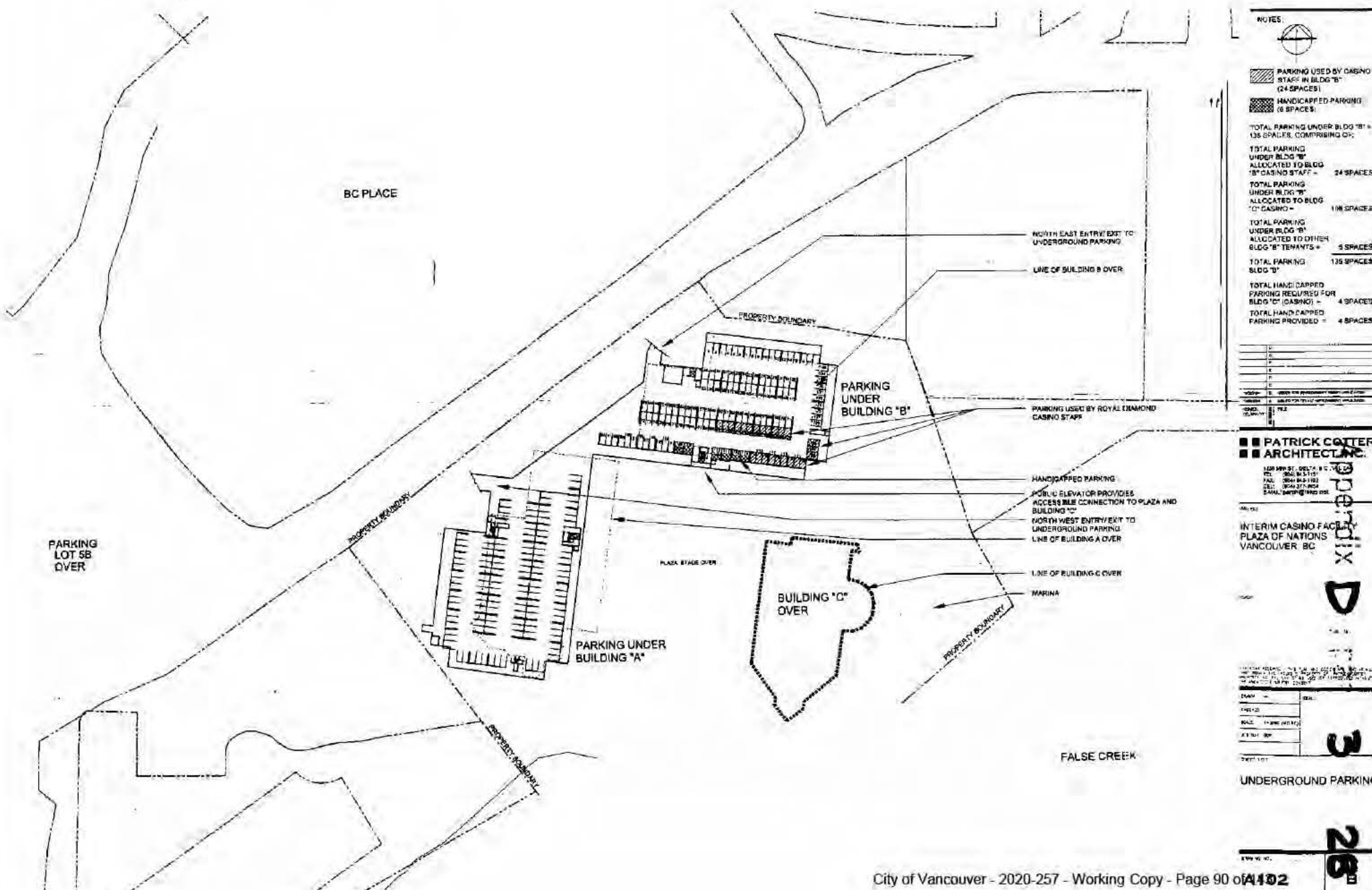
GRAHAM HARMONWORTH & LAM
701 744 WEST HASTINGS STREET
VANCOUVER, B.C. V6C 1A5
TEL: (604) 688-4444 FAX: (604) 688-4445
E-MAIL: info@ghlbc.ca

SECURITY

CANADIAN SYSTEMS INC.
18 8781 VINEY
VICTORIA, B.C. V8M 2C3
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PATRICK COTTER ARCHITECT INC.

1338 - 502 STREET, DELTA, BRITISH COLUMBIA, V4L 2M4
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1318 Main St., DELTER, B.C. V4L 2R4
TEL: (250) 645-1781
FAX: (250) 645-1784
C. O.: (250) 577-8454
E-Mail: info@delter.com

VANCOUVER CASINO
VANCOUVER, BC

100

4. The following are the main reasons for the increase in the number of people who are unemployed in the United States:

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| NAME | NO. | STATION |
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SECTION 1.5: Probability Theory 2.15

DATE: 11/2/98 THE

■ ■ PATRICK COTTER
■ ■ ARCHITECT INC.

1238 POND ST., STE. TA #2, VAL, PA
TEL. (610) 463-1151
FAX (610) 463-1192
CRL (610) 377-8434
E-MAIL: info@valarch.com

VANCOUVER CASINO
VANCOUVER, BC

2018

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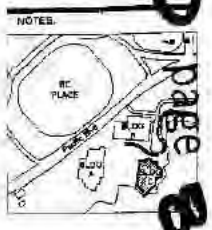
SITE DETAILS: _____

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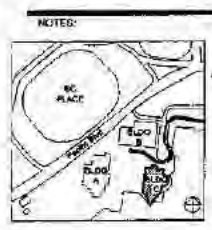
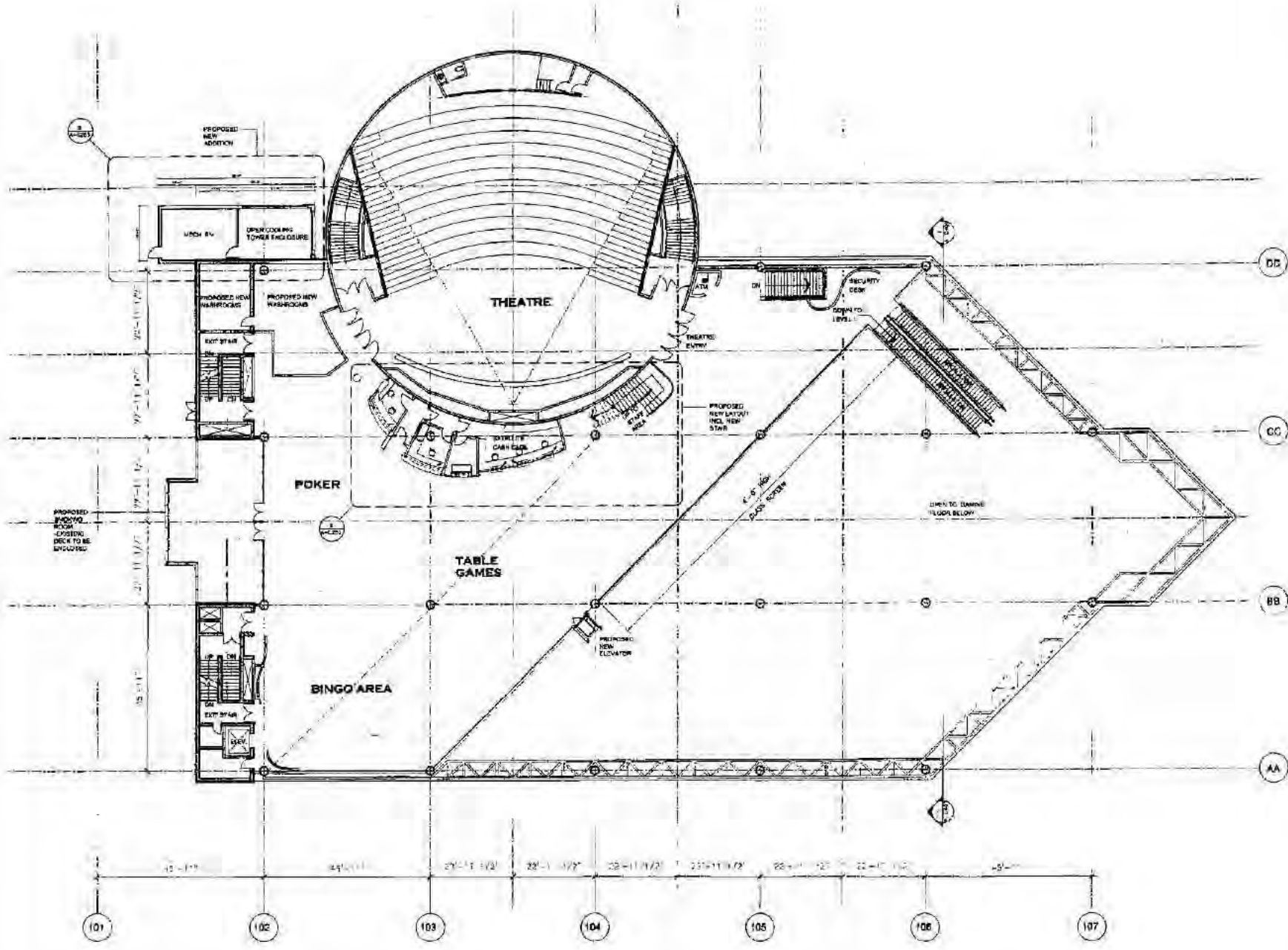
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| 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 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PATRICK COTTER ARCHITECT INC.
1124 - 8th Street, Delta, British Columbia
TEL: (604) 271-1111
FAX: (604) 271-1122
CELL: (604) 271-1111
E-MAIL: P.COTTER@PCARCHITECT.COM

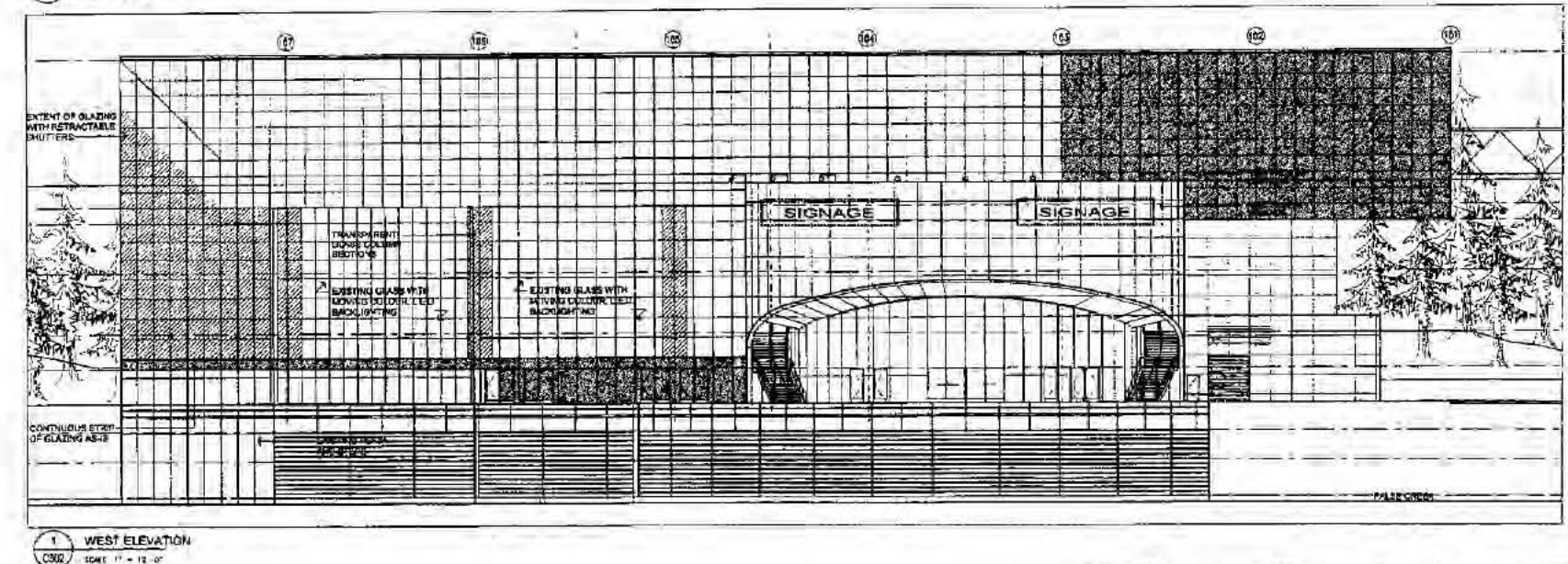
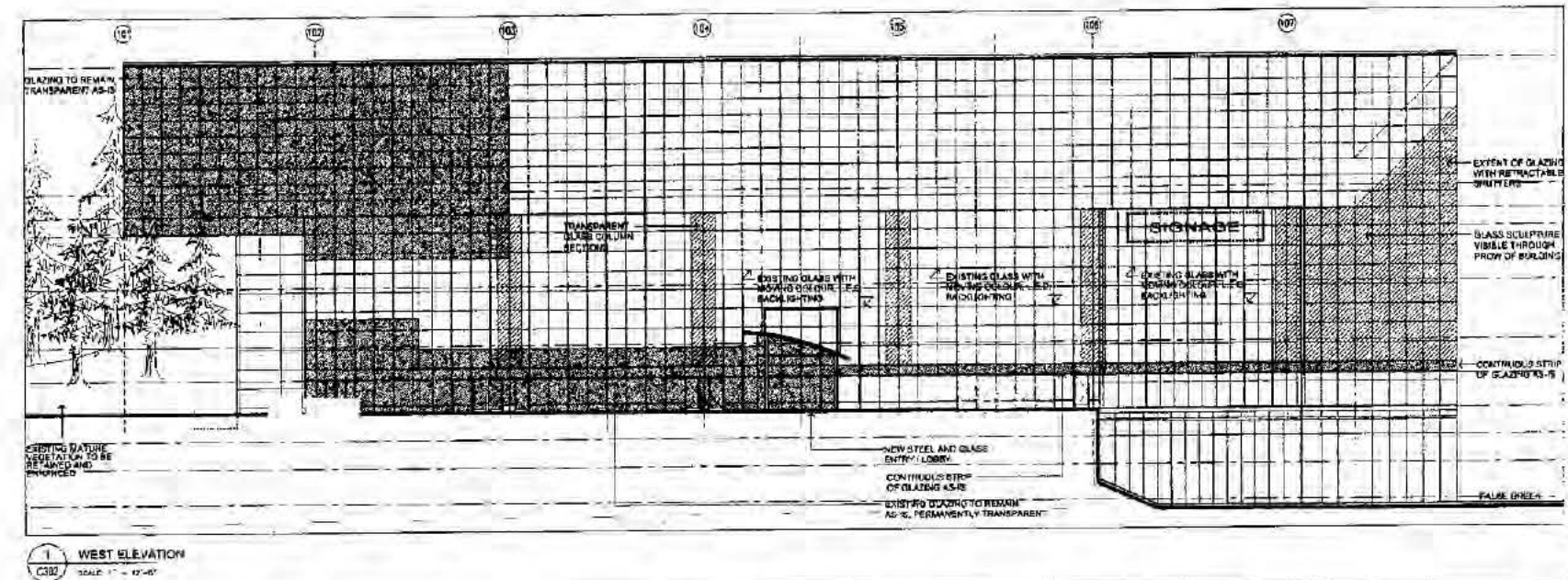
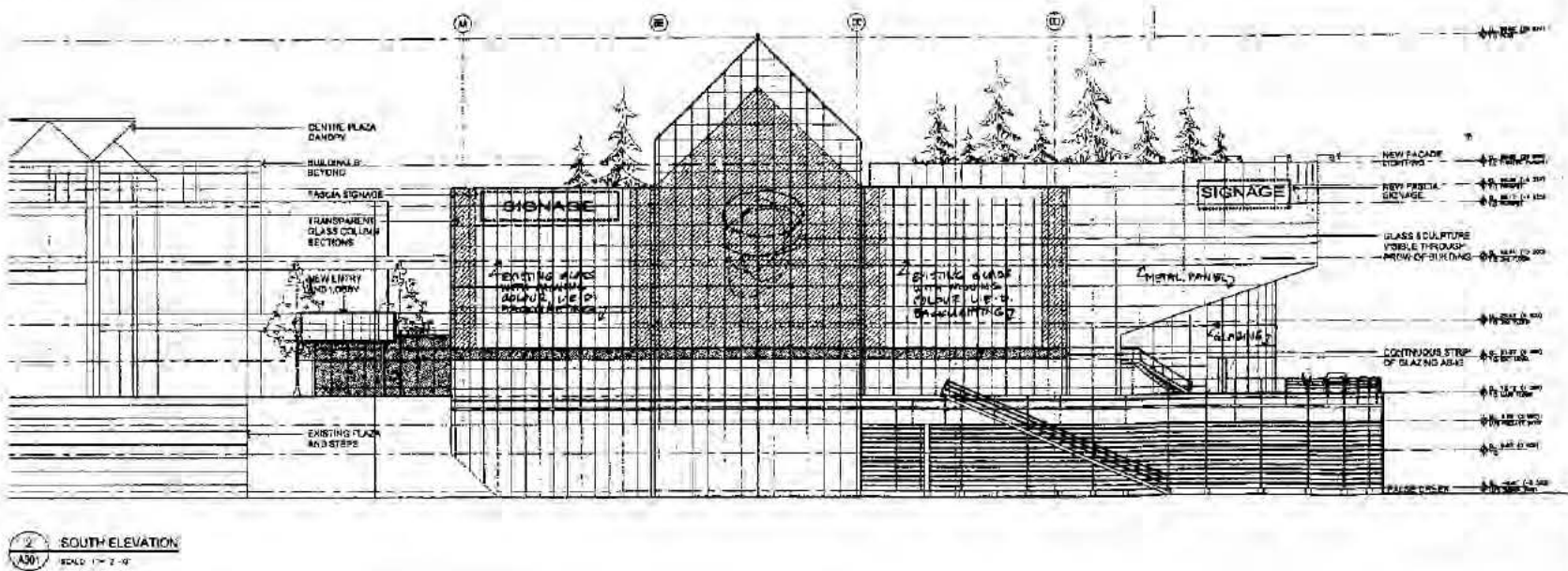
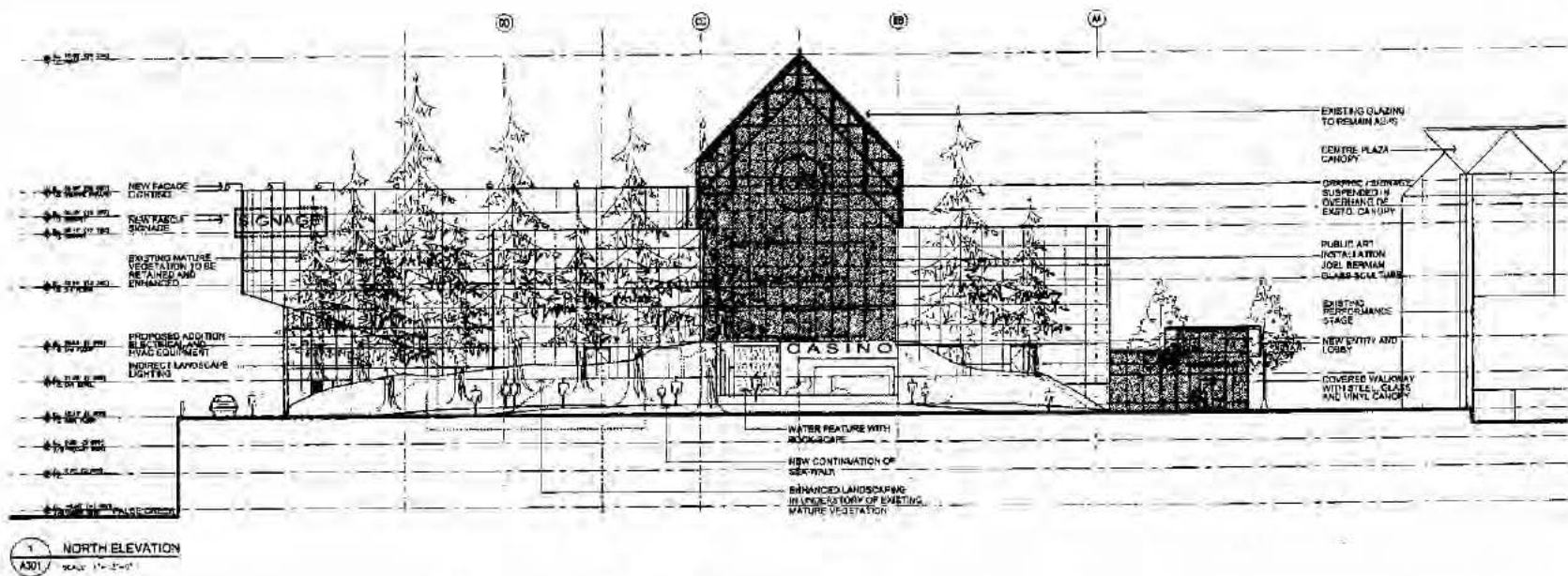
INTERIM CASINO FACILITY
PLAZA OF NATIONS
VANCOUVER, B.C.

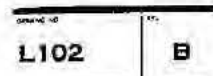
| | |
|-------------|-------------------|
| DATE | 11/11/11 |
| BY | P.C. |
| DESCRIPTION | SECOND FLOOR PLAN |

Sheet No. **A-C202** of **A**



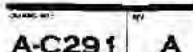
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 851 | 852 | 853 | 854 | 855 | 856 | 857 | 858 | 859 | 860 | 861 | 862 | 863 | 864 | 865 | 866 | 867 | 868 | 869 | 870 | 871 | 872 | 873 | 874 | 875 | 876 | 877 | 878 | 879 | 880 | 881 | 882 | 883 | 884 | 885 | 886 | 887 | 888 | 889 | 890 | 891 | 892 | 893 | 894 | 895 | 896 | 897 | 898 | 899 | 900 | 901 | 902 | 903 | 904 | 905 | 906 | 907 | 908 | 909 | 910 | 911 | 912 | 913 | 914 | 915 | 916 | 917 | 918 | 919 | 920 | 921 | 922 | 923 | 924 | 925 | 926 | 927 | 928 | 929 | 930 | 931 | 932 | 933 | 934 | 935 | 936 | 937 | 938 | 939 | 940 | 941 | 942 | 943 | 944 | 945 | 946 | 947 | 948 | 949 | 950 | 951 | 952 | 953 | 954 | 955 | 956 | 957 | 958 | 959 | 960 | 961 | 962 | 963 | 964 | 965 | 966 | 967 | 968 | 969 | 970 | 971 | 972 | 973 | 974 | 975 | 976 | 977 | 978 | 979 | 980 | 981 | 982 | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 | 993 | 994 | 995 | 996 | 997 | 998 | 999 | 1000 |
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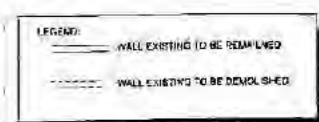




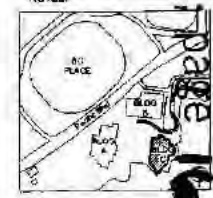


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034-506 57007, DELTA, 007051-COLUMBIA
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 CTEL: (804) 371-8474
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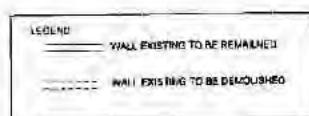
INTERIM CASINO FACILITY
PLAZA OF NATIONS
VANCOUVER, B.C.

CONFIDENTIAL - THIS COPY AND DISCUSSION ARE FOR
THE PERSONNEL OF THE FBI - CHIEF OF POLICE OFFICE
AND ONLY TO BE USED FOR THE PURPOSES OF THE
FEDERAL BUREAU OF INVESTIGATION

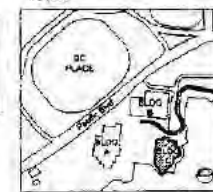
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SECOND FLOOR
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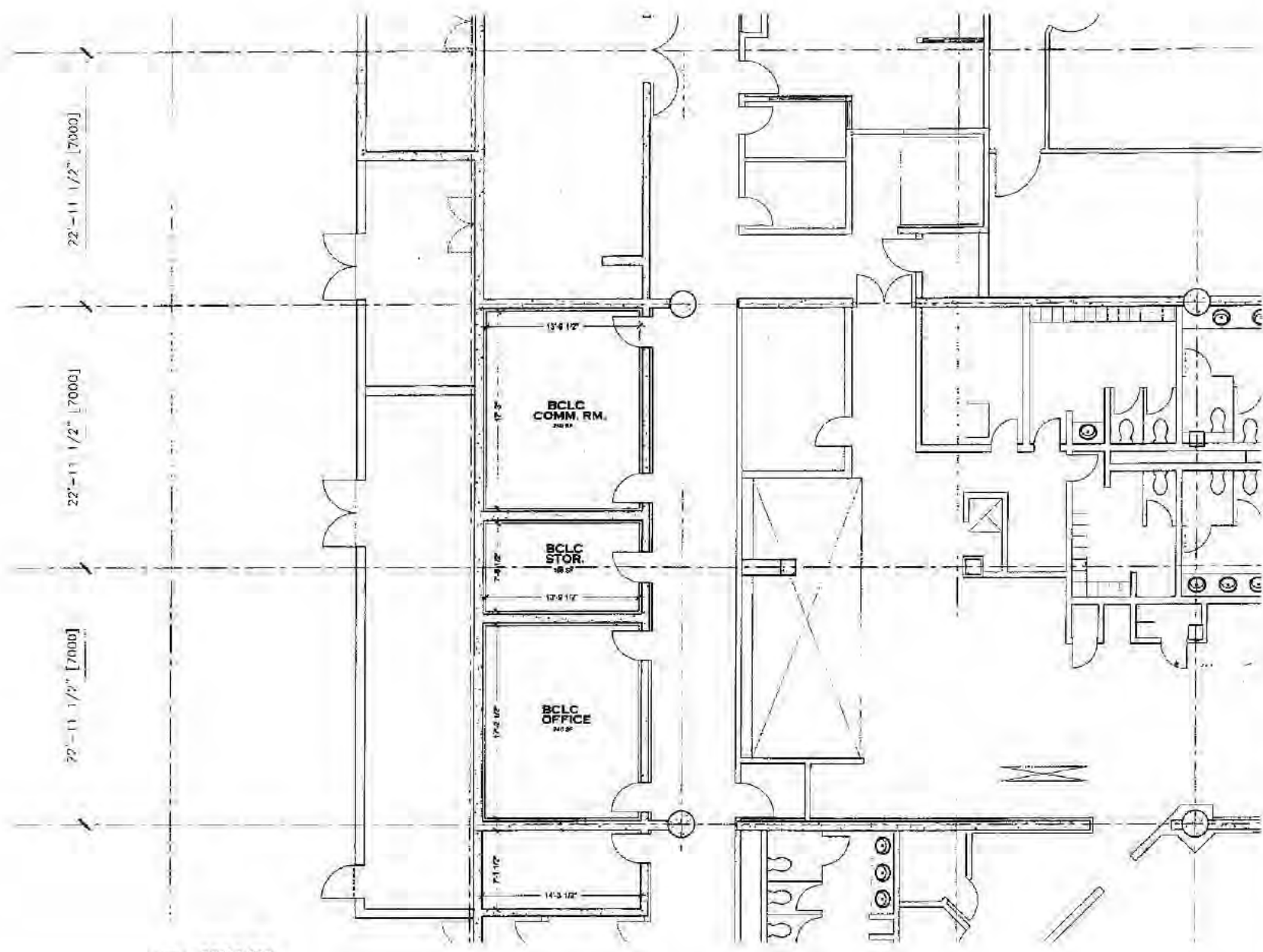
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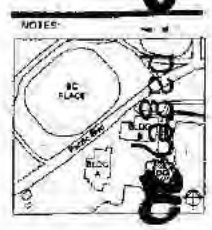
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THIRD FLOOR
DEMOLITION PLAN

A-C293



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C253
FIRST FLOOR
BCLC OFFICES
SCALE: 1/4"=1'



NOTES:

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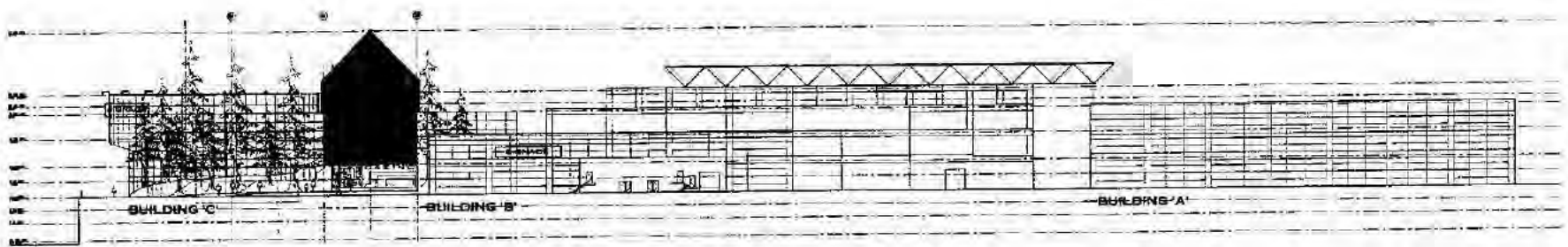
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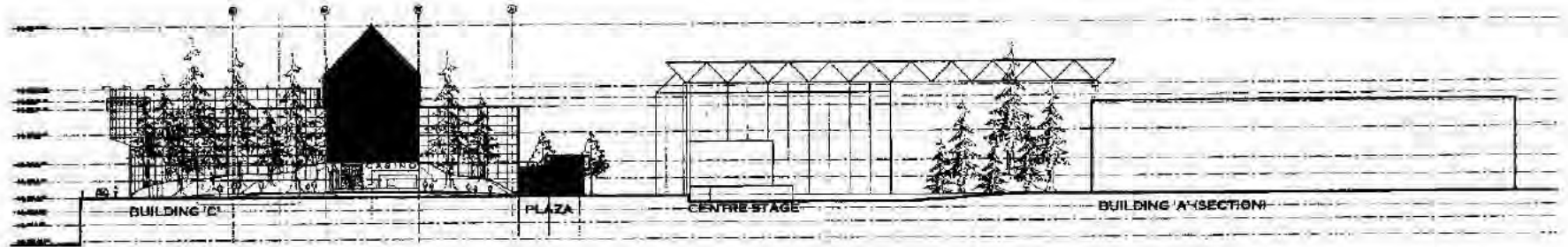
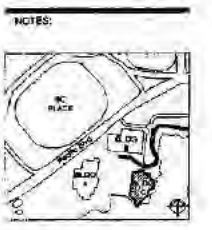
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PROJECT: INTERIM CASINO FACILITY
DRAWING: FIRST FLOOR PLAN (BCLC OFFICE)

Sheet No. **A-C253** of **A**



1
C302
NORTH ELEVATION
VIEWED FROM PACIFIC BOULEVARD
SCALE: 1/4"=1'



2
C303
NORTH ELEVATION
VIEWED THROUGH PLAZA
SCALE: 1/4"=1'

NOTES:

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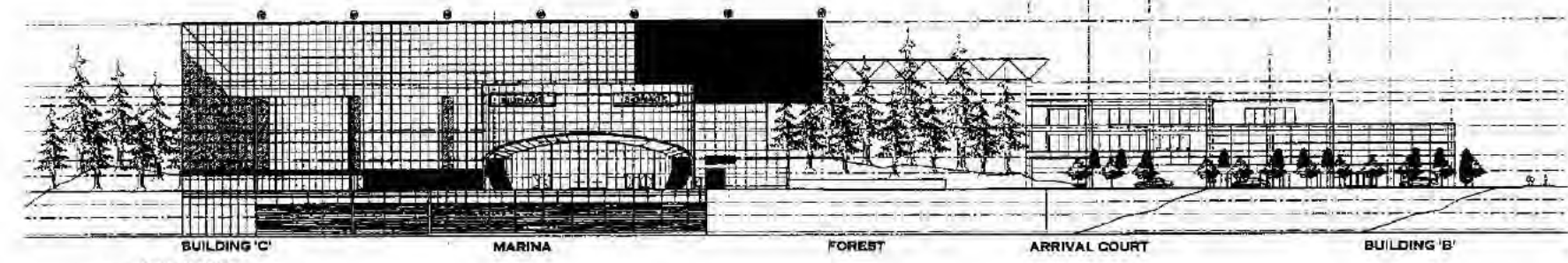
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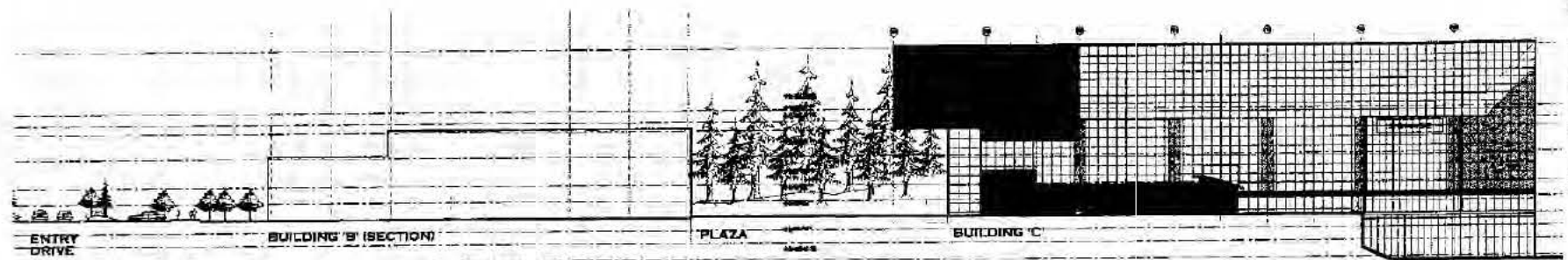
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PROJECT: INTERIM CASINO FACILITY
DRAWING: EAST AND WEST STREETSCAPE ELEVATIONS

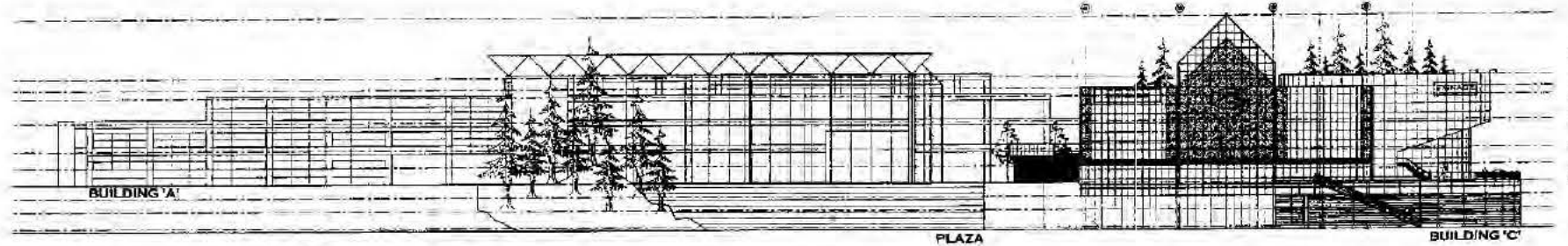
Sheet No. **A-C351** of **A**



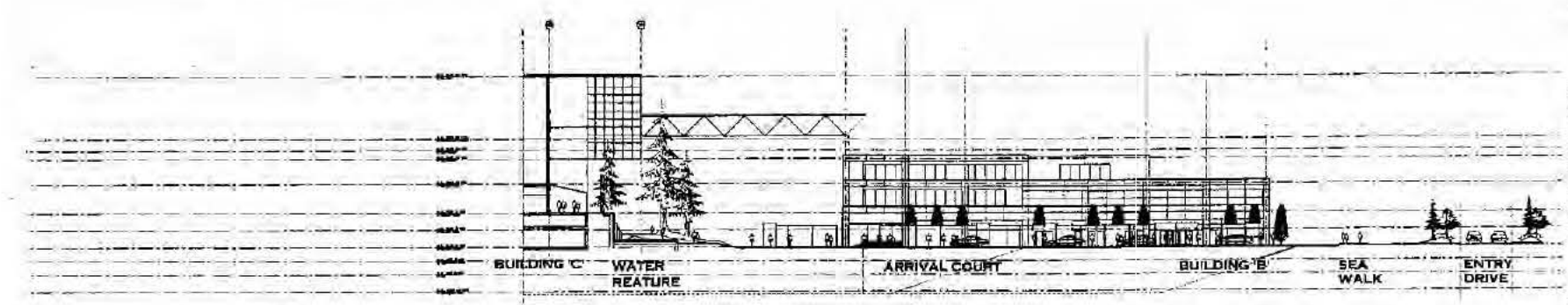
3
C304
EAST ELEVATION
VIEWED FROM FALSE CREEK
SCALE: 1/4"=1'



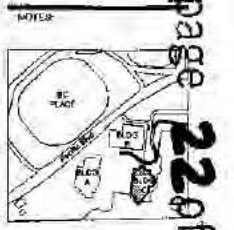
1 WEST ELEVATION
VIEWED FROM PLAZA
SCALE: 1" = 24'-0"



2 SOUTH ELEVATION
VIEWED FROM FALSE CREEK
SCALE: 1" = 24'-0"



3 EAST ELEVATION
VIEWED THROUGH ARRIVAL COURT
SCALE: 1" = 24'-0"

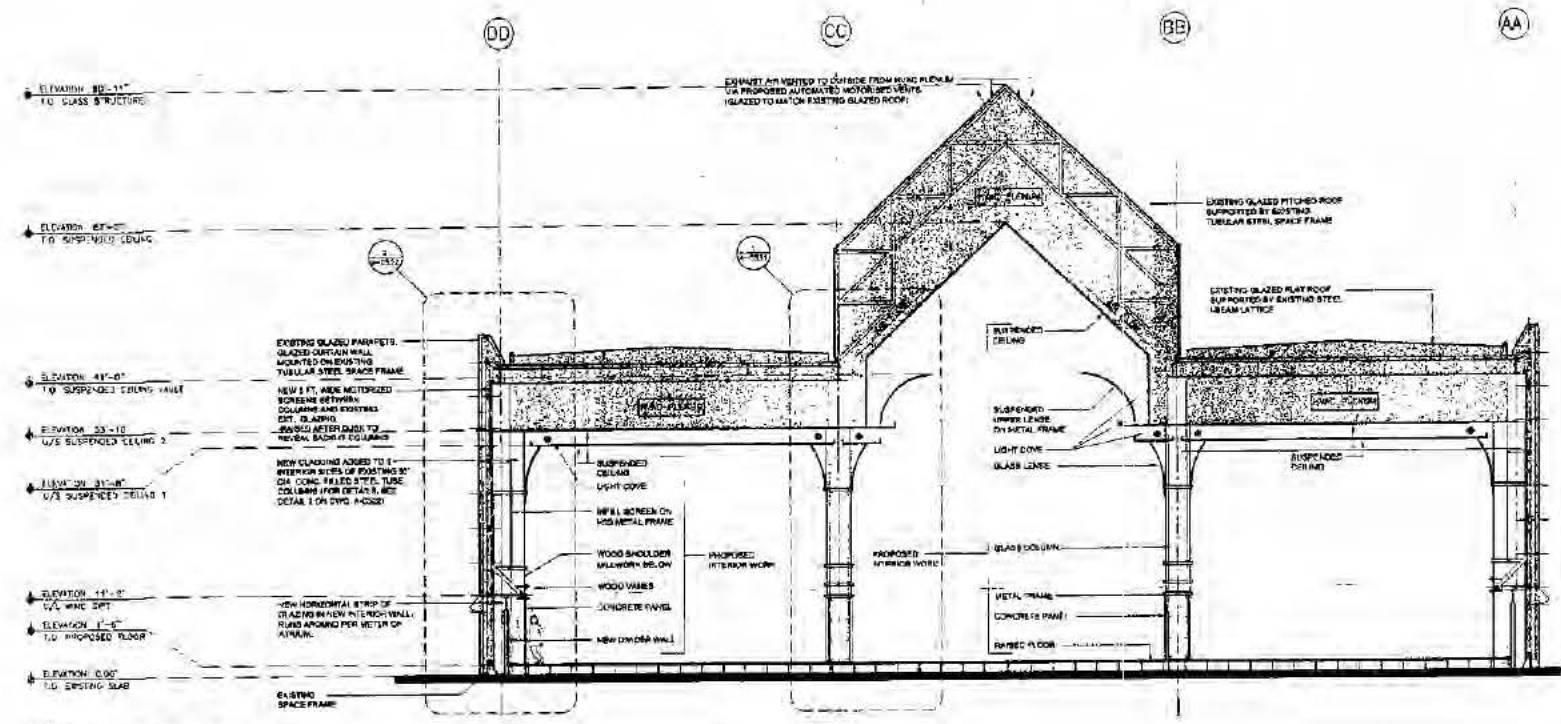


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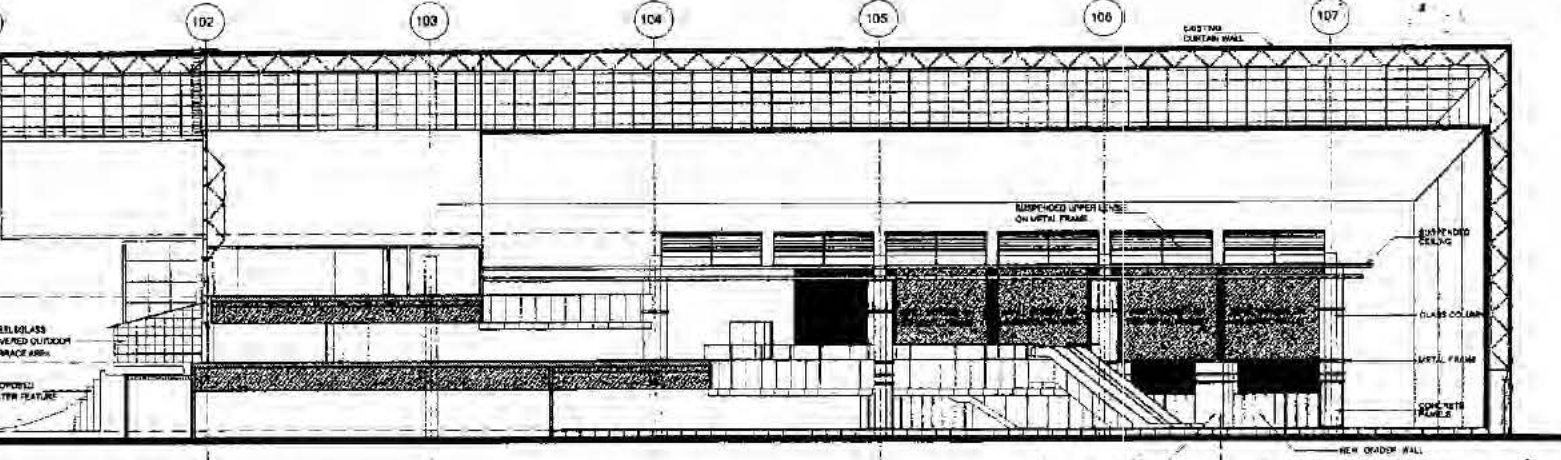
INTERIM CASINO FACILITY
PLAZA OF NATIONS
VANCOUVER, B.C.

BUILDING C
EAST AND WEST
STREETSCAPE ELEVATIONS

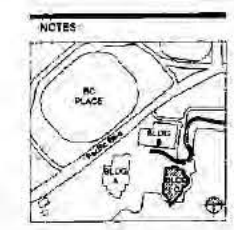
A-C352 A



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

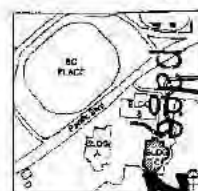
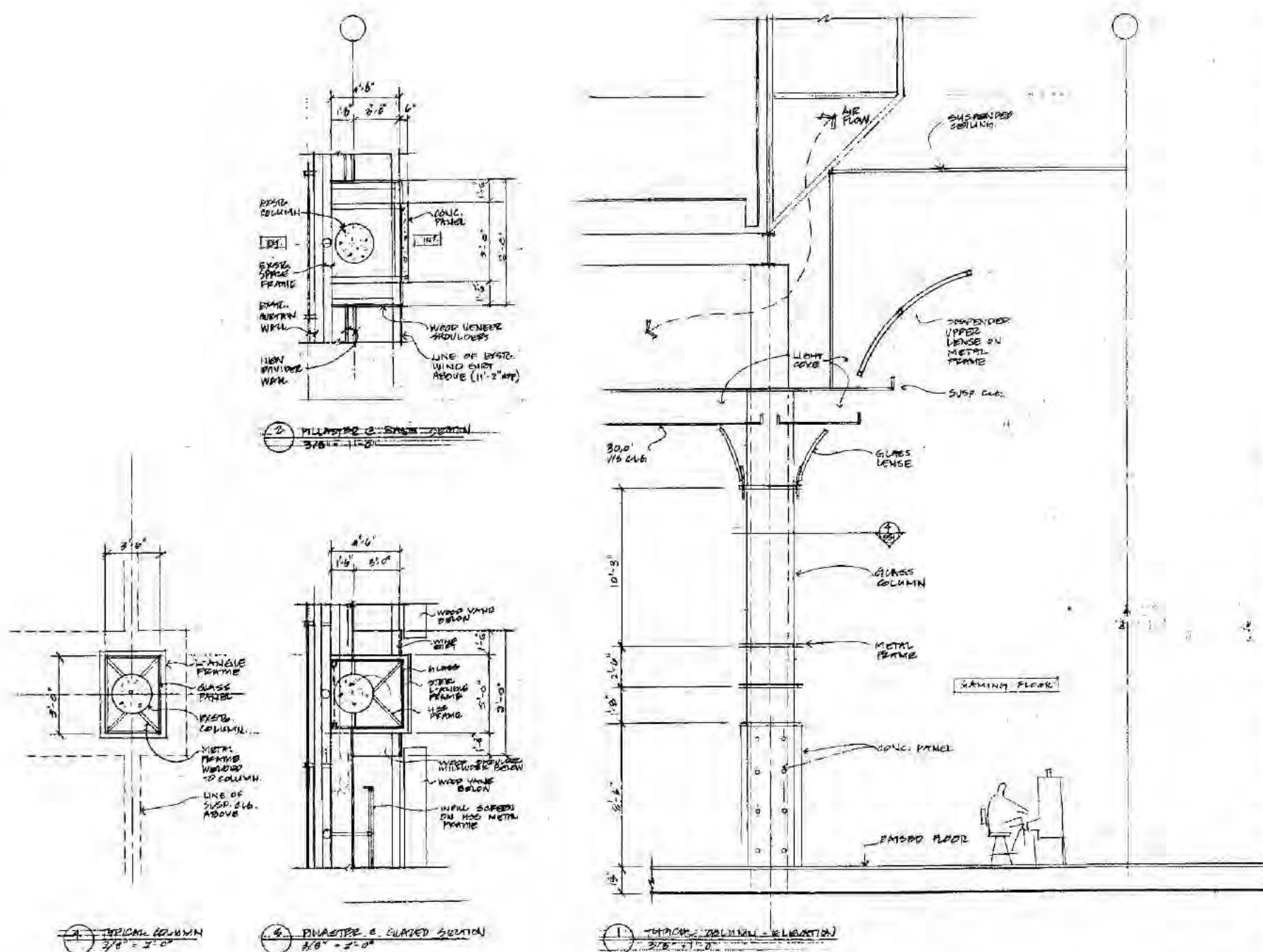


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INTERIM CASINO FACILITY
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BUILDING SECTIONS

A-C401

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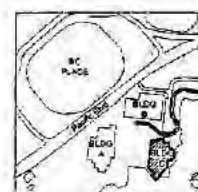
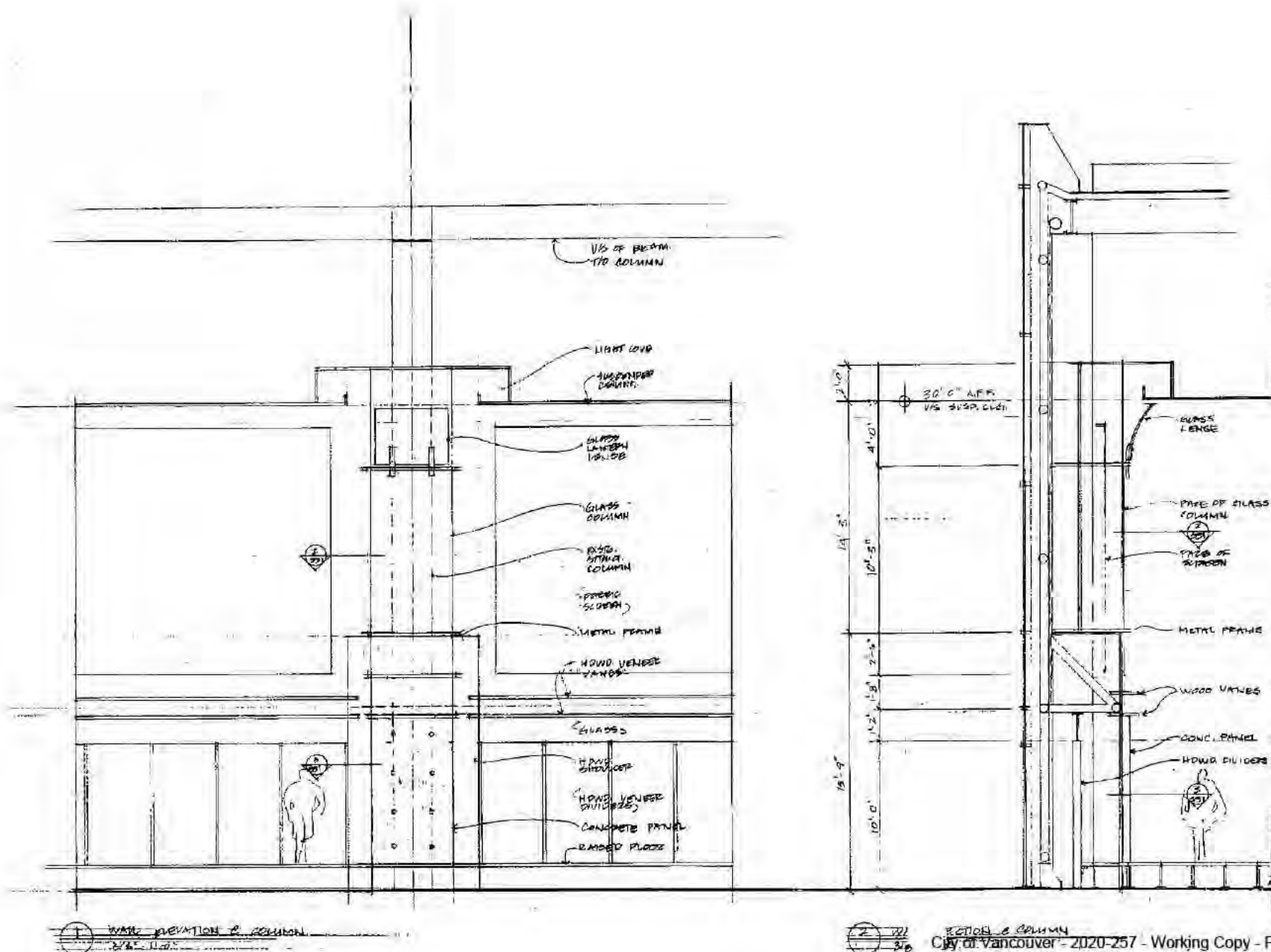
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INTERIM CASINO FACILITY
PLAZA OF NATIONS
VANCOUVER, B.C.

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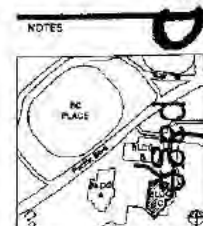
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 E-MAIL: cbl@chessuk.com

INTERIM CASINO F
PLAZA OF NATION
VANCOUVER, B.C.

NAME: Rt
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002
ATRIUM
PERIMETER WALL
SECTION - E

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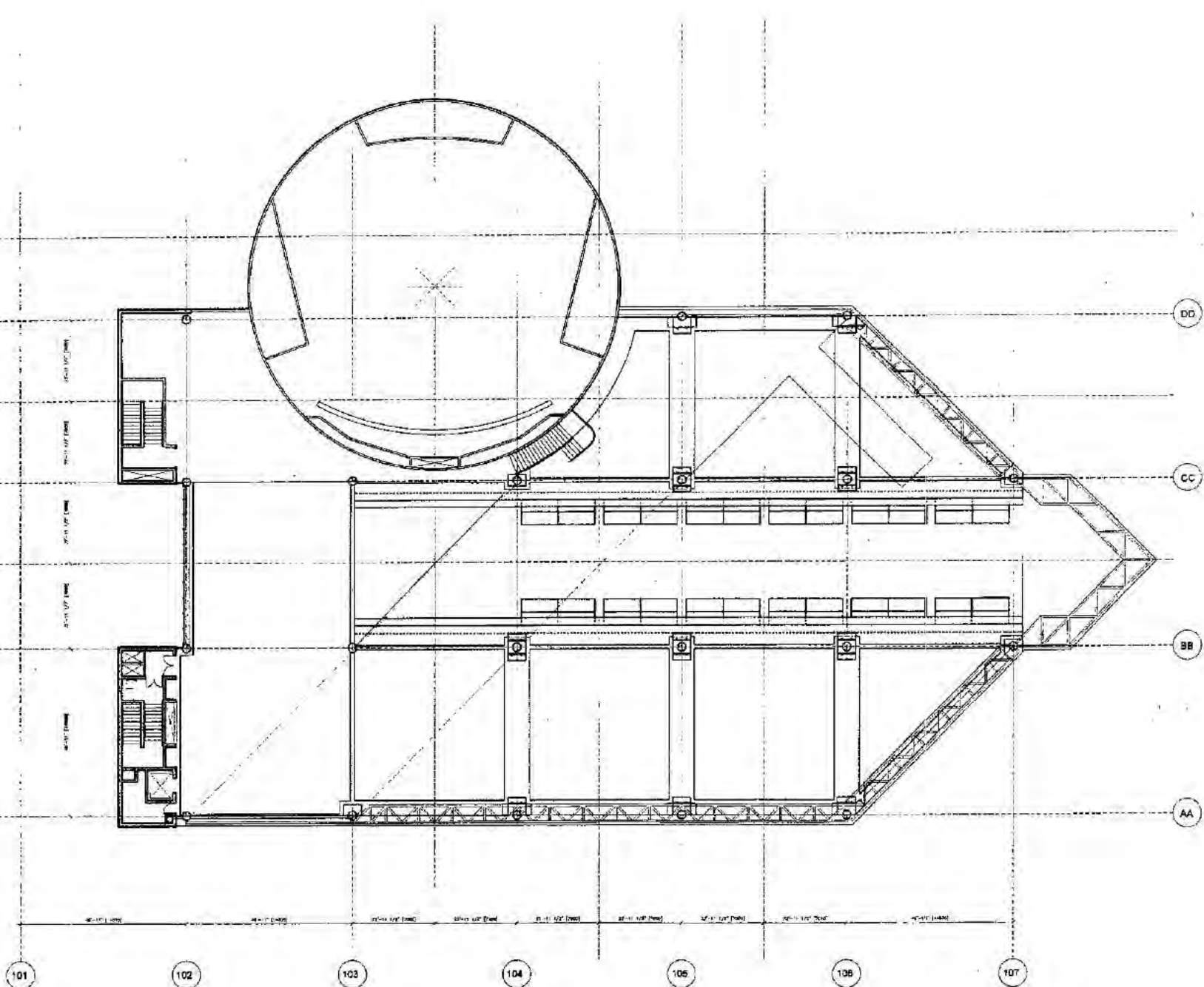
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REFLECTED CEILING PLAN
 HIGH LEVEL

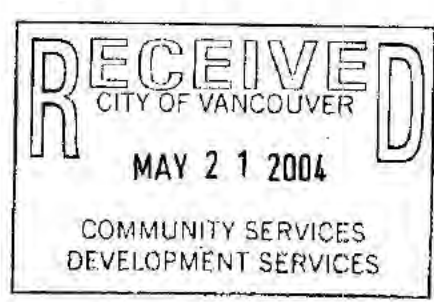
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DEVELOPMENT PERMIT APPLICATION INTERIM CASINO FACILITY Plaza Of Nations, Vancouver, B. C.

DESIGN RATIONALE

DE 408507



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 TEL: (604) 943-1151
 FAX: (604) 943-1152
 Email: perch@tolus.net



**British Columbia
 Lottery Corporation**

SITE ORGANIZATION

The existing site presents a number of challenges in terms of access and visibility as a viable commercial location. These are a result of the building's very specific intended purpose and use. The original complex was design as part of a larger context of exhibition buildings within the Expo '86 fairgrounds which were connected by pedestrian corridors and linkages across the site. The placement of Building 'C' as the focal point of the host province's pavilion projecting into the creek at the centre of the fair grounds speaks to its orientation to the creek and the remainder of the site stretching from Granville Street on the west to 2nd Avenue on the southeast shore of False Creek. Now that this original context is gone, the remaining Plaza of Nations complex finds itself with no real street exposure, very limited visibility through to Building C from the street, and inadequate access to Building C which is remote from the street. The complex is turned inward toward its central plaza, which reinforces this open space and venue, but does not serve the requirements of these buildings for commercial use.

In order to address this reality of the building's orientation, and to serve the needs of the Casino customers, a separate and distinct new entry location is proposed at a location which is not confused with the existing pull-out and accesses to the other buildings in the complex. In addition to serving the functional needs for customers to access the building easily, it provides an opportunity to give Building C some needed street presence and improved visibility.

This site entry also provides improved access to the parking facility below Building B, and includes a through connection to the intersection of Carrall Street and Pacific Boulevard. This connection will be signalized to provide a controlled exit point and alternate entry to the undeveloped lands east of the Plaza of Nations.

SITE AMENITIES

The development proposes a generous drop-off area along the east façade of Building B, complete with canopy elements to provide weather protection for customers being dropped off and making their way to the main entry of the building on the west façade of Building C. A turn-around area is provided to allow cars to exit this drop-off area and exit the site or find parking in the below grade spaces or off-site lot to the west of BC Place stadium. Shuttle service will be provided from the remote off-site lot as well as a pedestrian link complete with controlled crossing of Pacific Boulevard.

In addition to these amenities provided for casino customers, the improvements to the continuation of the sea-walk through the site will be of benefit to the public. Widening, resurfacing and delineating this pathway are among the improvements proposed.

SITE DEVELOPMENT & LANDSCAPING

The major work proposed to the site is related to the improvement of entry, access and circulation on the site. This will include improving the screening of undeveloped areas

alongside the entry drive, with raised berms and plantings, additional trees and plantings along the arrival court and drop-off areas, along the seawalk edge, and along the façade of building B. Lot 5B and the Carrall Street connection will also receive some landscape improvements, defined pedestrian collector routes and linkages. This additional greening and screening will improve the appearance of the site and experience of the buildings.

The existing site contains a stand of mature vegetation which was part of the original pavilion's theme, to represent the west coast landscape. Included in the primary stand at the north of Building C was a meandering walkway and water feature. An arborist report provides an inventory of the existing trees and an assessment of their condition. In addition to retention and/or removal based on value and condition, enhancements will be proposed as part of the detailed Landscape design. The proposed changes will preserve the major clusters of valuable trees, but will allow the centre portion to be opened up and provide visibility to the building. The development further proposes reviving the memory of the water-feature, through the introduction of a rocks cape and water feature that is consistent with the theme of representing the west coast landscape, its materials and forms.

BUILDINGS

The existing buildings are a combination of architectural metal panel, and glass, with Building C being largely enclosed by glass. The unique character of this building and its use of glass as its primary building material, form the basis of the design approach for the proposed casino. There will be two additions to the existing building: a new Entry / Lobby on the west façade of Building C providing immediate access to the main gaming floor. This element will be a combination of glass and metal to be consistent with the existing building and integrate with it. The curved roof form provides a subtle counterpoint to the angular and rectilinear nature of the existing complex. The other addition is a Mechanical and Electrical enclosure at the north east corner of the building in the location of the existing loading facility. This portion will be clad in metal panels to match the existing.

The technical requirements of the space require the introduction of an inner enclosure of the interior volume in order to create an air cavity at the backside of the existing exterior glazing. This is required to effectively cool the building and achieve acceptable design temperatures and conditions. Control of the variations in light levels for surveillance and monitoring systems is an additional requirement achieved by the introduction of this interior enclosure. The transparency of the building will be maintained along the west façade at the plaza level, where activity from the casino's lounge and café areas spill out onto the plaza itself. The new entry will similarly be transparent. The remainder of the building beyond this point is over the creek and not accessible at eye level for pedestrians. The only other stretch of glazing at grade visible to pedestrians is on the east façade accessed from the marina and dock. These will be maintained transparent in their existing configuration, with the exception of the glazing at the base of the theatre. The remainder of glass elevations is viewed from a distance across the creek, from the east end of False Creek, or the Cambie Street Bridge. At these distances, due to the reflective

qualities of the glass under daylight conditions, the glazing is less transparent and more reflective. The existing building also has a sun shading screens on the back side of the glass which further reduce the transparency of the building. These are proposed to be removed, and to be replaced with a combination of open transparent sections, opaque sections with lighting effects designed to animate the structure behind the glass and a series of retractable shutters which will allow for the full extent of the most prominent 'prow' of the building to be transparent at night time when building transparency occurs. The location of a major glass sculpture in the centre of this space will provide life to the building and a manner which is respectful of the building's material palette, and uses the transparent quality of the building to the greatest extent possible within the limitations of HVAC and lighting.

INTERIORS

The interior design of the building, its elements and materials palette reflect the continuity of the building's exterior through to the interior of the space. The lightness and glassiness of the building is maintained with the extensive use of interior glass installation, art, enclosures and features. Among these, concrete, steel and glass column wraps are proposed for the main central volume. Backlit and illuminated glass and lantern elements on these columns and as wall panels, and ceiling features will reinforce the reality of the glass building and carry this character through to the inside. Three major public art pieces have been commissioned for the space, one at the prow of the building, one along the balustrade, and one as the focal point on the north façade of Building C. The motifs, colours and materials are reflections of the natural materials of the west coast: rock, water, and trees, but interpreted in a contemporary manner suitable for this casino's urban context and downtown location.

REZONING CONDITIONS, CLARIFICATION AND APPLICANT'S RESPONSE

(a) That, prior to the enactment of the CD-1 amending by-law, the proponents shall make arrangements to the satisfaction of the Director of Planning and the Director of Legal Services to ensure that the Casino - Class 2 at the Plaza of Nations complex will only operate at this location for up to four years after the issuance of the initial occupancy permit for this use.

Rezoning staff clarification: "This will be done through a time-limited development permit. To reinforce this we may, or may not call for a legal agreement, depending on advice from Law."

(b) That, prior to approval by Council of an amended form of development for the Plaza of Nations complex to accommodate a temporary Casino - Class 2, the applicant shall obtain approval of a development application by the Development Permit Board which shall have particular regard to the following:

- (i) Casino - Class 2 use to be limited to a period of no greater than four years from initial occupancy.*

Rezoning staff clarification: "This limitation will be accomplished by way of a time-limited development permit."

(ii) Approval of an accompanying development application by the Development Permit Board for off-site parking facilities for the required ancillary parking to service the Casino development with due regard to the location which may not extend past a line extending the east side of Carrall Street from Pacific Boulevard to the shoreline. As well, due regard for size, number of vehicles to be accommodated including bus parking and landscape treatment, entries/exits and pedestrian accommodation along the waterfront, if a waterfront site is chosen, and within and through the site as deemed appropriate. Casino parking, including circulation and access aisles, located to the east of a line projected south along the easterly alignment of Carrall Street is not supported.

Rezoning staff clarification: "The proponents have already agreed to not pursue parking ancillary to Casino east of the Carrall Street alignment as had originally been proposed. The other parts of this condition are intended to ensure that motor vehicles are handled appropriately and that pedestrian access is maintained through the site and along the waterfront for seawall users. Landscape treatment would be temporary [see condition iii (4)] and to similar standards as we have required for other temporary surface parking lots in Vancouver."

(iii) Arrangements to the satisfaction of the Director of Planning in Consultation with the General Manager of Engineering Services for:

- (1) The provision of improvements to Pacific Boulevard adjacent or in proximity to the site, and new or modified signalization, as required;*
- (2) The location and design of access to/from, and circulation routes within, the site;*
- (3) The design of all parking areas, and passenger and goods loading facilities;*

Rezoning staff clarification: "These are general clauses that can be interpreted once we have received the traffic and parking study. The intention is to seek measures limited to those needed for the Casino only. There is no intention to seek improvements to Pacific Boulevard across the whole Plaza of Nations site, but some improvements may be needed along a portion of the north edge of the proposed parking area to the east."

Applicant's Response:

"(1) The provision of improvements to Pacific Boulevard adjacent or in proximity to the site, and new or modified signalization, as required;

The development proposes the implementation of the recommendations contained in the Traffic Impact Study (January 20, 2004, Ward Consulting Group) comprised of signalization and improvements to the intersection of Carrall Street and Pacific Boulevard, a controlled pedestrian crossing at Pacific Boulevard, and proposed reorganization of lanes on Pacific Boulevard along the site and in the vicinity of the new entry to the site. A copy of the Traffic Impact Study, new drawings No. 1346SK-1 "Proposed Road Network Improvements" and Drawing No. 1346AC-1 "Proposed Conceptual Access Plan" document these proposed improvements.

(2) The location and design of access to/from, and circulation routes within, the site;

Access to the site is provided from a new point north of the Plaza of Nations along Pacific Boulevard, providing direct access to the area of the site north of Building C. The existing driveway location will be temporarily closed, to be available as a back-up entry point during major events on adjacent lands. This entry point is identified on the attached Drawing No. 1346AC-1 "Proposed Conceptual Access Plan" provided by Ward Consulting Group, and details of its design are contained on Civil drawings submitted.

In addition to providing a visible and identifiable entry point for the Casino, this location will improve the existing condition for vehicles exiting Pacific Boulevard, allowing vehicles to pull off the road onto the site freely with appropriate stacking dimensions. This additional entry also ensures that there is no conflict with other tenants and existing facilities at the Plaza of Nations.

The internal circulation is organized to provide access to either the below grade parking in Building 'B' assigned for Casino use, or to a customer drop-off area and turn-around in the proposed arrival court along the east side of Building 'B'. This area currently functions in a similar manner, despite being poorly defined and organized. The proposed arrival court improvements will provide clear delineation for vehicle movements, separation of pedestrian zones and routes, and separation of public thoroughfare along the sea-walk route.

The new entry and drive propose a variety of landscape improvements including a berm and planting along the entry drive to screen the remainder of the undeveloped lot, as well as landscape elements used in the delineation of zones and improvements to the arrival court, details of which are contained on the Landscape Drawings submitted.

(3) The design of all parking areas, and passenger and goods loading facilities;

The parking areas associated with this development are proposed to be accommodated partially on-site in the below grade facility in Building 'B', and the remainder on Lot '5B' west of BC Place Stadium. The parking provided in the combination of these two areas satisfies the minimum 140 - maximum 327 criteria outlined on page 6 of Appendix D of the Staff Report. Lot '5B' provides the benefit of being available for off-site parking on a full-time basis, and avoids potential 'interruptions of use' associated with the lands to the east of the Plaza of Nations due to major events.

The off-site parking areas will include a pedestrian link at grade including new controlled crossing of Pacific Boulevard leading to the Plaza and Casino. In addition, a shuttle bus service will be offered between this lot and the proposed customer drop-off area north of Building C.

Goods and Materials loading facilities associated with the Casino will be handled at the existing loading facility for Building C located at the north-east corner of the building. Improvements to this area will include an addition to the building containing fully enclosed garbage and recycling facilities, as well as a secure 'delivery lock' for goods handling. These functions will be internal to the building and are in a

location which is removed from primary public and pedestrian access to the building, and is well screened by the existing mature vegetation along the north of Building 'C'."

(4) Improvements to support pedestrians, bicyclists, and transit riders, in particular, but not limited to, modifications to the False Creek Seawall in or surrounding the site, and adjacent to any parking areas developed in association with this application, and interim development of the Carrall Street Greenway from Pacific Boulevard to the Seawall;

Rezoning staff clarification: "The intention is to require separation between the parking lot and the seawalk, while maintaining sufficient width along the seawalk to accommodate pedestrians and bicycles. Depending on the state of repair of the seawalk, sections of asphalt may need to be replaced and there may be railings needing to be repaired. The intention is not for a rebuilding of the seawall or the walkway.

The intention for an interim Carrall Street Greenway is to provide for a safe and adequate pedestrian connector which may include removable barriers or temporary landscaping and painted lines [see conditions iii (12) and (13)]."

Applicant's Response: "The development proposes improvements to the organization of movement on site including the provision of a link through the Plaza of Nations for Seawalk traffic that is defined and separated from other traffic on the site. The Site Plan submitted indicates the routing of this connection, it is kept on the water side of vehicle access, runs continuous avoiding intersection with vehicle traffic, and will include improvements to surface, width and landscaping that will be of public benefit.

The new signalization at the intersection of Carrall Street and Pacific Boulevard, will provide the opportunity for pedestrian link south from the intersection to the seawalk, delineated on the existing paved surface, and defined with the placement of landscape planters and vehicle stop curbing."

(5) Operation of the Plaza of Nations site once the proposed casino is operational with respect to the entire calendar of special events anticipated;

Rezoning staff clarification: "We understand that the management of the entire Plaza of Nations site is being taken over by the casino operators. The intent of this condition is to ensure that the dragon boat races and other community events and festivals are not impacted by the change in management."

Applicant's Response: "While the Casino will share the Plaza of Nations complex with a variety of other tenants, it will assume management of the Centre Performance Stage. Existing agreements for community access to this facility will be honoured. The Casino will manage this facility through its Marketing Department, and will seek to enhance existing usage with the addition of other events and programs that are complimentary to the casino operation.

In addition to the existing Centre Performance Stage, the Casino will manage the existing Theatre space in Building 'C' with a view of encouraging events which add to the cultural and artistic fabric of Vancouver and create marketing synergies for a unique west coast experience at Vancouver's Downtown Casino. Events such as the Vancouver Film Festival, Jazz Festival, Taiwanese Cultural Festival, and numerous others events are an example of the programming direction. In addition to events and performances, other arts activities are also being considered, including the incorporation of a Glass Blowing Centre to the centre plaza/stage area.

These efforts and proposed use of this unique facility have the opportunity work in synergy with the casino operation to make this premier destination for visitors and an important part of the west coast experience."

(6) An access and event operations plan to address vehicular access and parking when there are events at major venues within the area that would affect the availability of parking for the casino;

Rezoning staff clarification: "The intent is to make sure that the minimum required parking is secured in the vicinity at all times the casino is open for business, noting that the currently-proposed parking lot will likely be used for events from time to time, like the Indy."

Applicant's Response: "The parking secured for casino use in both Building "B" and Lot 5B are designated parking for casino use on a full-time basis. The main large scale events that may have an impact on the access and parking for the casino include: Molson Indy in July, the Vancouver Sun Run in mid April, and the Adidas Marathon in early May.

During the Molson Indy there will be no access to the arrival court, customer drop-off and turnaround. The existing site entry will be temporarily opened to provide access to the below grade parking in Building 'B' and to provide a drop-off area for customers. Additional shuttle service will be provided from Lot 5B, including the possibility of pedi-cab service which would benefit able bodied and mobility impaired customers. Additional details and access to the building will be worked out in consultation with the Molson Indy.

With respect to the Sun Run and Marathon, the plan proposes the use of the new signalized entry at Carrall Street. This will allow the new site entry and all customer drop-off and turnaround amenities to function normally.

During Hockey and Football events, designated casino parking will continue to be managed by the Casino Operator who proposes to secure its own parking requirement through adjustments to rates, and a special event validation process, and other similar methods. Football games have a relatively low impact on the existing parking on adjacent lands, and are not anticipated to have any impact on the secured Casino parking. Furthermore, the separate site access for the casino and the Carrall Street intersection allow for these to each deal with different demand without too much impact on the other. The distribution of parking activity for Hockey is concentrated to a period 30 minutes before and after the game, whereas the casino traffic is more evenly distributed. This will allow for both to function at the same time. Additional information is contained in the Traffic Impact Study attached.

For the remainder of smaller events that take place at the Plaza of Nations, whether concerts, festivals or community events, the Casino Operator will manage parking to secure the designated casino parking through the means mentioned above. The balance of the parking available on the Plaza of Nations site both on the surface and below grade in Building "A" will continue to be available for the public and other tenants of the Plaza of Nations. Finally, public transit will continue to be a popular alternative for those who are planning to attend single major events in the area.

(7) Appropriate traffic and noise mitigation measures if determined to be needed and funding by the applicant for these measures to be agreed to;

Rezoning staff clarification: "The traffic component of this condition can be interpreted once we have the traffic and parking study. We are not aware of noise issues related to casino use, but if any emerge as part of the development permit process, this condition covers off any needed mitigation measure."

Applicant's Response: "The development proposal includes consideration for acoustic mitigation where necessary. To date, the measures proposed for the re-fit of Building 'C' will have a mitigating effect on sound which will be an improvement over the existing building and its use. An acoustical engineer will be retained to assess the more detailed final design in this regard. Additionally, the development proposes to implement the recommendations of the Traffic Impact Study which were previously determined."

(8) Architectural treatment, finishes, signage and lighting to be of high standard without being unduly over illuminated;

Rezoning staff clarification: "This condition is self-explanatory."

Applicant's Response: "The development proposes a high level of finish with the use of materials that are consistent and compatible with the existing building. The majority of the work is interior to the building, with only minor additions to the exterior for an Entry/Lobby, as well as a new enclosure for the additional mechanical and electrical equipment required for the building.

The lighting strategy for the building will focus on indirect and washes of light and colour. A combination of backlit glazing sections, LED moving colour light behind the existing curtain wall, and illumination of the building from select locations at parapet level, and from landscape areas, will animate the building appropriately without being unduly over illuminated. Signage applications will follow."

(9) Retention of the transparency of the building from inside and outside by keeping slot machines and furniture away from the windows and keeping the windows uncovered;

Rezoning staff clarification: "This condition is self-explanatory."

Applicant's Response: "Our approach to the building and to the interior design is respectful of the unique transparent nature of the existing glass building. We have sought wherever possible to retain this condition or to reflect its characteristics in the design, to the extent possible given the variety of technical requirements that are unique to the casino occupancy.

The first major technical requirement is for heating, cooling and ventilation of the space. A glass building presents a significant challenge in dealing with solar heat gain, which when added to the internal heat load generated by the casino equipment and occupants cannot be easily cooled with conventional methods. A comprehensive computer modeling study of the cooling and ventilation requirements undertaken by VEL Engineering concluded that air conditioning and ventilation equipment alone could not achieve acceptable design temperatures within the space without significant screening within the space. The most efficient and only viable solution was to create a second inner enclosure within the building isolating an air cavity between this enclosure and the existing glass exterior enclosure. This space is proposed to be treated separately with cooling and ventilation designed to cool the exterior glass skin and maintain a more stable and easily treated interior volume. This interior volume is proposed to be treated through the raised floor system to the interior of the space.

The enclosure of the interior volume is achieved through the installation of a second 'skin' on the inside of the existing space frame structure. This space is proposed to be illuminated with feature lighting that will animate the glass, allow the play of light on the internal steel structure to be visible at night, and ensure that the building looks occupied. This condition occurs in select locations where full transparency is not achievable. A range of other measures is proposed to reinforce the transparency of the building including, maintaining transparency at plaza level along the west elevation at eye level; at the third floor level and north end of the building, maintaining a horizontal strip of glass running the full extent of the existing glazed sections, and installing operable shutters on a vertical shafts at the backside of columns around the building, as well as the ability to have the 'prow' of the building which projects into False Creek be fully visible at night.

Approximately 50 percent of the building perimeter is not glazed. The north elevation is covered at the first floor by the mature planting and berm/backfill on the building; the east elevation is covered by the theatre for a portion, and the remainder is glazed. However, this side of the building is only experienced at grade from the adjoining dock structure and is not integrated with the other public

spaces. The remainder of the wall areas are projecting into the creek and are not viewable at eye level, and will be either backlit, operable, or transparent.

In addition to the above, the building has a strong focus on glass and lighting including the installation of 3 pieces of public art; at the approach to the building from the north, within the space along the mezzanine and suspended within the prow of the building. These glass sculptures respect the material and character of the existing building."

(10) Design development to locate a standard dimensioned seawalk and bicycle route through the Plaza of Nations complex by either reducing the size or relocating the guest drop-off in a northerly direction or constructing a new seawalk and bicycle route around the southerly point of the proposed casino, and ensure the route is fully accommodated to the satisfaction of the Director of Planning and the General Manager of Engineering Services;

Rezoning staff clarification: "The intent is to ensure the maintenance of a standard-width pedestrian/bicycle route through the site. The proponents are given two options; either to pull back the proposed vehicle turn-around and maintain the route close to its current alignment, or relocate the route around the water side of the building - perhaps with a floating structure. We expect the proponents will choose the former option. The approval process for the latter option would be complicated and may not be successful in any case. What is not acceptable is relocation of the route along Pacific Boulevard."

Applicant's Response: "Continuity of the seawalk through the Plaza is maintained, and the definition of this public amenity is further enhanced through the proper delineation and allowing it to follow a dedicated route flowing around and separate from any casino drop-off activity. These measures will greatly improve the quality of this connection, and the manner in which it crosses through the complex."

(11) Design development to locate the guest drop-off outside the central plaza area to maintain the character, function and integrity of that space;

Rezoning staff clarification: "The currently proposed turnaround intrudes into the central plaza. This condition would ensure the integrity of this space is maintained."

Applicant's Response: "The location of the casino drop-off area and arrival court is proposed to occupy an area which is north of building C and east of Building B, and not in conflict with the central plaza space. This will create a series of adjacent but defined separate outdoor spaces that serve the variety of functional needs of the plaza and its occupants."

(12) Design development of a landscape plan for the whole site area of the casino proposal that includes, among other things, the site edges along Pacific Boulevard South, and along the seawalk and bicycle route, and including these elements for the parking lot to the east of the site, if pursued by the proponents;

Rezoning staff clarification: "The intention is for portable landscape features such as planter boxes that can be moved as needed for short-term events on these Concord lands. The portion of Pacific Boulevard mentioned is limited to a portion of the north edge of the proposed parking lot and is not meant to include the edge along the existing buildings at the Plaza of Nations."

Applicant's Response: "The development includes a Landscape Plan submitted which identifies a range of measures including retention and enhancement of existing mature trees, new permanent landscaping and a moveable or temporary installations to provide greening and screening throughout the site. Combined these measures will constitute an increase in the extent of landscaping and an overall improvement in the greening of the site."

(13) Should the proponents pursue a parking lot to the east of the site, design development of a walkway forming an extension from Carrall Street to the shoreline which may travel along the east side of a line extended from the east side of Carrall Street from Pacific Boulevard South to the shoreline;

Rezoning staff clarification: "The intent is for a safe and adequate pedestrian connector which might include barriers or temporary landscaping and painted lines [see condition iii(4)]. The current asphalt surface may be sufficient."

Applicant response: "The development does not propose parking or access in these referenced sites, and the provision of a temporary functional link from Carrall Street to the seawalk with delineated walkway, and movable landscape planters will not be provided."

(14) Public benefits to the satisfaction of City Council.

Rezoning staff clarification: "The intent is for Council to consider any public benefits the proponents may wish to volunteer."

Applicant's Response: "City Council has received a letter from the applicant's offering to create a "Social Responsibility Fund" intended to help mitigate some of the negative consequences associated with casino gaming. The offer includes the participation of the British Columbia Lottery Corporation (BCLC)."

In addition to the conditions put forward by staff, noted above, Council established the following two conditions at the Public Hearing:

- (v) Arrangements to the satisfaction of the Director of Social Planning and Director of Legal Services to prepare a casino operations job creation program targeted to qualified unemployed and underemployed downtown residents.

Applicant's Response: "The applicant has developed a job creation program for qualified unemployed and underemployed residents in the city of Vancouver with particular emphasis on residents of the adjoining neighbourhood in Vancouver's Downtown Eastside.

The program has three elements:

Construction: the casino has contracted with Bladerunners to provide trainees during the construction phase to assist in demolition, general labour and other construction work as available. Trainees from the Bladerunners are currently on-site. The program is expected to continue through any construction associated with a permanent location.

Operations: The Casino will contract with the Cook Street Studio and Access to provide trainees for food services and hospitality positions throughout the casino. The program will be on-going and initial numbers will determined once the union callback is completed under the contract with the Canadian Auto Workers.

Additional positions appropriate for trainees will be determined and additional contracts with appropriate agencies will be developed.

Procurement: The casino will contract with Cook Street Studios for catering services off-site, expanding jobs at the Cook Street Studio facility in the Downtown Eastside. The Casino will also seek to develop additional procurement opportunities including;

- Food and beverage supply
- Printing
- Bottle and other recycling

- Advertising and promotional materials

To ensure a successful, on-going program that maximizes training opportunities and maintains community links, the Casino will supplement its human resources staff with job coaches and a Training Director.

The Training Director will;

- Develop and maintain links with community training programs
- Supervise job coaches responsible for supporting trainees
- Develop a training program to support supervisory staff in their supervision of new trainees
- Develop bridge training to ensure trainees are trained for casino specific jobs.

To support trainees the Casino will use a job coach model similar to Bladerunners. Job coaches, as required, will be added to the Human Resources staff, reporting to the Training Program Director."

(v) Arrangements be made to the satisfaction of the Director of Cultural Affairs and the Director of Legal Services to provide community access to the theatre in Building "C" in the Plaza of Nations, capital expenditures and operating expenses as feasible.

Applicant's Response: "The applicant has developed a capital improvement plan and community access program for the theatre located in the Enterprise Hall. In addition, the applicant has undertaken to maintain community access to the Plaza of Nations stage through assignment of the current agreement with the City of Vancouver.

Facility background: The theatre was originally built for continuous showings of films related to Expo '86. Stage and backstage facility limitations preclude most live entertainment but lend the theatre to original and satellite feed cinema as well as some live entertainment that does not require significant stage area nor set and green room space.

Capital Upgrade: The applicant will invest approximately \$300, 000 to upgrade the facility for casino and community programming. The upgrade will include;

A new projection and sound system

New seating and floor lighting

Stage improvements to accommodate small-scale live events

New Screen

Community Use: The applicant has agreed to make the theatre available to Vancouver community groups under a community use agreement. The agreement will provide non-profit groups in the City of Vancouver with 80 hours of access per month. To ensure access is fair and useable community group access will be balanced evenly between;

Daytime noon to 6pm. Evenings 6pm to midnight, Monday to Thursday

Daytime noon to 6pm. Evenings 6pm to midnight, Friday - Sunday

The applicant will provide the theatre without charge on a first come first serve basis. Additional operating costs - projectionists, catering, ushers, security, etc - will be charged out to the group at regular costs.

In order to accommodate casino programming, community groups will be required to book 90 days in advance for weekend times and 60 days for weekday times to ensure access.

Casino Programming: The casino is developing a program of live and satellite feed events utilizing the cinema. As well, the casino is seeking to develop on-going programming with Theatre Sports and other live performance activities compatible with the venue.

(v) the Director of Legal Services be authorized to enter into a legal agreement with the owner of the Lands to provide additional community access and affordability to the outdoor performance space at the Plaza of Nations, on terms and conditions acceptable to the Director of Legal Services in consultation with the Director of Cultural Affairs.

Policing Issues: The CD-1 text Amendment Council report included the following:

"The Police Department will need to assess the potential increased demands for policing services. The analysis of these demands will have to be carried out during the development permit process."



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Development Services

COPY

FILE # 104-17
104-17

August 25, 2004

Patrick Cotter Architect Inc.
1338 56th Street
Delta, BC
V4L 2A4

Dear Sirs:

RE: 760 Pacific Boulevard
Development Application Number DE408507

Your application was considered by the Development Permit Board at its meeting of August 16, 2004, and it was resolved that the Board APPROVE Development Application No. 408507 as submitted, the plans and information forming a part thereof, thereby permitting: additions, alterations and a change of use for Building "C" at the Plaza of Nations, to permit a Casino-Class 2 for a period not to exceed four years from initial occupancy, and alterations to vehicular access, existing landscaping and public walkways and bike routes, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to provide on-site vehicular access and egress to the Casino from Pacific Boulevard, including interfaces with Pacific Boulevard, on-site vehicular circulation routings, lay-bys, and a turnaround, with improvements to the public realm in this area as necessary, to the satisfaction of the General Manager of Engineering Services and Director of Planning;

Note to Applicant: All reference to works beyond the legal boundaries of the Plaza of Nations site must be deleted from the plans. Any work, such as sidewalk construction, which may be required on City property adjacent to the subject site (or on adjacent "Concord" lands) would require a separate application to the General Manager of Engineering Services.

1.2 design development to add approximately 1,000 sq. ft. of back-of-house area on the third level of the Casino in order to provide additional staff lockers;

1.3 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the design, construction and maintenance of the proposed walkway/bikeway route through the site, including access to the ferry dock;

Note to Applicant: The proposed walkway/bikeway route through the site should be as close to the water as possible. The detour north of the Plaza stage proposed by the applicant is not supported, except on those occasions when the primary waterfront route is not available as a result of special events making use of the Plaza stage. Instead, the walkway must parallel the proposed covered walkway on the west side of Building "C" and then be directed to the south of the stage area. As part of the resolution of the

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condition, a protocol for closure of the primary route must be settled with the General Manager of Engineering Services, pursuant to Council's decision of June 8, 2004. Also, the two parking spaces in the drop-off area adjacent to the walkway/bike route should be removed to allow for the elimination of the curves in this section of the route. Finally, to ensure that the walkway/bikeway is wheelchair accessible, grades along this route are not to exceed five percent (5%).

- 1.4 provision of a Lighting Management Plan and arrangements to the satisfaction of the Director of Planning, Director of Cultural Affairs and the Director of Director of Legal Services Services, that would allow the City to monitor and regulate the exterior lighting of the building; and
- 1.5 preservation of the Expo blue colour of the easterly drum feature of the building.

The Notes to Applicant and Conditions of the Development Permit set out in Appendix B were also approved by the Board.

Appendix C - Processing Centre - Building Comments is also attached for your information.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

We are making improvements to the way we process responses to "prior-to" conditions so that we can serve you better. Our objective is to increase efficiency and to reduce process time. As a first step, we have changed our method of receiving "prior-to" responses. We will now meet with you when you submit your response. The purpose of our meeting will be to complete a preliminary review of your submission and to schedule the review process. As in the past, your submission must include your revised drawings and a written explanation describing how you have addressed each of the conditions. To arrange a meeting, please contact Alison Higginson at 604 871 6478 from 9:00 a.m. to 4:00 p.m., Monday to Friday. Please do not mail, drop off or courier your response because this will delay the processing of your application. Thank you for your cooperation in helping us help you.

This letter is based on the minutes of the Development Permit Board meeting of August 16, 2004, which have not yet been adopted by the Board. If any amendments to this approval are made by the Board at its next meeting on September 8, 2004, you will be advised immediately.

Yours truly,

M. So
Project Coordinator
Development Services
Community Services
Mandy_So@city.vancouver.bc.ca
Phone: 604.(604) 871.6080

MS\ch
cc:

Central Property File
City Building Inspector
Development Planner, J.O. Barrett
Project Facilitator, A. Higginson
Engineering Services, P. Pinsker
Engineering Services, M. McKay

Canadian Metropolitan Properties
8100 - 750 Pacific Boulevard
Vancouver, BC V6B 5E7

**APPENDIX A
STANDARD CONDITIONS**

The following is a list of standard conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions:

A.1.1 provision of detailed, accurate, complete and fully dimensioned floor plans;

Note to Applicant: Dimensions used to calculate the floor areas should be reflected on the floor plans. The dimensions confirming floor areas for the various proposed uses should be provided. Tracing overlays are required showing details of all calculations which are to be tabulated, totalled and summarized. Refer to Area Calculations and Tracing Overlay Requirement Administration Bulletin. The calculations should include all enclosed areas. Indicate City building grades, design elevations and site dimensions on the site plan, including at the crossing on Pacific Boulevard.

A.1.2 compliance with Section 5.2 (Density) of the CD-1 (8902) District Schedule of the Zoning and Development By-law;

Note to Applicant: The maximum allowable floor area for Casino-Class 1 and Casino-Class 2, taken together, is 36,598 sq. ft. A separate Development Permit (change of use) is required to eliminate the existing Casino-Class 1 use in Building "B", in order that all of the "casino" floor area can be used in Building "C".

A.1.3 provision of a minimum of five hundred ninety-nine (599) parking spaces and five (5) disability parking spaces, in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Alternate strategies could be investigated to reduce the overall parking requirement if additional parking cannot be provided. Elimination of the Casino-Class 1 in Building B will likely result in a reduction of the overall required parking. Confirmation of all standard, small and disability parking spaces existing and proposed located on the Plaza of Nations and 10 Terry Fox Way sites is required. Provide detailed dimensioning of all parking spaces.

A.1.4 provision of up to one (1) Class A Loading spaces and six (6) Class B Loading Spaces in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

A.1.5 provision of up to twenty-four (24) Class A Bicycle spaces and forty-six (46) Class B Bicycle spaces in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: For the purpose of calculating the number of bicycle parking spaces required for the Theatre use, provide the existing total number of seats in the Theatre. Full Parking By-law standards will be required unless the applicant is able to provide a rationale satisfactory to the City Engineer for a lesser number.

A.1.6 confirmation of the number of slot machines and gaming tables proposed;

Note to Applicant: A maximum of 600 slot machines and 60 gaming tables are permitted on this site.

Standard Landscape Conditions

- A.1.7 provision of a Tree Removal Plan (superimposed on the Landscape Plan) clearly illustrating the 50 trees proposed to be removed;

Note to Applicant: The trees proposed for removal should be coordinated and illustrated with the numerical identification tags used in the "Tree Inventory and Assessment Plan" submitted by Arbortech Consulting (dated May 4, 2004).

- A.1.8 submission of written confirmation from a Certified Arborist that they been retained to supervise and undertake any work necessary to ensure the existing trees retained on site are not compromised during either excavation or construction;

Note to Applicant: The Certified Arborist will undertake remediation work, where necessary, to the retained trees which may be negatively impacted by construction on site. The scope of work should include, but is not limited to:

- (a) supervision of the removal of existing hard surfaces within the retention area;
- (b) removal of trees "identified for removal" in the Tree Inventory and Assessment Plan, dated May 4, 2004;
- (c) undertake pruning of existing trees in order to remove dead wood where necessary
- (d) supervision and direct excavation, where necessary, adjacent to existing trees to be retained; and
- (e) prescribe and direct "hand digging" were required adjacent to existing trees in order to mitigate damage to structural roots of existing trees to be retained.

- A.1.9 provision of a Tree Protection Plan (minimum 1:250 scale) illustrating the calliper of existing trees to be retained adjacent to the proposed bike path and required retaining walls.

Note to Applicant: The Tree Protection Plan is required to illustrate minimum "dimensioned" distances between the tree protection barriers and existing trees.

- A.1.10 provision of an automatic irrigation system;

Note to Applicant: The landscape plans must contain a notation confirming that the system design and installation shall be in accordance with industry standards and guidelines.

Crime Prevention Through Environmental Design (CPTED)

- A.1.11 provision of a comprehensive Security Management Plan by a licensed security professional for the exterior open spaces, to include security systems (such as cameras) and security personnel patrols (hours and number of persons) and design features and program spaces (such as security - video monitoring office) associated with those features;

Note to Applicant: Contact Mary Beth Rondeau, 604-873-7492, prior to re-submission, if clarification is required.

Social Planning/Office of Cultural Affairs

- A.1.12 arrangements to be made to the satisfaction of the Director of Legal Services in consultation with the Director of Cultural Affairs, for a legal agreement to provide additional community access to the outdoor performance space at the Plaza of Nations, and to provide for greater affordability for community groups through reduced rates, on terms and conditions acceptable to the City;

Note to Applicant: The "Community Use Agreement" will provide a list of the future events contemplated on the site.

- A.1.13 arrangements to be made to the satisfaction of the Director of Legal Services, in consultation with the City Manager, for a legal agreement to secure a "Social Responsibility Fund", on terms and conditions acceptable to the City; and

Note to Applicant: The Fund is expected to be used, at the City's sole discretion, to mitigate the consequences associated with casino gaming. The applicant's contribution will be \$200,000 annually.

- A.1.14 arrangements to be made to the satisfaction of the Director of Legal Services, in consultation with the Director of Social Planning, for a legal agreement to secure the Job Creation Program as put forward by the Casino operators, on terms and conditions acceptable to the City;

A.2 Standard Engineering Conditions

- A.2.1 clarification of charges shown on title;

Note to Applicant: A charge summary is required and should include a description of each charge and the impact on this development proposal, prepared by a solicitor.

- A.2.2 design development to accommodate tour bus pick-up and drop-off;

Note to Applicant: The need to accommodate tour bus pick-up and drop-off near the entrance was identified by the traffic consultant; however the design of the drop-off area adjacent to the Casino cannot accommodate tour buses. Either the existing Plaza of Nations drop-off zone, situated in the driveway between Buildings "A" and "B" or an alternative using the site at 10 Terry Fox Way must be utilized.

- A.2.3 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for provision of a greenway connection from the intersection of Carrall Street and Pacific Boulevard south to the False Creek Seawall;

Note to Applicant: Further review by the Engineering Transportation Division of the new Carrall Street Greenway - Seawall connection is required.

- A.2.4 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of an upgraded signal at the Carrall Street and Pacific Boulevard intersection;

Note to Applicant: Submission of detailed plans is required.

- A.2.5 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the modification or replacement of the existing legal agreement dealing with the retention and maintenance of the "Enterprise Area Beautification Works"; and

Note to Applicant: This agreement must be modified or replaced as this proposal will result in the temporary removal and storage of some of the "legacy" facilities and improvements installed for Expo '86.

- A.2.6 clarification of the function of the raised crosswalk adjacent to the disability parking stalls on the entry roadway.

Note to Applicant: If it is intended as a fully functioning crosswalk location, it is clearly obstructed by the disability parking stalls. Please refer to drawing L102.

- A.2.7 arrangements must be made, to the satisfaction of the General Manager of Engineering Services and the Director of Director of Legal Services for the execution of agreements related to the provision of an actuated signal and crosswalk on Pacific Boulevard.

Note to Applicant: In accordance with City Council's approval of July 20, 2004, the signal and crosswalk will be temporary and linked to the Casino term (four years). The agreement will provide for the design, installation and removal of the light and crosswalk, to the satisfaction of the City Engineer, with all funding (100 percent) to be provided by the Casino operators. The crosswalk design must include curb ramps for disabled access.

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 confirmation is supplied by the applicant that any alterations to, or additional mechanical equipment (ventilators, generators, compactors and exhaust systems), sound equipment or any other noise generating devices will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

APPENDIX B

B.1 Standard Notes to Applicant:

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated August 4, 2004. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before February 16, 2005, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 Future consideration of Liquor License approval for liquor service in the gaming area requires a separate application, which would be reported to City Council.
- B.2.5 This permit is for a time-limited approval of up to four (4) years after the issuance of the initial occupancy permit for this use.

- B.2.6 Issuance of this permit is dependent on the approval and issuance of 750 Pacific Boulevard (DE408622) and 10 Terry Fox Way (DE408501).
- B.2.7 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on May 21, 2004 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

1. The Addition and Change of Use shall conform to Part 10 of the VBBL and the level of upgrade shall conform to new upgrade trigger mechanism for existing buildings;
2. All unsafe conditions must be corrected to the satisfaction of the Chief building Official;
3. The level of upgrade to Fire and Life safety, structural and accessibility depends on the new upgrade requirements;
4. All new construction shall meet the current Vancouver Building By-law;
5. Building requires to be noncombustible construction;
6. Areas of refuge shall be provided for the required accessible floor areas to conform to Section 3.8; and
7. The building is required to provide access to persons with disabilities.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit or the proposal.

Fire and Rescue Services Comments

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on May 21, 2004, for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law.

- 1) *The Fire and Rescue Services (on-site) access route requires clarification. Site Plan A101 does not clearly indicate a Fire and Rescue Services access route from city streets. The access route must comply with 3.2.5.6. VBBL. All conditions including clear heights and weight capabilities per By-law requirements must be indicated. Refer also to Dwg. A-RP-05.
- 2) *A minimum 6.0 m wide Fire Truck access route is required. Dwg. L102 indicates a 5.0 m wide access route. The maximum permitted distance from the access route to the principal entrance is 15m. This distance is considerably exceeded.
- 3) All drawing information must be coordinated.
- 4) DIRECT and COORDINATED access required to ALL levels from the entrance/response point.
- 5) The building must be fully sprinklered to NFPA 13-1999 complete with a fire alarm system.
*Note: 3.2.5.8.(1)(b) VBBL for standpipe system requirements.
- 6) *Confirmation is required regarding the water supply specifications to existing (on-site) fire hydrants. The fire flow system must be indicated.
- 7) *Occupant Load Certificates are required.
The exiting capacity for Building "C" must be reviewed.

* Items marked with an asterisk have been identified as Fire Department concerns.

Mulji, Karima

From: Timm, Tom
Sent: Thursday, August 19, 2004 2:32 PM
To: Mulji, Karima
Cc: Crowe, Brian
Subject: Plaza of Nations Casino

Brent MacGregor told me today that he has a meeting at 3:00 on Monday with regard to moving the development permit for the Casino at the Plaza of Nations forward. Could you please attend that meeting.

One of the issues that got a lot of discussion at the DP Board was the bikepath/walkway through the plaza and whether it is routed near the water or to the north of the stage area. Larry Beasley stated very strongly that even if we wanted to agree to the applicants request to move it north of the stage, we could not because there is existing Council Policy on the issue and they have made the decision. It was Larry's recollection that this issue had been specifically debated and decided by Council. Brent MacGregor expressed his personal opinion that the routing preferred by the applicant made more sense than the routing along the water behind the stage. I did not comment, but I have to say that I agree with Brent's view.

The applicant was told that if they want to have this changed it would have to go back to Council.

I have looked back at the Public Hearing Minutes from April of 1998. The minutes do not reflect that Council had a clear opinion on this issue. In fact the following excerpt indicates that they left it to us to negotiate further with the property owner and report back.

"Council agreed that a pedestrian-bicycle right-of-way crossing the Plaza is mandatory. However, it was felt that since a decision on the best route involves a number of complicating factors, staff should discuss the issue and possible design solutions further with the applicant and report back."

I don't recall that we ever did report back specifically on this issue. Do you? If we did not, then I think it is still open to us to agree with the property owner to change the routing north of the stage area as they prefer. I think we should consider doing that.

Could you please provide Brent with as much background on this issue as you can at the 3:00 Monday meeting.

Thanks.

Mulji, Karima

From: Higginson, Alison
Sent: Tuesday, August 17, 2004 10:23 AM
To: Johnsen, Graham
Cc: MacGregor, Brent; Connell, Francie; Robinson, Doug; Lee, Mario; Thomson, Mike; Mulji, Karima; Cavell, Kevin
Subject: Follow up to DP Board decision - Casino project
Importance: High

Good morning,

Last night the Board approved the three development applications that constitute the Casino project (Plaza of Nations), subject to a number of conditions. I know that Celeste has already prepared a list of what was expected. The agreements needed, as approved by the Board, are as follows:

- Agreement to secure the Social Responsibility Fund (instructions to be prepared by Soc. Plan.)
- Agreement to secure the Job Creation Program (instructions to be prepared by Soc. Plan.)
- Amendments to the existing "Community Use" agreement regarding community use of the Plaza (instructions to be prepared by Soc. Plan.)
- Amendments to the existing "Enterprise Area Beautification Works" agreement, as necessary. (instructions to be prepared by Eng.)
- Agreement to secure the new (interim) pedestrian light and crosswalk works on Pacific Boulevard (instructions to be prepared by Eng.)
- Agreement to secure a greenway connection and a new pedestrian light at Pacific Boulevard and Carrall Street (instructions to be prepared by Eng.)
- Agreement regarding the walkway/bikeway (amendments to an existing Services agreement?) (Instructions already sent by Eng.)

The time line for this project is critical. I know that Celeste is away until the end of the month. Can another lawyer be assigned to the file? I will be pushing all staff to have their instructions to you in the next couple of days. Please let me know if anything else is needed.

Alison Higginson
Project Facilitator
Development Services
City of Vancouver

ph: (604) 871-6478
fax: (604) 873-7060
alison_higginson@city.vancouver.bc.ca

*4 off-site
- park, carport*

*Permits > for 10 TFW
Separated + 750 Pac Blvd.*



CITY OF VANCOUVER

ENGINEERING SERVICES

D.H. Rudberg, P.Eng., General Manager
T.R. Timm, P.Eng., Deputy City Engineer

MEMORANDUM

September 2, 2004

TO: Brent MacGregor, Deputy City Manager

FROM: Tom Timm, Deputy City Engineer

RE: Plaza of Nations Casino -
Bikeway/Walkway Routing

After further review, Engineering Services has concluded that the preferred routing for the walkway/bikeway through the Plaza of Nations site is along the south and east edges of the plaza stage area (waterfront route - figure 1). The applicant's preferred routing was along the west and north edge of the plaza space, - "upland route".

Engineering staff support the waterfront route for the following reasons:

- 1) Although Council has not endorsed a specific route through the Plaza of Nations site, current Council Policy is to locate the seaside route as close to the water as possible.

The upland route conflicts with the main entranceway to plaza events. Providing the bikeway/walkway close to the commercial edge may provide interest and variety to seawall users, but our experience to date has shown that these zones often lead to conflicts and complaints. Routing the seawall traffic away from the site event entrance and commercial frontage will minimize conflicts.

- 2) Most seawall users, outside of event times, prefer to use the route shown in figure 1.
- 3) The waterfront route provides clear and direct access to the public ferry dock from both directions.
- 4) Staff recognize that during some special events at the Casino Plaza, the designated route may need to be closed. Accordingly, as noted in the report to the D.P. Board, staff will work with the applicant to develop a protocol for closure of the waterfront route and diversion of seawall traffic to the upland route.

The applicant has agreed to develop a detailed design of the waterfront route for staff review. After we finalize the design with the applicant, we will prepare a report to Council confirming the bikeway/walkway routing through this site.

Please call me at 7303, if you wish to discuss this further.

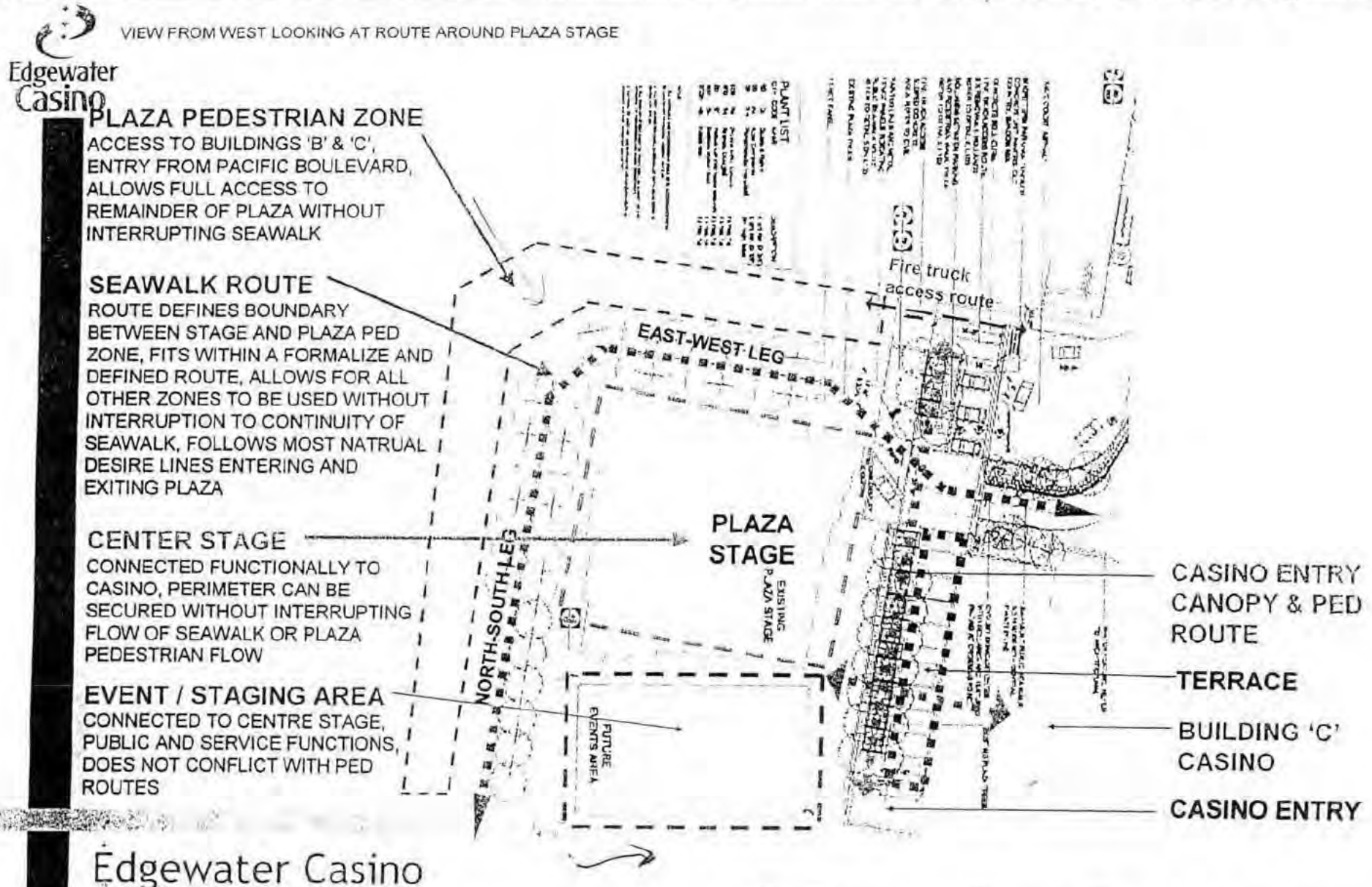
Tom Timm, P.Eng.
Deputy City Engineer

KW/mfd/kmmem3.doc

This will not hold up DP resnange.

Figure 1

Zone and Route Diagram



Edgewater Casino



CITY OF VANCOUVER
COMMUNITY SERVICES
Planning Department
Current Planning
Rezoning Centre

COPY



MEMORANDUM

January 14, 2004

TO: B. MacGregor, Deputy City Manager

COPY TO: T. Timm, Deputy City Engineer, Engineering Services
K. Mulji, Engineer, Projects, Engineering Services
B. Crowe, Projects Engineer, Engineering Services
P. Scheer, Assistant Director of Legal Services
C. Curran, Solicitor, Legal Services
M. Lee, Social Planner, Social Planning
R. Jenkins, Assistant Director of Current Planning

FROM: L. Beasley, Director of Current Planning

SUBJECT: 750 Pacific Boulevard - Casino - Proposed Conditions

At our meeting on January 6, 2004, we discussed how the various recommended conditions on the Plaza of Nations casino rezoning would be interpreted by staff. Planning, Social Planning and Engineering staff have subsequently met to refine our thoughts as outlined in this memo. If you agree with how we propose to interpret the conditions we will arrange to meet with the proponents, Concord and Daisen Gee-Wing.

Recommended Conditions of Approval:

(a) That, prior to the enactment of the CD-1 amending by-law, the proponents shall make arrangements to the satisfaction of the Director of Planning and the Director of Legal Services to ensure that the Casino - Class 2 at the Plaza of Nations complex will only operate at this location for up to four years after the issuance of the initial occupancy permit for this use.

This will be done through a time-limited development permit. To reinforce this we may, or may not call for a legal agreement, depending on advice from Law.

(b) That, prior to approval by Council of an amended form of development for the Plaza of Nations complex to accommodate a temporary Casino - Class 2, the applicant shall obtain approval of a development application by the Development Permit Board which shall have particular regard to the following:

(i) Casino - Class 2 use to be limited to a period of no greater than four years from initial occupancy.

This limitation will be accomplished by way of a time-limited development permit.

(ii) Approval of an accompanying development application by the Development Permit Board for off-site parking facilities for the required ancillary parking to service the Casino development with due regard to the location which may not extend past a line extending the east side of Carrall Street from Pacific Boulevard to the shoreline. As well, due regard for size, number of vehicles to be accommodated including bus



the waterfront, if a waterfront site is chosen, and within and through the site as deemed appropriate. Casino parking, including circulation and access aisles, located to the east of a line projected south along the easterly alignment of Carrall Street is not supported.

The proponents have already agreed to not pursue parking ancillary to Casino east of the Carrall Street alignment as had originally been proposed. The other parts of this condition are intended to ensure that motor vehicles are handled appropriately and that pedestrian access is maintained through the site and along the waterfront for seawalk users. Landscape treatment would be temporary [see condition iii (4)] and to similar standards as we have required for other temporary surface parking lots in Vancouver.

(iii) Arrangements to the satisfaction of the Director of Planning in Consultation with the General Manager of Engineering Services for:

- (1) The provision of improvements to Pacific Boulevard adjacent or in proximity to the site, and new or modified signalization, as required;**
- (2) The location and design of access to/from, and circulation routes within, the site;**
- (3) The design of all parking areas, and passenger and goods loading facilities;**

These are general clauses that can be interpreted once we have received the traffic and parking study. The intention is to seek measures limited to those needed for the casino only. There is no intention to seek improvements to Pacific Boulevard across the whole Plaza of Nations site, but some improvements may be needed along a portion of the north edge of the proposed parking area to the east.

- (4) Improvements to support pedestrians, bicyclists, and transit riders, in particular, but not limited to, modifications to the False Creek Seawall in or surrounding the site, and adjacent to any parking areas developed in association with this application, and interim development of the Carrall Street Greenway from Pacific Boulevard to the Seawall;**

The intention is to require separation between the parking lot and the seawalk, while maintaining sufficient width along the seawalk to accommodate pedestrians and bicycles. Depending on the state of repair of the seawalk, sections of asphalt may need to be replaced and there may be railings needing to be repaired. The intention is not for a rebuilding of the seawall. The intention for an interim Carrall Street Greenway is to provide for a safe and adequate pedestrian connector which may include removable barriers or temporary landscaping and painted lines (see conditions iii (12) and (13)).

- (5) Operation of the Plaza of Nations site once the proposed casino is operational with respect to the entire calendar of special events anticipated;**

We understand that the management of the entire Plaza of Nations site is being taken over by the casino operators. The intent of this condition is to ensure that the dragon boat races and other community events and festivals are not impacted by the change in management.

- (6) An access and event operations plan to address vehicular access and parking when there are events at major venues within the area that would affect the availability of parking for the casino;

The intent is to make sure that the minimum required parking is secured at all times the casino is open for business, noting that the currently-proposed parking lot will likely be used for events from time to time, like the Indy.

- (7) Appropriate traffic and noise mitigation measures if determined to be needed and funding by the applicant for these measures to be agreed to;

The traffic component of this condition can be interpreted once we have the traffic and parking study. We are not aware of noise issues related to casino use, but if any emerge as part of the development permit process, this condition covers off any needed mitigation measure. We are aware that noise from raves held at the Enterprise Hall building was of concern to residents at CityGate.

- (8) Architectural treatment, finishes, signage and lighting to be of high standard without being unduly over illuminated;
- (9) Retention of the transparency of the building from inside and outside by keeping slot machines and furniture away from the windows and keeping the windows uncovered;

These conditions are self explanatory.

- (10) Design development to locate a standard dimensioned seawalk and bicycle route through the Plaza of Nations complex by either reducing the size or relocating the guest drop-off in a northerly direction or constructing a new seawalk and bicycle route around the southerly point of the proposed casino, and ensure the route is fully accommodated to the satisfaction of the Director of Planning and the General Manager of Engineering Services;

The intent is to ensure the maintenance of a standard-width pedestrian/bicycle route through the site. The proponents are given two options; either to pull back the proposed vehicle turn-around and maintain the route close to its current alignment, or relocate the route around the water side of the building - perhaps with a floating structure. We expect the proponents will choose the former option. What is not acceptable is relocation of the route along Pacific Boulevard.

- (11) Design development to locate the guest drop-off outside the central plaza area to maintain the character, function and integrity of that space;

The currently proposed turnaround intrudes into the central plaza. This condition would ensure the integrity of this space is maintained.

- (12) Design development of a landscape plan for the whole site area of the casino proposal that includes, among other things, the site edges along Pacific Boulevard South, and along the seawalk and bicycle route, and including these elements for the parking lot to the east of the site, if pursued by the proponents;

The intention is for portable landscape features such as planter boxes that can be moved as needed for short-term events on these Concord lands. The portion of Pacific Boulevard mentioned is limited to a portion of the north edge of the proposed parking lot and is not meant to include the edge along the existing buildings at the Plaza of Nations.

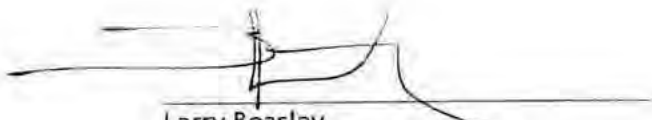
- (13) Should the proponents pursue a parking lot to the east of the site, design development of a walkway forming an extension from Carrall Street to the shoreline which may travel along the east side of a line extended from the east side of Carrall Street from Pacific Boulevard South to the shoreline; and

The intent is for a safe and adequate pedestrian connector which may include barriers or temporary landscaping and painted lines [see condition iii (4)]. The current asphalt surface may be sufficient.

- (14) Public benefits to the satisfaction of City Council.

The intent is to for Council to consider any public benefits the proponents may wish to volunteer.

Please let me know how you wish to proceed. If I'm not available, please call Dave Thomsett at 7796.



Larry Beasley

LBB/DT/ws
 O:\Clerical\Rezoning Centre\Memos\2004 Nemos\750 Pacific Blvd Casino120.wpd



CITY OF VANCOUVER
COMMUNITY SERVICES GROUP
Licences and Inspections
Coordinated By-law Enforcement

PLEASE REFER TO:

M. Bidwell
District Property Use Inspector,
Property Use Branch
at 604.873.7894
I.R. No. UI 29689/EN 032476

June 23, 2006

Canadian Metropolitan Prop. Corp.
B100 - 750 Pacific Blvd.
Vancouver, BC, V6B 5E7

Dear Sirs:

RE: 760 Pacific Boulevard
Development Permit No. DE408507

Following inspection, it was determined that landscaping has not been provided in accordance with the approved plans of Development Permit No. DE408507 in contravention of the Zoning and Development By-law. In particular, the following deviations were noted:

1. The required seventy-six (76) new trees have not been provided.
2. Restoration planting of the "Legacy Forest" (approximately 4,500 plants) have not been provided.
3. The irrigation system has not been provided and as a result, a 16' Caliper Hemlock, located in the "Legacy Forest" has died.
4. Landscape lighting, including lighting of the bicycle path, has not been provided.
5. The "waterfall feature with rock scape" to be located along the north elevation of the casino building has not been provided, there are large pre-cast concrete blocks currently retaining the 10' 0' slope cut where the water feature should be located.
6. Trees and planting intended to separate the bicycle path from the main vehicular driveway have not been provided.

Under this By-law, an application for a minor amendment may be requested. To make application for the required approval, you or your representative must attend this office, pay the prescribed fee, and submit three sets of revised plans indicating the landscaping to be provided, and a letter to the Director of Planning requesting a minor amendment to Development Permit No. DE408507. (Pencilled drawings are not acceptable.)

To obtain further information on your required submission, please contact the Enquiry Centre at 604.873.7613.

Q:\Correspondence\Zoning and Development\2006Archives\06 - June\760pacificblvd.doc

In accordance with the By-law and to avoid further action, you are to either complete all landscaping in accordance with the approved plans, or make application as outlined above, **within 30 days of the date of this letter.**

Yours truly,

M. Bidwell
District Property Use Inspector

MB/cf

Copy: G. Jaggs, Landscape Inspector
A. Higginson, Project Facilitator, Development Services

July 17, 2013

Paragon Gaming, Inc.
Attention: John Cahill
6650 Via Austi Parkway
Las Vegas, NV 89119
USA

Dear Mr. Cahill:

RE: 760 Pacific Boulevard
Development Application Number DE408507/408622

Your application was considered by the Development Permit Board at its meeting of July 15, 2013, and it was resolved THAT the Board APPROVE an extension to the time limit placed on the Casino-Class 2 use at the Plaza of Nations (Edgewater Casino) and the provision of parking to serve the Casino, as per Development Application No. DE408507 and DE408622 to December 31, 2016, subject to the following conditions:

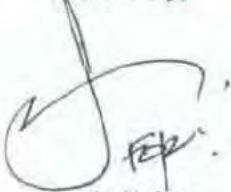
- 1.0 Prior to the extension of the Development Permits, the following must be completed:
 - 1.1 arrangements to the satisfaction of the General Manager of Engineering Services to complete a traffic and parking study to review the on-site parking provision, site access, Casino drop-off and pick-up operations, as well as identify strategies adjacent to the Casino site to reduce conflicts between vehicles, cyclists and pedestrians and to recommend the implementation of any strategies or improvements identified in the study which the Applicant has the legal right to implement under its lease with Canadian Metropolitan Properties (CMP); and
 - 1.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the design and construction of modifications which the Applicant has the legal right to implement under its lease with CMP to the temporary seaside route through the site to mitigate conflicts between pedestrians and cyclists.
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

IMPORTANT!!! HOW TO SUBMIT YOUR REVISIONS

We are making improvements to the way we process responses to "prior-to" conditions so that we can serve you better. Our objective is to increase efficiency and to reduce process time. As a first step, we have changed our method of receiving "prior-to" responses. We will now meet with you when you submit your response. The purpose of our meeting will be to complete a preliminary review of your submission and to schedule the review process. As in the past, your submission must include your revised drawings and a written explanation describing how you have addressed each of the conditions. To arrange a meeting, please contact Cynthia Lau at 604-871-6796 from 9:00 a.m. to 4:00 p.m., Monday to Friday. Please do not mail, drop off or courier your response because this will delay the processing of your application. Thank you for your cooperation in helping us help you.

This letter is based on the minutes of the Development Permit Board meeting of July 15, 2013, which have not yet been adopted by the Board. If any amendments to this approval are made by the Board at its next meeting, you will be advised immediately.

Yours truly,



Paula Huber
Planner
Planning and Development Services
Central Area Planning
paula.huber@vancouver.ca
Phone: 604.871.6013

PH\lmh

cc:

Central Property File
City Building Inspector
Project Facilitator, C. Lau

Canadian Metropolitan Prop.
750 Pacific Boulevard
Vancouver, BC
V6B 5E7

APPENDIX A
STANDARD CONDITIONS

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

- A.1.1 The applicant is to provide an outdoor smoking area for casino patrons and encourage its use.

Note to Applicant: The smoking area should be located in an area that limits conflicts between smokers and users of the bicycle/pedestrian pathway.

APPENDIX B

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **January 15, 2014**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

POLICY REPORT**DEVELOPMENT AND BUILDING**

Date: November 17, 2003
 Author/Local: D. Thomsett/7796
 M. Lee/6034

RTS No. 03754
 CC File No. 5307
 Meeting Date: December 2, 2003

TO: Vancouver City Council
 FROM: Director of Current Planning in Consultation with Director of Social Planning and General Manager of Engineering Services
 SUBJECT: CD-1 Text Amendment - 750 Pacific Boulevard (Plaza of Nations)

RECOMMENDATION

A. THAT the application by Patrick Cotter Architect Inc., to amend CD-1 By-law No. 7592 for 750 Pacific Boulevard (Plaza of Nations) to permit Casino - Class 2, this being a casino that includes slot machines, be referred to a Public Hearing together with:

- (i) draft CD-1 By-law provisions, generally as presented in Appendix A;
- (ii) the recommendation of the Director of Current Planning to approve, subject to conditions generally as presented in Appendix C; and
- (iii) draft consequential amendments initiated by the Director of Current Planning to amend the definition of Casino - Class 2 under Section 2, and to amend Section 10.31.2 to permit Casino - Class 2 only where expressly permitted.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws generally in accordance with Appendix A for consideration at the Public Hearing.

B. THAT, if the rezoning is approved, at the time of enactment the by-law be accompanied by amendments to the License By-law to delete the Casino definition and define Casino - Class 1 and Casino - Class 2 in Schedule A with a corresponding per annum fee of \$195 for Casino - Class 1 and \$8,792 for Casino - Class 2, generally as presented in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for enactment, pending approval of the rezoning, generally in accordance with Appendix B.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing, noting that the introduction of slot machines into Vancouver is a controversial issue. If Council chooses to refer the application to a Public Hearing, that venue will provide an opportunity for members of the public to speak directly to Council on the matter. The holding of an Open House prior to the Public Hearing will

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7/22/2004

provide an opportunity for local residents to receive all the information available on this rezoning application. As well, polling will provide further information to Council on the views of Vancouver's residents.

Given the temporary nature of this proposal, it does not incorporate a new bingo facility as indicated in the Council Resolution of July 31, 2003. The proponents, as well as the bingo charities associated with the bingo hall, have agreed that the new bingo hall will be part of the permanent facility once it is approved and developed. The bingo charities are satisfied with the interim arrangement.

COUNCIL POLICY

Starting January 27, 1987, Council has passed a number of resolutions outlining its position on a variety of gaming policy issues. Some resolutions have dealt with the need to recognize the municipal role in defining gaming policy matters as they affect local communities, a role now defined under the Gaming Control Act (2002), as well as in the Memorandum of Agreement (signed in 1999) with the Union of British Columbia Municipalities (UBCM). A detailed chronology of policy decisions is presented in Appendix D.

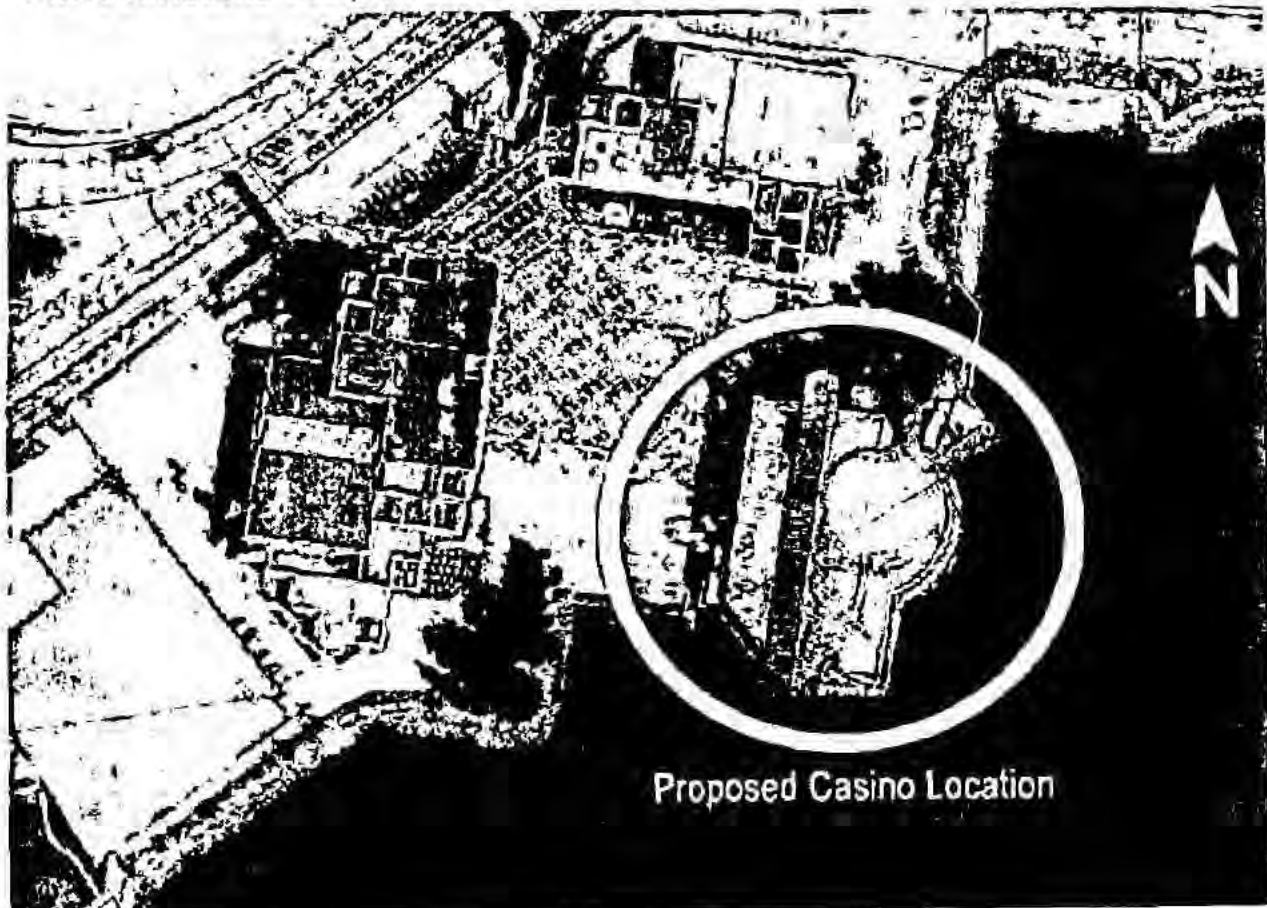
The rezoning application for the Plaza of Nations site was submitted following the Council resolution of July 31, 2003 requesting staff to report back on the procedural and other issues relevant to the introduction of slot machines at one consolidated casino.

PURPOSE AND SUMMARY

A rezoning application to amend the CD-1 By-law pertaining to the Plaza of Nations to permit a temporary (3-4 years) Casino - Class 2 with 600 slot machines, 60 gaming tables, a theatre and support space in Building C, the "Enterprise Hall", was submitted by PatrickCotter Architect Inc. (representing the Royal Diamond Casino and the Grand Casino). This report assesses the application in the context of the broader issues identified by Council, and concludes that on balance, the proposal is supportable. Staff recommend the application be referred to a Public Hearing and be approved.

MAP

Plaza of Nations Complex



BACKGROUND

Historical Council Policy on Slot Machines: Slot machines were first introduced in B.C. in 1997. On October 7, 1997, Council adopted amendments to the Zoning and Development By-law to only permit casinos without slot machines.

Historically, Council's concerns with gaming expansion, including the introduction of slot machines, have included issues related to the need for comprehensive provincial gaming legislation, recognition of a municipal role in determining location and scope of gaming facilities, concerns of the negative impacts and lack of services for those affected by gambling addiction, protection of charities' revenues, and sharing of gaming revenues with local governments. Most of these issues have been positively addressed, either through the signing of a Memorandum of Agreement with UBCM in 1999, the enactment of the *Gaming Control Act* of 2002, or the implementation of government sponsored problem gambling programs and other programs.

Provincial Policy on Slot Machines at Casinos: Currently, the provincial government permits slot machines at most casinos in the Province. The five casinos located in the City of Vancouver remain without slot machines. The municipality of Richmond which presently has a casino without slots, has authorized the Great Canadian casino located at Number 3 Road to relocate to a new facility with slot machines at Bridgepoint (scheduled to be open in the Spring of 2004).

The five Vancouver-based casinos are:

1. Great Canadian Casino at 709 West Broadway.
2. Great Canadian Casino at 1133 West Hastings Street (Renaissance)*,
3. Gateway Casino at 611 Main Street,

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7/22/2004

4. Grand Casino at 725 S.E. Marine Drive, and
5. Royal Diamond Casino at 750 Pacific Boulevard.

* Note: The casino at the Renaissance is scheduled to close down once the new Great Canadian Casino in Richmond opens in 2004.

In January of 2002 the provincial government authorized the Royal Diamond and Grand casinos to relocate and include slot machines in their facilities. Both of these casinos have now agreed to amalgamate their facilities into one casino, which is the basis of this rezoning application.

The British Columbia Lottery Corporation (BCLC) has indicated to the City its desire to place slot machines at the Hastings Racecourse and in one Vancouver casino. However, it has also indicated its willingness to accept and respect the City's position to approve or refuse slots at either location. It is also possible that some casinos in Vancouver may cease operations or move.

Rezoning Application Approach: On July 24, 2003, staff brought forward a report to Council presenting the option of further considering the introduction of slot machines at Hastings Racecourse (the report also included comments on a proposal for a combined casino that has been brought forward by the operators of the Royal Diamond and Grand casinos). The consideration for slot machines at the Racecourse has been the subject of discussions since the operators wrote a letter to Council on March 10, 2003 requesting approval for the introduction of slot machines at the Racecourse.

On July 31, 2003, Council requested staff to report back on the procedural and other issues relevant to the introduction of slot machines at the Racecourse. Council further requested staff to report on the introduction of slot machines at one consolidated casino which would include an adjacent or free-standing new Bingo facility. Since the only procedure for introducing slot machines is through a rezoning, and since issues related to this are specific to each site proposed for rezoning, proponents were asked to make rezoning applications that would be taken through the normal review and public process. This report deals with the consolidated casino proposal. A rezoning application for slot machines at the Racecourse is dealt with in a separate report.

The casino proponents are seeking a permanent site for a new casino with a bingo facility. However, that project (site selection, programming, design, approvals, construction and occupancy) will take several years to accomplish. In the interim, the proponents wish to locate a temporary Casino - Class 2 at the Plaza of Nations.

Implications to Bingo Charities: The July 31, 2003 Council resolution to further consider a consolidated casino with slot machines included consideration for an adjacent or free-standing new bingo facility. The rationale behind this consideration for a new bingo hall arises from the fact that the Vancouver-based bingo charities expressed their concerns to Council regarding potential negative effects if slot machines were introduced in Vancouver in the absence of a comprehensive strategy that included the bingo charities needs and concerns.

Representatives from the Mount Pleasant Starship Community Charitable Association (MPSCCA) which operates the Planet Bingo facility at 2655 Main Street have indicated to staff through a letter dated October 17, 2003 (attached as Appendix E) that they have reached an understanding with the casino operators as well as with the BC Lottery Corporation to address their needs during the interim period as discussed under Project Description. The bingo charities have expectations of a new bingo hall being built no later than 2006.

DISCUSSION

Project Description: Proposed, is a temporary Casino - Class 2 with 600 slot machines and 60 gaming tables at Building C, the "Enterprise Hall", on the waterfront. The total floor area of the building is 6 377 m² (68,639 sq. ft.). The amount proposed for the slot machines, gaming tables and related circulation is 3 387 m² (36,468 sq. ft.). The casino would operate the existing theatre for

performances, music and comedy, sports and major event broadcasting as well as making it available to outside users.

Access to Building C would be provided by means of a drive aisle connecting from Pacific Boulevard to the north end of the building. A turn-around with short term parking and a lay-by for passenger vehicles would be provided at the north end of the building. Customers would access the building via a new covered walkway along the west side of the building and enter through a new vestibule.

The main floor would contain slot machines, gaming tables, a café, a lounge and back-of-house space. The second floor would contain slot machines, gaming tables and the existing theatre. The third floor would contain staff facilities. The exterior of the building would be largely unchanged except for new decorative banners, lighting of portions of the building face, the covered walkway and the entry vestibule. A landscape plan would be developed by the applicant.

The applicant advises that the temporary period needed for a casino at Plaza of Nations before their permanent facility is expected to be ready for occupancy is three years with a possible one-year extension.

On October 29, 2003, the applicant advised in a letter that the casino proponent is willing to provide space for a small interim Bingo operation in Building C. He notes that "We have received a proposal to relocate the Cordial Hall Bingo contract to the Plaza of Nations as an interim step, subject to BCLC approval." Provision of a temporary non-profit bingo facility is in line with Council's objective for the eventual building of a new non-profit bingo facility. Bingo Hall is already permitted under the CD-1 By-law, within the total floor area permitted for all entertainment uses.

Use: The False Creek North Official Development Plan indicates that the three commercial buildings in Area 6(b), the Plaza of Nations Complex, should remain and be used for commercial purposes and that a family sports and entertainment centre may be permitted within an existing building. Public access is to be guaranteed through the site at all times, and the performance space within the Plaza is to be made available for events on a commercial basis. Provision is also made for hotel use.

Under the existing CD-1 By-law that applies to the whole site, various uses are permitted, with upper limits placed on entertainment uses, Hotel (never built), Office and Retail Uses, and Production and Rehearsal Studio. Entertainment uses include Hall, Casino - Class 1, Theatre and Clubs. A Casino - Class 1 (as previously existed on the site from 1994 to 2001) may not include slot machines.

It can be argued that since the ODP calls for commercial and entertainment uses, and the CD-1 permits Casino - Class 1 which includes gaming, the introduction of Casino - Class 2 with slot machines is an appropriate use for this site. However, while the use, per se, maybe appropriate, the significant scale of the change warrants a close look at the community impacts resulting from a more intense form of gaming.

Staff recommend that an upper limit be placed in the CD-1 By-law on the amount of floor area for slot machines, gaming tables and related circulation, as currently proposed, to avoid requests for more gaming area to be approved in the future in other locations within the Plaza of Nations complex.

Density: With the casino proposing to occupy existing space with only a new entry vestibule addition and a covered walkway, density is not an issue. However, subject to further file research, the maximum permitted floor area for entertainment use may already have been reached. Usual practice is to include covered walkways and entry vestibules in the calculation of floor area. To avoid the possible need for a further text amendment to the CD-1 By-law should provision for more floor area be found to be needed, staff propose adding a clause to exclude from floor area calculations covered walkways and entry vestibules to provide weather protection for access to Casino - Class 1 or Casino - Class 2, which would be subject to a design review at the development application stage.

Form of Development: Council is being asked at this time only to approve the change to the CD-1 By-law to permit Casino - Class 2. All of the details pertaining to building form, access, parking,

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7/22/2004

mitigation measures, signage and community amenity issues will be dealt with at the development permit stage. A preliminary design review of the proposal is outlined in Appendix D, and issues needing to be resolved at the development application stage are set out in Appendix C.

Once the development application has been processed to the point of approval, staff will report back and seek Council's formal approval of a revised form of development, prior to the issuance of a development permit. All of the identified issues will then be resolved to the satisfaction of Council.

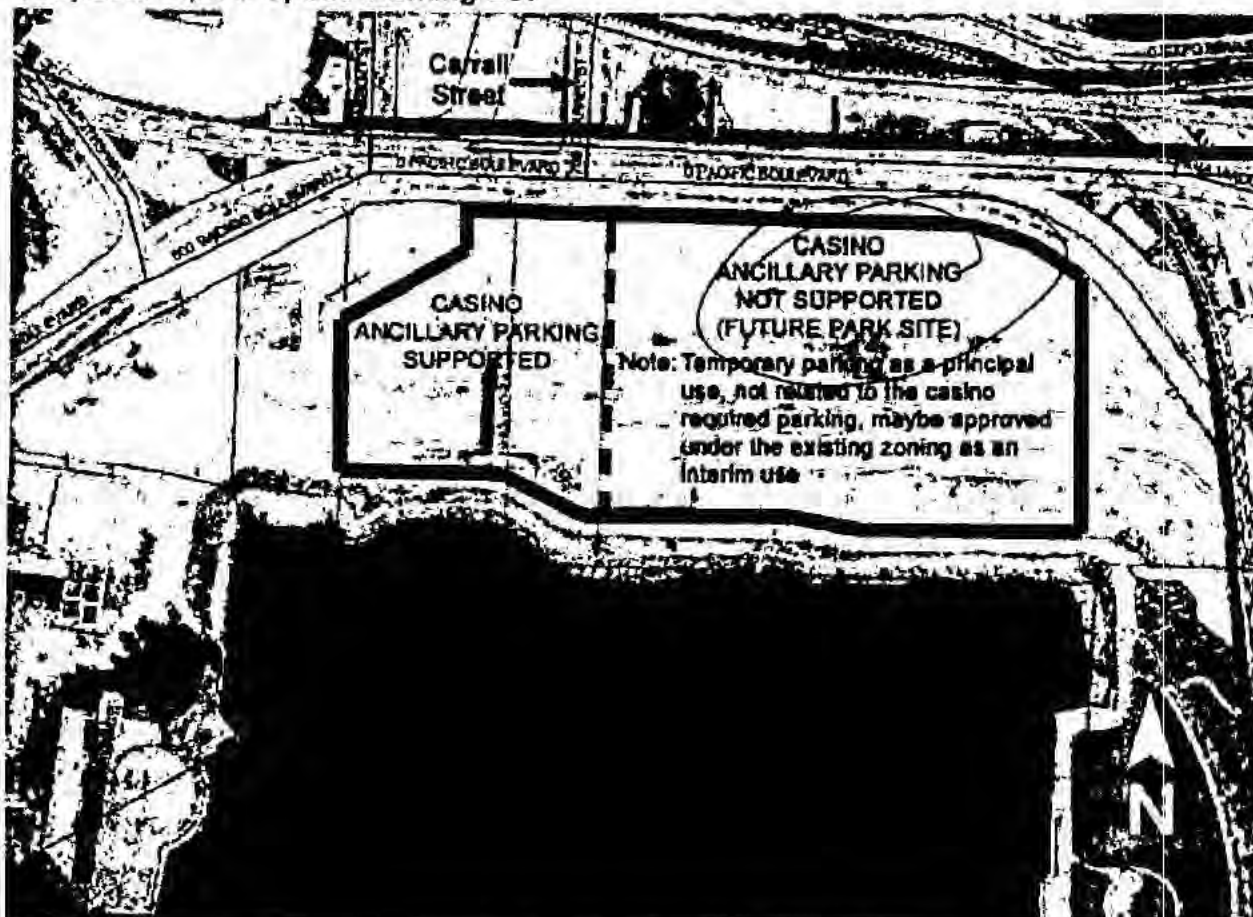
Hours of Operation: The proponents expect to open the temporary casino in May, 2004, after which it would operate 21 hours per day, seven days per week. The hours would be adjusted based on customer demand. This matter will be addressed at the development application stage, with consideration given to community impacts and impact mitigation.

Traffic and Parking: The applicant has commissioned a traffic and parking study, including an estimation of parking demand, that will be completed prior to the public hearing. Following staff analysis of this study, the draft parking regulations outlined in Appendix A may be altered. To date, the applicant has provided a general concept of how traffic and parking would be handled.

The applicant advises that parking would be provided on vacant lands east of the Plaza of Nations complex. This is a separate site from the Plaza of Nations site. The applicant proposes that the parking area accommodate approximately 1,200 vehicles, generally as shown on the map, below. This would be accessed from the new drive aisle, with alternate entry/exit points at Carrall Street and/or Quebec Street. Planters and trees would be used to soften the appearance of the parking lot. A covered walkway would be built through the parking lot, and shuttle and valet service may also be provided.

There is a site immediately to the east of the Plaza of Nations that would be well suited to a short-term parking lot to service the casino. However, this property is apparently not being made available by Concord Pacific for parking use, possibly for tax assessment reasons.

Proposed 1,200 Space Parking Lot



In explaining to staff the need for the vast size and number of vehicles expected to be accommodated in the proposed parking lot, the applicant has clarified that parking demand associated with other unrelated users must be accommodated in the facility in order for them to secure parking for casino use from Pacific Place Holdings Ltd. who apparently manages the lands. The applicant suggests the parking details be dealt with later, as part of the development application process.

Staff have advised the applicant that a 1,200 space parking lot for the casino will not be supported on the proposed site which is controlled by the False Creek North Official Development Plan. The ODP permits appropriate temporary uses, so parking can be considered on the site without rezoning. The westerly approximately 1/3rd of the site is expected to be developed in the future as part of Area 6(c) by Concord Pacific who is making the land available to the casino for temporary parking. The remainder of the site is to become a park ("Creekside Park Extension") which is developed concurrently with parcel 6(a), now in the approval process, or parcel 6(c) - whichever proceeds first. Staff do not support delaying the timing of the park construction to accommodate a parking lot. Accordingly, staff support the use of the westerly portion of these lands for parking as this is the area designated in the ODP for development and would not intrude on the area designated for park (east of a line projected south along the easterly alignment of Carrall Street). Staff recommend that this parking be strictly limited to ancillary parking needed to support the casino, with minimum and maximum numbers of spaces as recommended by Engineering Services. These numbers will be generated in time for insertion into the CD-1 By-law and consideration at the Public Hearing. Staff urge that no casino ancillary parking be allocated on the park site.

It is projected that the casino can meet something greater than the minimum parking required to service the casino on the lands to the west of the park site, but not the proposed maximum permitted parking. Alternative sites in the vicinity could be accessed to maximize the ancillary parking, preferably on other future development sites and preferably those already developed for

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7/22/2004

interim parking.

It is notable that parking as a principal use on an interim, time-limited basis is available throughout the ODP area, including on future park sites. If the owner of the park site to the east of the Plaza of Nations wishes to have approval for surface parking, not tied as the required ancillary parking for the casino, but, rather, independently, a development permit application can be separately applied for. This would still allow the park construction to proceed when required which may be prior to the relocation of the casino use.

The applicant has responded that the parking for the casino cannot be secured without accommodating other unrelated parking users.

During the annual Indy car racing event held on the proposed parking lot lands, the applicant advises that temporary off-site parking for the duration would be provided on Lot 101 to the south-east of BC Place Stadium. He states the lot would accommodate up to 500 parking spaces, and a shuttle service would be provided.

All matters pertaining to traffic management and parking, including landscaping, pedestrian access and urban design of the parking area would be reviewed and resolved at the development application stage and be reported to Council as part of the proposed changes to the approved form of development on the Plaza of Nations site. It will be expected that the design for the parking will meet normal standards for surface parking lots which includes landscaping requirements. A particular expectation will be a fully finished pedestrian walkway between Pacific Boulevard and the seawalk, parallel with and to the east of the Carrall Street alignment.

Seawalk and Bicycle Route Continuity: Currently the seawalk and bicycle route passes through the site's central plaza and along the northerly edge of the proposed casino building. The continuity of this facility must be maintained either by reducing the size, or pulling to the north, the proposed vehicular drop-off, or designing the route so that it passes around the southerly point of the proposed casino. In either case the full standard seawalk and bicycle widths should be maintained, as well as for other portions of the seawalk and bicycle route on the easterly side of the Plaza of Nations and beside the proposed parking area to the east.

Neighbourhood Impacts and Mitigation Measures: The impacts on the local community from this proposal are expected to pertain mostly to traffic generation and on-street parking. More clarity on these impacts will come from the traffic and parking study, and at the development application stage. Appropriate mitigation measures will be developed through this process and any costs will be borne by the applicant as a condition of final approval of the form of development by Council.

Public Process and Community Issues: While the introduction of Casino - Class 2 with slot machines may generally be controversial, staff have so far received little feedback from members of the public, especially those nearby who might be directly affected by the casino. In part, this may be because a casino had long existed on the site and also because the site is somewhat isolated from nearby residents and businesses. This differs from the proposal to introduce slot machines at Hastings Racecourse which has resulted in considerable controversy in the surrounding neighbourhood.

The referral of this report to a public hearing will provide an opportunity for members of the public to speak to this issue. The process associated with the issuing of a development permit will provide additional opportunities for public input. As indicated earlier, staff will have to report back to Council to seek formal approval of the form of development, at which point Council can deal with specific mitigation measures and conditions that members of the public would have an opportunity to speak to Council about.

Prior to holding the Public Hearing, staff will organize an Open House at a community facility near the Plaza of Nations complex. Information related to the rezoning application will be presented to the public, and members of City staff and representatives from the applicant will be at hand to answer any questions and to gather feedback from those attending the Open House. During the same

period, City staff will commission a public poll to measure levels of understanding among Vancouverites in relationship to the introduction of Casino - Class 2 at the Plaza of Nations. In accordance with usual cost recovery policies, the applicant will pay for the costs of the Open House and the public poll.

Incidence and Costs of Gambling Addiction: Citizens have long expressed concerns about social impacts arising from the introduction of slot machines into casinos. The main concern relates to gambling addiction and the expanded enticement for those who suffer from this condition. Information related to this issue was an important component of the Administrative Report "Introduction of Slot Machines at Hastings Park Racetrack" presented to Council on July 24, 2003, which is available online at:

<http://www.city.vancouver.bc.ca/ctyclerk/cclerk/20030724/pe6.htm>

In the above mentioned report, it is indicated that in the province of British Columbia, the current prevalence for problem gamblers is at 4.6% of the adult population. Other addiction studies conducted in other provinces during the last few years, indicate that an estimated 3% to 6% of the adult population suffer from problem gambling (Gambling in Canada, An Overview, Canada West Foundation, August 2001).

There is evidence that for addicted gamblers their behavior has potentially both a financial and an emotional price. It is difficult to assess the costs that are directly and exclusively associated with gambling behaviour. According to a recent study published by the Canada West Foundation: "Policy makers need to be aware of the impacts of gambling to balance the trade-off between the desire to provide gambling opportunities and the desire to minimize the harm to individuals." (Triumph, Tragedy or Trade-Off? - Considering the Impacts of Gambling, Canada West Foundation, August, 2001).

Policing Issues: The introduction of slot machines to the casino at Plaza of Nations will bring increased pedestrian and vehicular traffic to the area. This increase in traffic may bring additional pressures on the Police that will have to be monitored. There could also be increased criminal activities in the surrounding neighbourhood and throughout the city that can be linked to this expansion of gaming activity. The Police Department will need to assess the potential increased demands for policing services. The analysis of these demands will have to be carried out during the development permit process.

FINANCIAL IMPLICATIONS

Benefits to the City of Vancouver: The City of Vancouver, similar to other municipalities hosting casinos in British Columbia, receives a portion of casino revenue. At present, the City receives ten percent of the net casino revenue, which in 2002 generated \$3.7 million. It is projected that this year the City will receive \$3.9 million from casino revenue. As more casinos with slot machines became operational in the Greater Vancouver region (casinos in Richmond and Langley are scheduled to open in the near future), the revenue generated by Vancouver's table-only casinos will likely diminish.

If slot machines are introduced into Vancouver, the BC Lottery Corporation has indicated that the City will also receive ten percent of the net revenue generated by slot machines, which in the case of the combined casino at Plaza of Nations with 600 machines and 60 gaming tables, is projected to generate an additional \$10 to \$12 million a year for the City of Vancouver (BCLC estimates). Staff have not analyzed these projections.

Other Stated Economic Benefits: The applicant states that over 400 jobs will be protected since the Royal Diamond and Grand casinos, combined here, will continue to operate in the City of Vancouver.

The applicant states further: "In addition, the Mount Pleasant Starship Community Charitable Association and the Cordial Bingo Association can develop a feasible business plan with Grand Casino and Royal Diamond Casino for the long-term sustainability of their Bingo business and the charitable

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7/22/2004

activities associated with these operations."

APPLICANT'S COMMENTS

Normal practice is for staff to seek comments from rezoning applicants on the final report. The applicant, Patrick Cotter, Architect, comments as follows:

"Building Transparency (Appendix 'C', Page 2, Item 9) - Our approach to the building will respect the transparent nature of the existing glass building, and will seek to maintain this transparency to the extent possible given the technical and functional requirements of the space. These include achieving and maintaining prescribed lighting levels and conditions for video surveillance and monitoring of the facility. The use of screening and shading devices within the space will be required."

CONCLUSION

The application to install a temporary Casino - Class 2 with 600 slot machines and 60 gaming tables at the Plaza of Nations raises controversial issues including concerns about potential gambling addiction, the amount of traffic generated and parking required for the 21 hour per day, seven day a week operation. A significant issue is the applicant's assertion that the proponents must have a parking facility to accommodate 1,200 vehicles, including parking for unrelated users, or the project is in jeopardy, while the ODP designates more than half the proposed parking area for pending park development.

However, the use is not inconsistent with the commercial and entertainment orientation of the Plaza of Nations site. Furthermore, the proposal is expected to maintain 400 casino jobs and the revenue share to the City would help pay for public benefits nearby and elsewhere in the city on an ongoing basis. Traffic and noise mitigation measures, as determined by further studies, would be paid for by the proponents.

On balance, staff recommend the amendment to the CD-1 By-law to permit a temporary Casino - Class 2 at the Plaza of Nations subject to conditions to guarantee its temporary nature, limit the amount and geography of the parking and provide for pedestrian linkages and quality enhancements to the site.

APPENDIX A

DRAFT BY-LAW AMENDMENTS REQUIRING A PUBLIC HEARING

Note: By-laws will be drafted generally in accordance with the provisions listed below; subject to change and refinement prior to posting.

DRAFT CD-1 AMENDING BY-LAW PROVISIONS:

CD-1 By-law No. 7592 for 750 Pacific Boulevard (Plaza of Nations) is amended as follows:

Uses:

Amend Section 2, Uses, to add Casino - Class 2 as a permitted use.

Conditions of Use:

Amend Section 3, Conditions of Use, to provide that for Casino - Class 1 or

Casino - Class 2, the amount of floor area for gaming activity and related circulation be limited to 3 400 m² (36,598 sq. ft.). For the purpose of this By-law, gaming activity means either slot machines or gaming tables or a combination of slot machines and gaming tables.

36,598 sq. ft.

Further amend this section to provide that for Casino - Class 2, gaming activity be limited to 600 slot machines and 60 gaming tables.

LIMIT. 600 SLOT MAC
60 GAMING
TABLES.

Floor Area and Density:

Amend Table 1, section 4.2 under Section 4, Floor Area and Density, to add Casino - Class 2 into the Use box along with Hall, Casino - Class 1, Bingo Hall, Theatre and Clubs.

Amend section 4.4 to provide that for Casino - Class 1 and Casino - Class 2, covered walkways and entry vestibules provided for weather protection may be excluded from the computation of floor area.

Off-Street Parking:

Amend Section 6 by deleting the text and replacing it with new regulations*:

Parking, loading, bicycle, and passenger spaces are to be provided in accordance with the Parking By-law, including the availability of exemption and relaxation provisions, except:

a) For all uses except Hotel, Casino - Class 1, Casino - Class 2, theatre ancillary to Casino and restaurant ancillary to Casino, a minimum of one parking space shall be required per 80 square metres of gross floor area, with a maximum number of parking spaces permitted that is 20 percent greater than the minimum.

1 PER 861.14 sq

b) For Hotel, section 4.3.2 of the Parking By-law shall apply.

c) For Casino - Class 1, a minimum of one parking space shall be required per 18.6 square metres of gaming activity and related circulation, and the maximum number of parking spaces permitted is 20 percent greater than the minimum.

1 PER 200.22 sq

d) For Casino - Class 2 up to a maximum of 3 400 square metres of gaming area and related circulation, the minimum number of parking spaces required shall be 228, and the maximum number of permitted parking spaces shall be 306.

36,598.49 sq

MIN. 228
MAX 306

e) For theatre ancillary to Casino, the maximum permitted parking spaces shall be as per section 4.2.4.2 of the Parking By-law, with the minimum required parking being 50 percent of the maximum.

*f) For restaurant ancillary to Casino, the maximum permitted parking spaces shall be as per section 4.2.5.11 of the Parking By-law, with the minimum required being 50 percent of the maximum.

*Note: The draft regulations are subject to change following receipt analysis of the traffic and parking study to be submitted prior to the Public Hearing.

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7/22/2004

Housekeeping:

Amend wording with modern by-law language.

DRAFT AMENDMENTS TO SECTION 2 OF THE ZONING AND DEVELOPMENT BY-LAW:

Section 2, Definitions:

Section 2 is amended to correct references in the definitions of Casino - Class 1 and Casino -Class 2 to reflect the language used in the Gaming Control Act.

Section 10, General Regulations:

Section 10.31.2, a general prohibition of Casino - Class 2, is amended to continue to generally prohibit Casino - Class 2, "except as expressly permitted".

APPENDIX B

DRAFT BY-LAW AMENDMENTS NOT REQUIRING A PUBLIC HEARING

License By-law:

The License By-law is amended to:

a) delete the current definition of Casino.

b) define Casino - Class 1 and Casino - Class 2, substantially in accordance with the definitions for Casino - Class 1 and Casino - Class 2 as defined in Section 2 of the Zoning and Development By-law*

* Note: These definitions are recommended to be amended to correct references to reflect the language used in the Gaming Control Act.

c) set an annual business license fee of \$195 for Casino - Class 1 and \$8,792 for Casino - Class 2.

APPENDIX C

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approved conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

(a) That, prior to the enactment of the CD-1 amending by-law, the proponents shall make arrangements to the satisfaction of the Director of Planning and the Director of Legal Services to ensure that the Casino - Class 2 at the Plaza of Nations complex will only operate at this location for up to four years after the issuance of the initial occupancy permit for this use.

(b) That, prior to approval by Council of an amended form of development for the Plaza of Nations

complex to accommodate a temporary Casino - Class 2, the applicant shall obtain approval of a development application by the Development Permit Board which shall have particular regard to the following:

- (i) Casino - Class 2 use to be limited to a period of no greater than four years from initial occupancy.
- (ii) Approval of an accompanying development application by the Development Permit Board for off-site parking facilities for the required ancillary parking to service the Casino development with due regard to the location which may not extend past a line extending the east side of Carrall Street from Pacific Boulevard to the shoreline. As well, due regard for size, number of vehicles to be accommodated including bus parking and landscape treatment, entries/exits and pedestrian accommodation along the waterfront, if a waterfront site is chosen, and within and through the site as deemed appropriate. Casino parking, including circulation and access aisles, located to the east of a line projected south along the easterly alignment of Carrall Street is not supported.
- (iii) Arrangements to the satisfaction of the Director of Planning in Consultation with the General Manager of Engineering Services for:
 - (1) The provision of improvements to Pacific Boulevard adjacent or in proximity to the site, and new or modified signalization, as required;
 - (2) The location and design of access to/from, and circulation routes within, the site;
 - (3) The design of all parking areas, and passenger and goods loading facilities;
 - (4) Improvements to support pedestrians, bicyclists, and transit riders, in particular, but not limited to, modifications to the False Creek Seawall in or surrounding the site, and adjacent to any parking areas developed in association with this application, and interim development of the Carrall Street Greenway from Pacific Boulevard to the Seawall;
 - (5) Operation of the Plaza of Nations site once the proposed casino is operational with respect to the entire calendar of special events anticipated;
 - (6) An access and event operations plan to address vehicular access and parking when there are events at major venues within the area that would affect the availability of parking for the casino;
 - (7) Appropriate traffic and noise mitigation measures if determined to be needed and funding by the applicant for these measures to be agreed to;
 - (8) Architectural treatment, finishes, signage and lighting to be of high standard without being unduly over illuminated;
 - (9) Retention of the transparency of the building from inside and outside by keeping slot machines and furniture away from the windows and keeping the windows uncovered;
 - (10) Design development to locate a standard dimensioned seawalk and bicycle route through the Plaza of Nations complex by either reducing the size or relocating the guest drop-off in a northerly direction or constructing a new seawalk and bicycle route around the southerly point of the proposed casino, and ensure the route is fully accommodated to the satisfaction of the Director of

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7/22/2004

Planning and the General Manager of Engineering Services;

- (11) Design development to locate the guest drop-off outside the central plaza area to maintain the character, function and integrity of that space;
- (12) Design development of a landscape plan for the whole site area of the casino proposal that includes, among other things, the site edges along Pacific Boulevard South, and along the seawalk and bicycle route, and including these elements for the parking lot to the east of the site, if pursued by the proponents;
- (13) Should the proponents pursue a parking lot to the east of the site, design development of a walkway forming an extension from Carrall Street to the shoreline which may travel along the east side of a line extended from the east side of Carrall Street from Pacific Boulevard South to the shoreline; and
- (14) Public benefits to the satisfaction of City Council.

APPENDIX D

ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: The CD-1 zoned Plaza of Nations site is approximately 1.2 hectares (3 acres). To the north is the BCPED zoned B.C. Place Stadium. To the west is Area 6(a) which is a proposed high-density residential neighbourhood. To the east is Area 6(c) which is indicated in the False Creek North Official Development Plan as a future commercial area with a marina. To the east of Area 6(c) is a park site that is to be developed in conjunction with either Area 6(a) or 6(c). To the south is False Creek.

Preliminary Design Review: There are four major design concerns with the proposal, the impact on the public seawalk and bicycle route, the impact on the character and function of the central plaza area, the extent of the surface parking area and limited site landscaping.

1. Seawalk and Bicycle Route - An important portion of the seawalk and bicycle route that circles False Creek is through the Plaza of Nations. Currently this route passes around the central plaza and between the northerly edge of the proposed casino and Building B (former casino). The proposal locates a guest drop-off in this location. There are two design solutions that can address this concern. First, the guest drop-off could be reduced in size or pulled to the north where there is currently some surface parking. Second, the route could be designed so that it passes around the southerly point of the proposed casino. In both cases the full standard seawalk and bicycle widths should be maintained. The other portion of the seawalk and bicycle route on the easterly side of the Plaza of Nations and beside the proposed parking area also appears to be impacted by the proposal although the presented drawings lack clarity for this area. Again, the full width of the seawalk and bicycle route needs to be accommodated throughout the easterly area of the site.

2. Central Plaza - The central plaza is used for a variety of public and private functions. The design of the guest drop-off between the northerly edge of the proposed casino and Building B intrudes into the central plaza and will negatively impact the character, function and integrity of that space.

3. Surface Parking - The proposed surface parking extends over the area that is proposed for a future public park, Creekside Park. Staff recommends the surface parking should be outside this park area and therefore limited to the easterly alignment of the Carrall Street extension.

4. Landscaping - Apart from some landscaping in the surface parking area proposed to the east of Plaza of Nations, there is little or no landscaping indicated for the Casino site. A fully designed landscape plan needs to be prepared for the whole site area of the Casino proposal. Areas that need landscaping include, among others, the site edges along Pacific Boulevard South, all the edges of the

surface parking, and along the seawalk and bicycle route.

Comments of the General Manager of Engineering Services: In applying to convert most of Building C at the Plaza of Nations to a Class 2 Casino use, there are a number of areas of concern to Engineering Services, described in the following.

1. **Parking** - The applicant also seeks to develop an extremely large parking lot on adjacent lands to the east, totaling well over 1,200 new parking spaces. This is done without a rationale for these spaces, nor disclosure of what agreements are in place or considered for the use of this parking at various times of the day. Staff are concerned that the provision of such an extent of parking opens the door for unwanted auto commuting in consideration of this location close to the Downtown. It could also delay the implementation of a needed park. A lesser amount of parking, within the range as outlined below, should accommodate typical parking demands expected.

Should the proposed casino be unusually successful, and parking demand exceed expectations, then the operators could pursue further parking provision by entering into agreements to secure spaces within existing nearby parking resources and/or by applying to the City for a development permit to develop parking as a principal use on a temporary basis on a site in the area. There is also an ample supply of evening and weekend parking within walking distance in the downtown.

Meanwhile, the current parking standard in effect for the Plaza of Nations is structured to forgive a large amount of minimum required parking, without any restriction on the maximum parking permissible. Given the current uses approved for the one minor and three major buildings on the site, it has been calculated that well over 1,000 parking spaces are "required", though only 428 spaces must be provided. There is a need for more relevant and realistic parking standards.

After considering several alternative means of assessing parking for the Plaza of Nations, staff conclude that the most straightforward and applicable way of calculating parking would be to set a minimum requirement of one space per 80 square metres gross floor area as the standard for all uses in Buildings A, B, and D, same as for International Village, and a maximum that is 20% above the minimum; this results in a minimum requirement of 212 spaces and a maximum of 254 spaces (see explanatory table at the end of Engineering Services' comments).

For Building C, where the Class 2 Casino (as well as theatre and restaurant) use is proposed, a more customized standard is necessary. The city-wide standards for theatre and restaurant uses serve as suitable maxima at this Downtown edge locale, while the minimum standards should be half of that. The estimated results comprise minima of 42 and 25 spaces for the theatre and restaurant uses, respectively, and maxima of 84 and 50 spaces. For the casino, the floor area-based standard in the Parking By-law for a Class 1 Casino is first increased 25% to account for the inclusion of the more densely packed slot machines, then halved to account for the location in arriving at a minimum requirement estimated at 228 spaces. A maximum of 306 spaces was determined by pro-rating the observed parking demand at the Great Canadian Casino operation the Broadway Holiday Inn per the increase in number of gaming seats. Combining the numbers for all uses in Building C results in a minimum of 295 spaces and a maximum of 440 spaces.

Combining the numbers for all four buildings yields an estimated minimum parking requirement of 507 spaces, and a maximum of 694 spaces permitted. The site includes 287 parking spaces below grade, with approximately 80 spaces on the surface to the west of Building A. On-site surface spaces available east of Building B are expected to be removed, such that an additional 140 spaces, approximately, would be required and up to a further 187 spaces permitted. The additional required parking would fit in the area west of the proposed Carrall Street extension, though it is likely that only a minority of the further 187 spaces could.

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7/22/2004

2. **Pedestrian/Cycling Access and Ferry Dock** - The Plaza of Nations has still not provided the services required under the 1999 (hotel) rezoning. Staff have requested the site owners to provide these obligations prior to the November 30, 2004 date noted in the existing Services Agreement, but there has been no reply. The present application must be reviewed with consideration as to whether any of the following items will be required:

a) **Shoreline Protection Works** - Improvements to the existing seawall walkway.

b) **Primary Walkway** - Provision of a defined, well lit primary pedestrian route through the site.

c) **Primary Bikeway** - Provision of a defined, well lit primary bikeway through the site.

d) **Alternative Walkway/Bikeway** - Provide an alternative walkway/bikeway, which detours around the site via Pacific Boulevard, to be used during Plaza events. On Pacific Boulevard, staff expect that the existing curb be moved north and a wider sidewalk installed to accommodate a 9.0 metre wide walkway/bikeway, separated from traffic. A parking kiosk at the east end of the site is in conflict with the expected route, and would require removal or relocation. Furthermore, along the west edge of the site parking must be removed to eliminate conflicts with pedestrians and cyclists when the alternate route is in use. The route must employ proper standards of design, safety, and furnishing; in all sections of walkway aligned with the bike route a landscaped median of 1.5 metre width would be required.

e) **Walkway Around the Site** - As noted in the 1998 rezoning report to Council, it is possible to extend the current walkway around the site by constructing a link along the south edge of Building C. While Council then did not require this link, constructing this walkway would eliminate the high level of conflict between users of the Plaza space and the seawall. Furthermore, if this option were implemented, the applicant would not be required to provide a defined path through the site for the primary bikeway or complete modifications to Pacific Boulevard for the alternate walkway/bikeway. And, particularly with the proposal for a front door drop-off for the casino, a walkway around the site at the water's edge would eliminate conflicts between the walkway/bikeway and passengers being served at the porte-cochere.

f) **Ferry Dock/Ceremonial Dock** - The Owner is required to provide a ferry dock on the west end of the waterlot. As it may be difficult to get Burrard Environmental Review Commission (BERC) approval for a new ferry dock at this location, the applicant will need to work with the owner of the Plaza of Nations site to provide the Ceremonial Dock as the main ferry dock. Staff would require the installation of lighting, litter receptacles, and sheltered benches on the Ceremonial Dock.

3. **Special Events** - The proposed parking is in direct conflict with the Indy track as well as Indy's vehicle maintenance area. The Indy also uses Building C for its media centre and exhibition. As the City is legally obligated to provide space for Indy for at least another year, clarification is required that casino operations would be suspended or modified during this time. Plans to accommodate other events, such as the Dragon Boat Festival, Chinese New Year, and Cirque du Soleil are also required.

4. **Use of Performance Space** - Under an existing legal agreement, the Owner is required to provide the outdoor public performance space free to community users three days per month. Clarification is required that this proposal will continue to provide for this.

5. **Vehicle Access and Circulation** - Staff are concerned how traffic patterns will be changed and managed, whether additional street or signal infrastructure is required, that movements to, from, and within the site are designed to be safe and efficient, and that the needs of all vehicles, including delivery trucks, charter buses, HandiDarts, and limousines have been accommodated. The consultant must investigate these matters, as well as those below, and advise.

6. **Parking, Loading, and Drop-Off Spaces** - The applicant must ensure that adequate provisions are made for vehicle parking and passenger loading, and that facilities are adequate for delivery trucks,

charter buses, taxis, HandiDarts, and limousines.

7. Transit Service - The consultant should comment on whether transit service will be adequate to serve the site with the proposed new development in operation, especially in light of the suggested opening hours.

8. Pedestrians and Bicyclists - Staff are concerned that pedestrians and bicyclists will be able to access the site safely and conveniently. The applicant must work with staff to determine what improvements to the pedestrian and bicycle network, both on or off the site, are required, and how bicyclists will be accommodated with respect to parking and shower/change facilities.

In view of the many contingencies for the proposed development, particularly in the absence of the required transportation consultant's report, a broadly based prior-to condition is recommended, calling for arrangements to be made for provisions for addressing all issues as outlined above to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.

Explanatory Table:

PLAZA OF NATIONS PARKING SUMMARY

| BUILDING | ASSESSABLE AREA (m ²) | PARKING SPACES | |
|---------------------------------------|--------------------------------------|------------------|-------------------|
| | | MINIMUM REQUIRED | MAXIMUM PERMITTED |
| A | 8 091 | 101 | 121 |
| B | 8 490 | 106 | 127 |
| D | 367 | 5 | 6 |
| SUB-TOTAL I ¹ | 16 948 | 212 | 254 |
| C - Theatre ² | 748± | 42 | 84 |
| C - Restaurant ³ | 650± | 25 | 50 |
| C - Casino-Class 2 ⁴ | 3 400± | 228 | 306 |
| SUB-TOTAL II | | 295 | 440 |
| GRAND TOTAL | | 507 | 694 |
| Less existing parking: 287± Structure | | -367 | -367 |
| 80± Surface | | | |
| 367± Total | | | |
| NET ADDITIONAL | | 140 | 327 |

1 Minimum rate is 1:80 m² GFA; maximum 20% greater than the minimum.

2 Minimum rate is 50% of the maximum; maximum is 1:9.3 m² assembly area.

3 Minimum rate is 50% of the maximum; maximum is 1:50 m² GFA first 100 m², 1:10 m² GFA next 400 m², and 1:20 m² GFA above 500 m².

4 Minimum rate is 50% of the casino-class 1 rate of 1:9.3 m² assembly area plus 25% for inclusion of slot machines; maximum is proportioned as per the Great Canadian Casino=s (at Broadway Holiday Inn) documented peak parking demand of 81 spaces per 270 gaming seats.

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7/22/2004

Comments of the Chief License Inspector: The Chief License Inspector advises that if Casino Class 2 is permitted, the License By-law must be amended to include this use. It is recommended that new Casino Class-1 and Casino Class-2 definitions be inserted into the license by-law and corresponding fees be established of \$195 for Casino Class-1 and \$8,792 for Casino Class-2. These fees are based on the current fee for Casino for a Casino Class-1 and the fee for Horseracing for a Casino Class-2.

Park Board Comments: Park Board staff do not support a parking proposal that would delay the delivery of the extension of Creekside Park.

Environmental Implications: While bus service and Skytrain stations are within walking distance, it is expected that many patrons of the casino will arrive by car, especially those who plan to stay into the late hours. Staff do not support the applicant's proposal for off-site parking to accommodate 1,200 vehicles.

Social Implications: There are negative social implications to this proposal in the form of potential gambling addiction which will also be the case if the slots allocated to Vancouver are re-allocated to nearby municipalities. There are no implications with respect to the Vancouver Children's Policy or Statement of Children's Entitlements.

Council Policy Decisions on Gaming: On January 27, 1987, Council asked the Attorney-General to begin a review of the regulations governing the operation of casinos as soon as possible, and that the City, and other concerned groups and individuals, be given the opportunity to express in detail their concerns and suggestions for improvements. Council also expressed its concern that revisions to casino gambling regulations adhere to basic principles, including that the maximum financial benefits accrue directly to the social service agencies sponsoring the events; and that appropriate, strict controls be in place to discourage or prevent possible negative social consequences, such as compulsive gambling or criminal activity.

On July 26, 1994, Council requested that the Provincial Government ensure that there will be municipal participation in the evaluation of community impacts for any expansion to gaming activity, including video lottery terminals, gaming on First Nations lands and major casinos. Council further requested that gaming legislation or regulations include municipal endorsement of specific gaming locations prior to approval, and that approval of any new gaming activity be conditional on a portion of the revenue being available to local government for mitigation measures.

On November 1, 1994, Council passed a resolution opposing gaming expansion including the introduction of video lottery terminals (VLTs) and, that the City of Vancouver considered gaming expansion a matter of determination by the people of British Columbia through appropriate broad and local involvement in a meaningful consultation program.

On March 25, 1997, Council reiterated its demand to the Provincial Government for a comprehensive Gaming Act before expanded gaming activity goes forward. Council further advised the Minister of Municipal Affairs and the Minister of Employment and Investment that Vancouver opposed the addition of slot machines as an expanded gaming option.

On October 7, 1997, Council adopted amendments to the Zoning and Development By-law to permit a limited number of charity-operated casinos in certain areas of the city and to prohibit casinos with slot machines. The amendment prohibiting casinos with slot machines was challenged by the B.C. Lottery Corporation and the City successfully defended the By-law in the B.C. Supreme Court and Court of Appeal.

In January 1999, the Province introduced the White Paper on Gaming which recommended legislation changes which could have drastically limited historic municipal powers in relation to casinos and other gaming establishments. On March 9, 1999, Council responded to the Provincial White Paper, by reiterating its stand on the preservation of municipal powers on issues surrounding gambling expansion.

On September 12, 2000, Council indicated to the Province, a number of concerns regarding the Gaming Control Act (Bill 30-2000) introduced to the Legislature in July 2000 (later withdrawn). Some of the concerns raised at the time related to commitments made by the Province through the Memorandum of Understanding signed with UBCM in June, 1999.

On March 12, 2002 Council informed the Minister Responsible for Gaming in B.C. that it had serious concerns with Bill 6-2002, the Gaming Control Act, and submitted a staff Report outlining these concerns to the Provincial Government and to the UBCM, as the City of Vancouver's response to the Gaming Control Act.

APPENDIX E

(Copy of original letter in Social Planning Department)

Planet Bingo

Operated by Mount Pleasant Starship Community Association (MPSCCA)
2655 Main Street, Vancouver, B.C. V5T 3E7

October 17, 2003

Mr. Larry Beasley,
Director of Current Planning
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4.

SUBJECT: REZONING APPLICATIONS FOR THE INTRODUCTION OF SLOT

Dear Mr. Beasley:

Further to the introduction of slot machines in the City of Vancouver and the position of MPSCCA/Planet Bingo please note the following.

At a special meeting held October 15, 2003, member organizations of MPSCCA/Planet Bingo ratified, by a vote of 59 to 1, the Management Committee decision to support slot machines in the City of Vancouver subject to the following:

- 1) Construction of a new and modern bingo facility in conjunction with an amalgamated casino in the downtown area.
- 2) A commitment from the BC Lottery Corporation to provide new additional electronic games on an updated system within 90 days of the City's decision to approve slot machines.
- 3) A resolution to the outstanding issue of lost Planet bingo allocations to charities from GPEB.

We have secured a Memorandum of Understanding with the developers of the proposed amalgamated casino that will satisfy our future facility needs. Negotiations on these and other issues continue to our satisfaction. Of importance to our members is a timeline of no later than 2006 for the completion of new facility for Planet Bingo.

We have also been able to secure a letter of intent from the BC Lottery Corporation that has addressed the immediate need for additional bingo options to allow us to remain competitive in a new marketplace that will now include slot machines. Other issues with the BCLC are under discussion.

Discussions with GPEB have produced an understanding that funding reductions for years two and

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7/22/2004

three of the current Certificates of Affiliation will be restored to the previous level of funding in the event of a significant revenue gaming growth to the province of BC.

Based on the above commitments, and the understanding that our interests will continue to be a high priority to the casino operators, the BCLC, the Province of BC and the City of Vancouver, MPSCCA/Planet Bingo supports the rezoning applications at Hastings Racecourse and the interim casino at the Plaza of Nations.

Yours truly,

Margaret Coates,
President,
MPSCCA

APPENDIX F

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

| | |
|-------------------|---|
| Street Address | 750 Pacific Boulevard (Plaza of Nations) |
| Legal Description | N/A - amendment to CD-1 By-law No. 7592 |
| Applicant | Mr. Patrick Cotter, Patrick Cotter Architect Inc. |
| Architect | N/A - form of development not under consideration |
| Property Owner | Canadian Metropolitan Properties Corp. |
| Developer | Royal Diamond Casinos and Grand Casinos |

SITE STATISTICS

| | GROSS | DEDICATIONS | NET |
|-----------|------------------------|-------------|-----|
| SITE AREA | approx. 1.2 ha. (3 ac) | none | |

DEVELOPMENT STATISTICS

| | DEVELOPMENT PERMITTED UNDER EXISTING ZONING | PROPOSED DEVELOPMENT | RECOMMENDED DEVELOPMENT (if different than proposed) |
|--------|--|---|--|
| ZONING | CD-1 | CD-1 amended | |
| USES | various entertainment including Casino - Class 1 hotel Office and Retail Uses Production and Rehearsal Studio | to add Casino - Class 2 to permitted uses to accommodate 600 slot machines and 60 gaming tables | floor area limitation on gaming area and required circulation and a maximum of 600 slot machines and 60 gaming tables. |



Comments or questions? Send us e-mail at info@city.vancouver.bc.ca
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7/22/2004