

REPORT TO COUNCIL



Date: April 6, 2020
To: Council
From: City Manager
Department: Development Planning Department
Application: TA20-0012
Owner: Springfield Plaza Inc., Inc.No. BC0479374
Address: 1585 Springfield Road
Applicant: LIME Architecture Inc.
Subject: Zoning Bylaw Text Amendment Application
Existing Zone: CD16 – Bingo and Gaming

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA20-0012 to amend City of Kelowna Zoning Bylaw No. 8000 as outlined in Schedule 'A' attached to the Report from the Development Planning Department dated April 6, 2020 for Lot A District Lot 129 ODYD Plan KAP70110 located at 1585 Springfield Road be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Text Amendment Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To amend the Zoning Bylaw by changing the Development Regulations in the CD16 – Bingo and Gaming zone for two proposed minor building additions and replacing the CD16 – Bingo and Gaming Site Plan to reflect these changes.

3.0 Development Planning

The CD16 – Bingo and Gaming Zone is a Comprehensive Development Zone which applies only to the subject property, which contains Chances Casino. Staff support the proposed text amendments to accommodate the two small additions to the existing building.

The proposed text amendment identifies only very minor changes to the footprint of the existing building. These minor changes are not expected to result in any negative impacts to the building's aesthetic, on the site's functionality, or on adjacent parcels.

4.0 Proposal

4.1 Background

Council recently supported a request by Chances Casino to allow a substantial change to the existing gaming facility to introduce live table games. In addition to these proposed changes, Chances has experienced a steady increase in their visitor numbers over the years.

Chances Casino has further development plans beyond the small additions currently proposed. These future development plans will require additional development applications and are anticipated to significantly change the CD16 – Bingo and Gaming zone, as well as substantially change the existing building form and scale. However, the applicants are not ready to make these applications at this time as they are still working through their preferred design and development plans.

4.2 Project Description

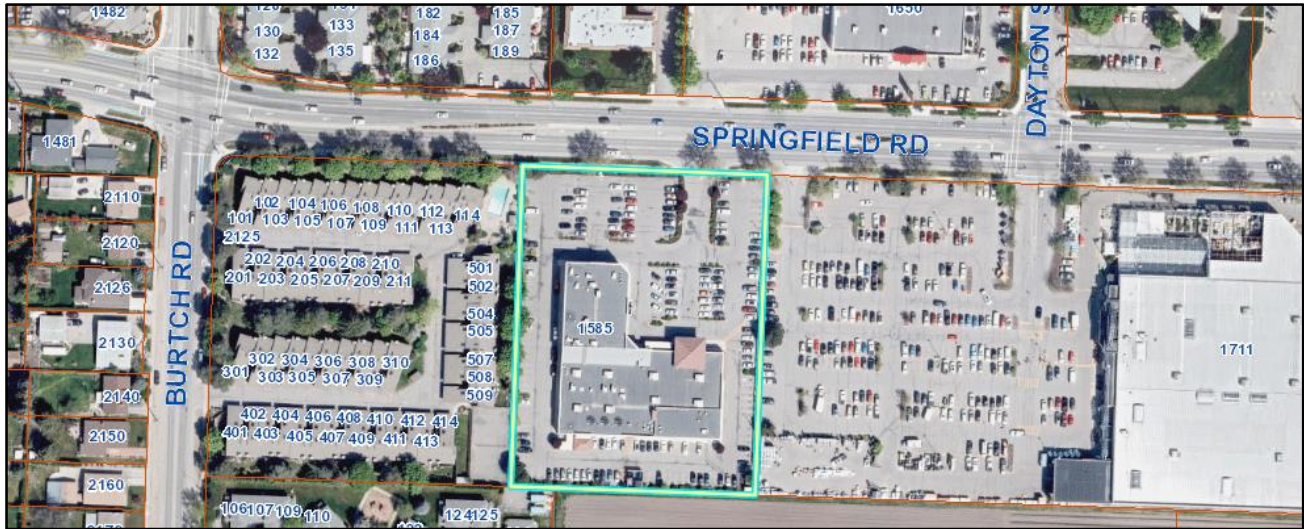
To respond to growing local demand, Chances is proposing additions to the existing building to provide support space including additional electrical room space and office spaces to be used by the casino repair technicians. These additions, as shown on the site plan in Attachment B, will increase the building footprint along the west façade (130.8 m²) which reduces the side yard from 15.0 m to 14.0 m and along the south façade (34.2 m²) which reduces the rear yard from 21.0 m to 18.0 m. The proposed additions also increase the site coverage from 25% to 26%.

4.3 Site Context

Chances Casino is located south of Springfield Road, east of Burtch Road. The subject property has adjacent uses of Residential to the east, Commercial to the west, and Agricultural (ALR) lands to the south. Chances Casino has a formal easement agreement with the adjacent property to the east, which is currently occupied by Rona, to access the underutilized surface parking area with stair access between the two sites.

The property is adjacent to ALR lands to the south which requires a Level 5 landscape buffer with a minimum width of 3.0m. The ALC's Guide to Edge Planning encourages a 15.0 m setback from the agricultural area boundary and an 8.0 m wide vegetative buffer within the setback. The proposed development meets the City's required 3.0 m buffer width and the ALC's encouraged 15.0 m building setback and would therefore be exempt from a Farm Protection Development Permit.

Subject Property Map:



4.4 Zoning Analysis Table

The CD16 – Bingo and Gaming Zone is a Comprehensive Development Zone which applies only to the subject property, which contains Chances Casino. As a Comprehensive Development Zone is in place, a Text Amendment to the Zone is required instead of what would be considered a variance application in other contexts.

The changes to the development regulations, as shown below in the Zoning Analysis Table, are complemented by the Zoning Bylaw CD16 – Bingo and Gaming Zone Site Plan (Schedule A) that is included in the zone and would restrict any future development from any proposal beyond what is currently being considered by Council.

Zoning Analysis Table		
CRITERIA	CURRENT CD16 ZONE REQUIREMENTS	CD16 PROPOSED CHANGES
Development Regulations		
Max. Site Coverage	25 %	26 %
Min. Side Yard	15.0 m	14.0 m
Min. Rear Yard	21.0 m	18.0 m

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

Chapter 8: Economic Development

Objective 8.1 Focus on economic drivers that generate new and sustainable wealth.

Policy .1 Sustainable Prosperity. Assign priority to supporting the retention, enhancement and expansion of existing businesses and post-secondary institutions and the attraction of new business and investment identified as bringing sustainable prosperity to Kelowna.

6.0 **Application Chronology**

Date of Application Received: January 17, 2020

Date Public Consultation Completed: March 5, 2020

Date Text Amendment Map Received March 11, 2020

Report prepared by: Hailey Rilkoﬀ, Planner I

Reviewed by: James Moore, Urban Planning & Development Policy Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Proposed Text Amendments

Attachment A: Applicant's Rationale

Attachment B: Development Site Plan