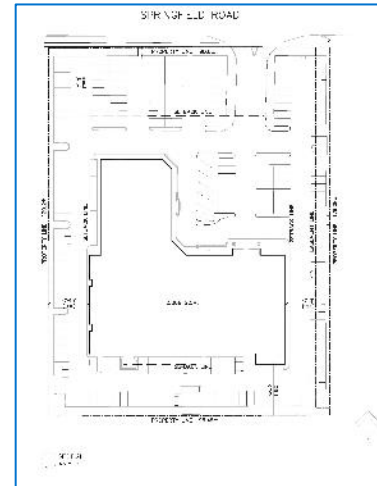
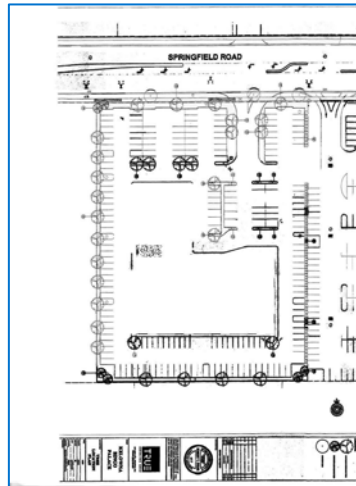


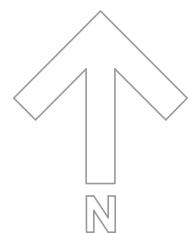
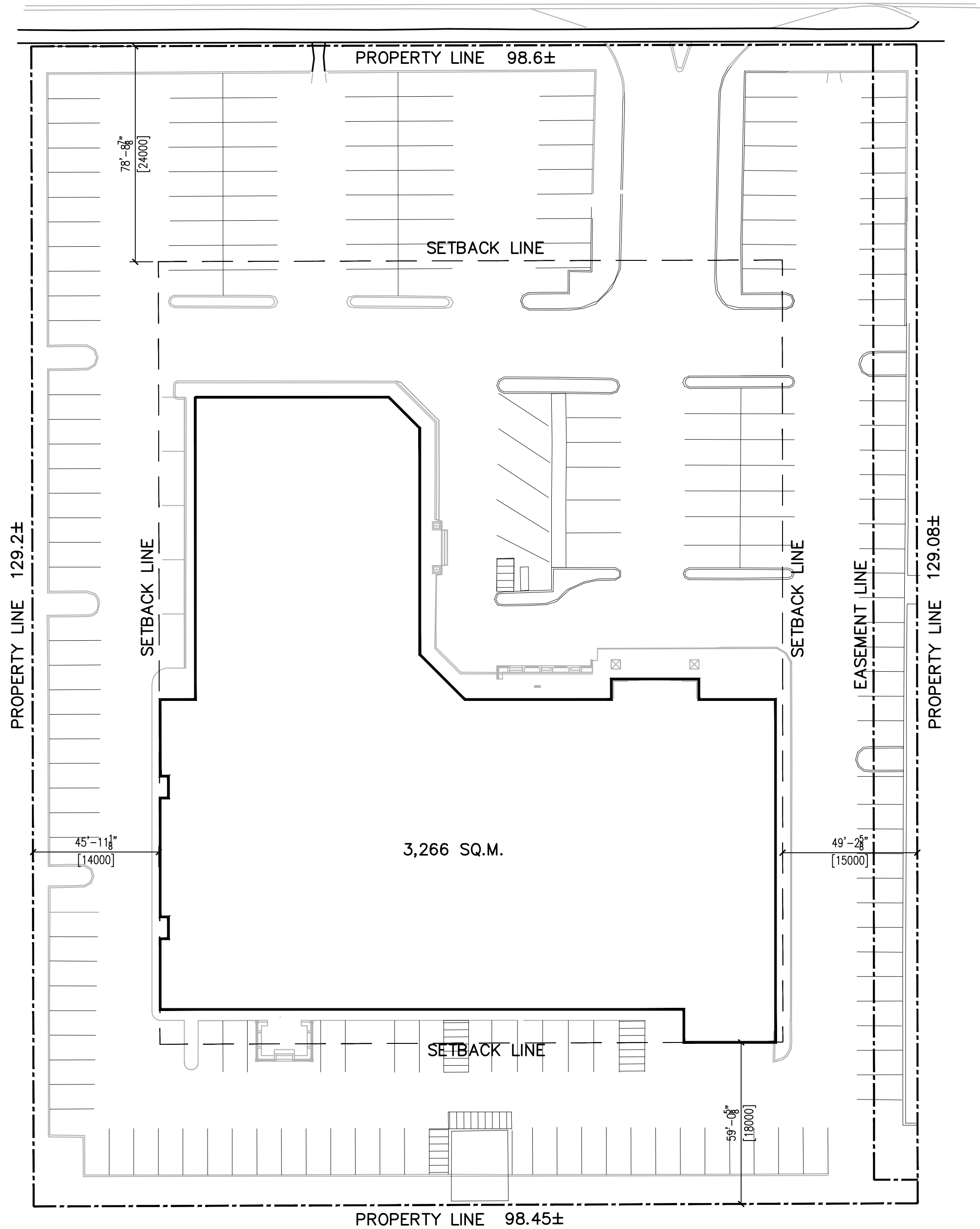
Schedule A – Proposed Text Amendments

Schedule B – Comprehensive Development Zones - CD16 Bingo and Gaming

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.4 (b)	Development Regulations	(b) The maximum site coverage is 25%	(b) The maximum site coverage is 26%	Increase the maximum site coverage
1.4 (e)	Development Regulations	(e) The minimum side yard is 15.0m	(e) The minimum side yard is 14.0 m	Decrease the minimum side yard
1.4 (f)	Development Regulations	(f) The minimum rear yard is 21.0 m	(f) The minimum rear yard is 18.0 m	Decrease the minimum rear yard
1.5 (c)	Other Regulations	(c) Development of the subject property is limited to that shown on the CD16 – Bingo and Gaming Site Plan .	(c) Development of the subject property is limited to that shown on the CD16 – Bingo and Gaming Site Plan .	Update Site Plan with the proposed changes to Development Regulations



SPRINGFIELD ROAD



1 SITE PLAN
1/32" = 1'-0"

SCHEDULE A

This forms part of application
TA20-0012

Planner Initials **HR**

City of **Kelowna**
DEVELOPMENT PLANNING



ATTACHMENT	A
This forms part of application # TA20-0012	
Planner Initials	HR
City of Kelowna DEVELOPMENT PLANNING	

January 28, 2020

**Re: Design Rationale for Proposed Addition (DVP) to Chances Casino,
1585 Springfield Road, Kelowna BC (The Site)**

To: City of Kelowna, Planning Department

C/O: Hailey Rilkoﬀ

Email: HRilkoﬀ@kelowna.ca

Cc: Stan Walt

Email: SWalt@chanceskelowna.ca

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the DVP associated with the proposed addition to the Chances Casino at The Site, we offer the following Design Rationale for the project:

Chances is an established local business that has provided Casino facilities to the local market for many years. Chances has operated as a Casino sensitive to neighbouring properties as proven by its long standing operation without concern from the community. In fact the popularity of Chances has seen a steady increase in the number of visitors over the years and as a responsible business, Chances is adding much needed support space to ensure its continued operations can respond to growing local demand. Accordingly, the proposed additions to the existing Chances building include additional electrical room space as well as office spaces for use by the Casino repair technicians to look after gaming equipment and British Columbia Lottery Corporation (BCLC), gaming managers and auditors. The electrical closet expansion is in direct response to the growing demands of new and changing gaming options as well as to ensure future expansion can be accommodated in a way that can be phased with an existing electrical service area that is easily accessible and reduces disruption to the existing Casino.

Chances is eager to ensure additional office space for BCLC is provided in response to the requests and requirements of the Lottery Corporation as it represents the continued governance and regulatory oversight that is integral to the compliant operation of Chances. The location on the west side of the existing building is ideally located for easy office access without disruption to the current operation of the Casino and will meet the needs of both Chances and BCLC alike.

While the cumulative areas being added to Chances are small in area relative to the building size, their locations and design have been strategically considered in response to operations and sensitively designed to complement the existing building. These locations do require minor variances into existing side and rear yards noting that the additions will not disrupt the existing vehicle circulation between building and property line. While the additions (1,775 square feet in size) represent less than a 6% increase in overall building size (existing building is 33,380 square feet), it does result in site coverage that is .6% greater than the site coverage allowed for the property.

Since it was felt the additions needed to be outside the existing building footprint for the reasons outlined above, and the variances are minor in nature, we kindly request the City's support of the DVP application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely,

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

CHANCES CASINO - EXTERIOR ADDITIONS

1585 SPRINGFIELD RD, KELOWNA, BC

ATTACHMENT B

This forms part of application
TA20-0012

Planner Initials **HR**

City of Kelowna
DEVELOPMENT PLANNING

LIME
ARCHITECTURE INC.

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205-1626 Richter Street,
Kelowna, BC V1Y 2M3
www.limearchitecture.com

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All trades are to evaluate the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the location and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

PROPERTY DESCRIPTION:

CHANCES CASINO

CIVIC ADDRESS: 1585 SPRINGFIELD ROAD, KELOWNA BC
LEGAL ADDRESS: PLAN 70110, LOT A, ROLL 10519967
ZONING: CD16
BUILDING AREA: 33,380 SQ.FT (EXISTING)
INTENDED USAGE: CASINO

CASINO FLOOR AREAS:

EXISTING GROSS FLOOR AREA: 40,788 SQ.FT (3,789 SQ.M)
WEST ADDITION: 1,407 SQ.FT (130.8 SQ.M)
ELECTRICAL ROOM ADDITION: 368 SQ.FT (34.2 SQ.M)

TOTAL GROSS FLOOR AREA: 42,263 SQ.FT (3,954 SQ.M)

EXISTING BUILDING AREA: 33,380 SQ.FT (3,101 SQ.M)
WEST ADDITION: 1,407 SQ.FT (130.8 SQ.M)
ELECTRICAL ROOM ADDITION: 368 SQ.FT (34.2 SQ.M)

TOTAL BUILDING AREA: 35,155 SQ.FT (3,266 SQ.M)

PARKING CALCULATIONS:

PARKING STALLS:
CASINO (CD16) 3-4 PER 100m² GFA
= 3,954 /100
= 39.54 x 3 or 4
= 119-158 STALLS

LOADING BAYS:
CASINO (CD16) REQUIRED:
EXISTING TO REMAIN

BICYCLE PARKING:
CASINO (CD16) REQUIRED:
EXISTING TO REMAIN

TOTAL EXISTING STALLS:
CASINO = 205 STALLS

TOTAL REMAINING STALLS (WITH ADDITIONS):
CASINO = 195 STALLS (10 STALLS LOST)

B.C. BUILDING CODE (2018) ANALYSIS

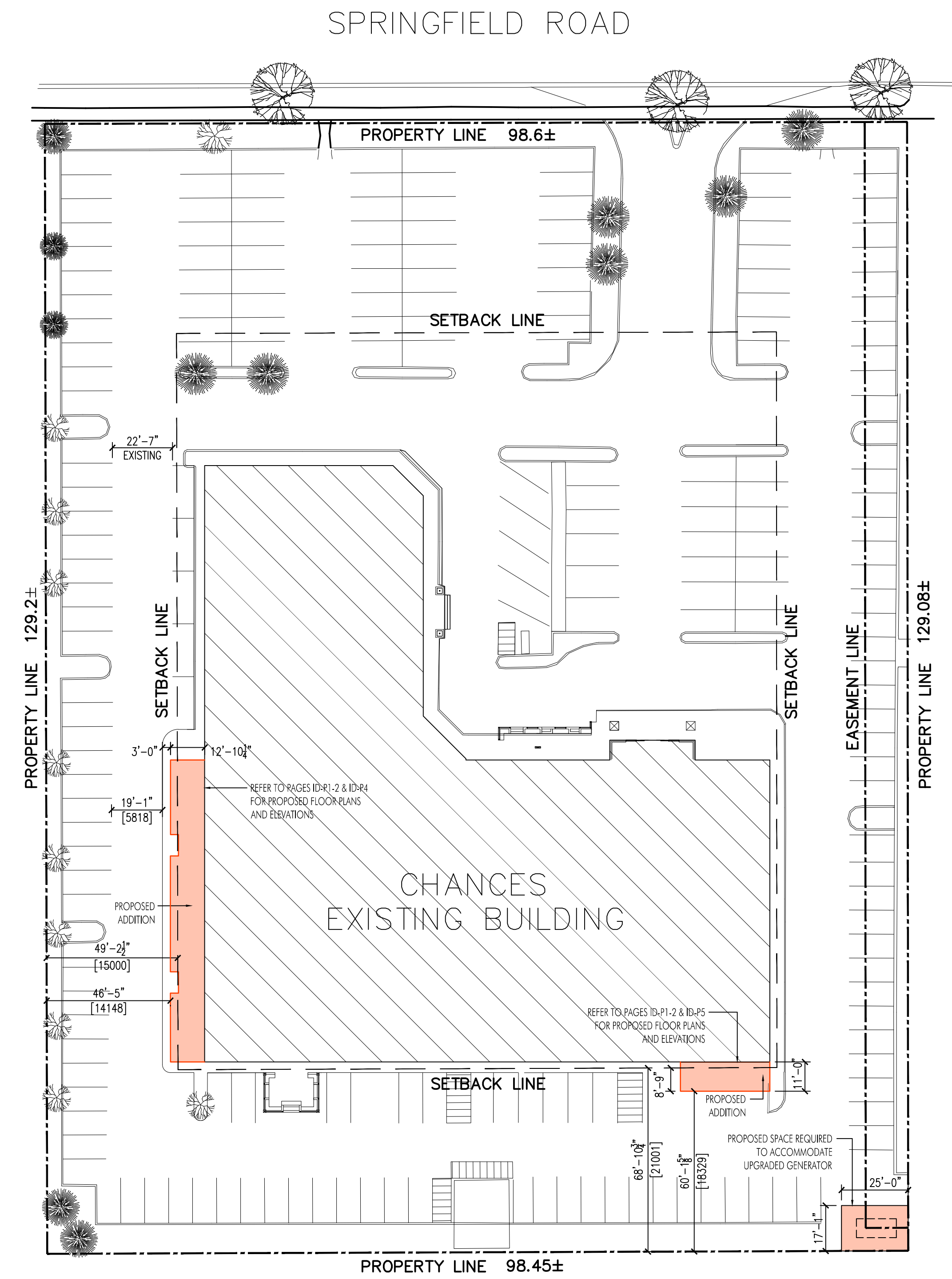
- OCCUPANCY CLASSIFICATION:
A2 - CASINO
- NUMBER OF STREETS FACED: 3.2.2.10
ONE (1)
- BUILDING AREA: 3.2.2.5
3,059 m² / 32,937 sq.ft
- BUILDING HEIGHT: 3.2.2.5
2 STOREYS
- SIZE & OCCUPANCY REQUIREMENTS:
GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED (3.2.2.24)
- CONSTRUCTION REQUIREMENTS:
NONCOMBUSTIBLE CONSTRUCTION
FLOOR ASSEMBLIES AS FIRE SEPARATIONS WITH 1 HOUR F.R.R.
MEZZANINES WITH 1 HOUR F.R.R.
LOAD BEARING WALLS, COLUMNS, AND ARCHES REQUIRE A 1 HOUR F.R.R.
OR BE NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED ASSEMBLY

ZONING CALCULATIONS:

CURRENT: CITY OF KELOWNA, CD16 (COMPREHENSIVE DEVELOPMENT, BINGO AND GAMING)

SITE INFORMATION:

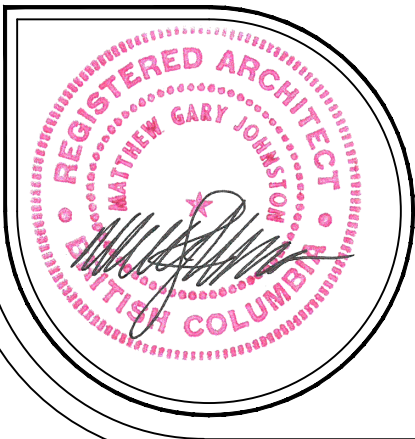
GROSS SITE AREA=	ALLOWED	PROPOSED
ALLOWABLE SITE COVERAGE=	N/A	136,778 SF (12,707 SM)
F.A.R. =	25% (34,195 SF)(3,177 SM)	25.6% (35,155 SF)(3,266 SM) VARIANCE
	0.4 (54,711 SF)(5,083 SM)	0.30 (42,263 SF)(3,954 SM)
	REQUIRED	PROPOSED
MAX. HEIGHT -	12M (39FT) OR 3 STOREYS	EXISTING TO REMAIN
FRONT YARD -	24.0 M	EXISTING TO REMAIN
SIDE YARD (WEST) -	15.0 M	46'-5" (14.1M)
SIDE YARD (EAST) -	15.0 M	EXISTING TO REMAIN
REAR YARD -	21.0 M	60'-1 1/2" (18.33M) VARIANCE



Revision No., Date and Description
01.16.20 - FOR DVP

Plot Date 16-Jan-20
Drawing No. A-001

PROJECT CHANCES CASINO EXTERIOR ADDITIONS
DRAWING TITLE PROJECT INFORMATION



FOR DVP