

REPORT TO COUNCIL



Date: February 25, 2020

To: Council

From: City Manager

Department: Development Planning

Application: LL19-0036

Owner: Springfield Plaza Inc., Inc. No.
BCo479374

Address: 1585 Springfield Rd

Applicant: Chances Gaming
Entertainment

Subject: Substantial Change to an Existing Casino

Existing OCP Designation: COMM - Commercial

Existing Zone: CD16 – Bingo and Gaming

1.0 Recommendation

THAT Council directs Staff to forward the following recommendation to the British Columbia Lottery Corporation:

In accordance with Part 3 Section 19 of the *Gaming Control Act* and Council Policy #367, BE IT RESOLVED THAT:

1. Council recommends support of an application from Chances Gaming Entertainment located at 1585 Springfield Road, Kelowna, BC, legally described as Lot A District Lot 129 ODYD Plan KAP70110 for a Substantial Change to an existing Gaming Facility:
 - a. To expand the existing gaming options to include live table games which may include blackjack, baccarat, poker, roulette and other games which include a live dealer.
2. That Council's comments on the prescribed considerations are as follows:
 - a. The location of the gaming facility/ casino: Chances is located on the south side of Springfield Road beyond the boundary of the Capri Landmark Urban Centre within a mixed use area.
 - b. Traffic, noise, parking and zoning: The facility has been in operation at this location since 2002. To date, there has been negligible negative impact on traffic, noise, parking and the property is zoned appropriately.
 - c. The hours of operation of the facility will remain unchanged.

- d. The impact on the community if the application is approved: The potential for negative impact is considered to be minimal.
- e. Adjacent Notification of Municipalities within a 5 km radius of the subject property: The application was circulated for comment to the District of Lake Country, the City of West Kelowna, West Bank First Nations and RDCO. No objections or concerns were raised.

AND THAT Council's comments on the views of residents are as contained within the minutes of the meeting at which the application was considered by Council. The methods used to gather the views of residents were as per Council Policy #367 'Public Notification & Consultation for Development Applications'.

2.0 Purpose

To seek Council's support to allow a substantial change to an existing gaming facility by introducing live table games.

3.0 Development Planning

Staff are supportive of the request to add live table games to the existing gaming facility and do not foresee any negative land use impacts of permitting this additional form of entertainment to what currently exists. The neighbourhood contains a mix of uses: the residential to the west contains both multi-family and single dwelling housing. To the north and east are a mix of commercial uses. The parcel is bounded to the south by agricultural land (orchards).

4.0 Proposal

4.1 Background

An application has been forwarded by the business owners to the British Columbia Lottery Corporation (BCLC) for their approval. Procedurally, this type of application requires Local Government comments prior to the BCLC making a final decision.

Chances opened for business in 2002 with various expansions occurring throughout the years. The cornerstone of the business is the large bingo hall which houses 410 permanent seats with includes 348 electronic terminals and the casino floor has expanded to include 343 slot machines and one electronic gaming table with five playing spaces. The site provides food and drink options with both a cafeteria and lounge.

4.2 Project Description

Chances casino is proposing to introduce live gaming tables to the otherwise electronic gaming environment. This would require a Building Permit for interior renovations to create a space that will allow for table seating with live dealers, betting chips and cards.

All games and equipment utilized are authorized and provided by the British Columbia Lottery Corporation (BCLC). Therefore, receiving Municipal approval is only the first step in the process. The facility operators will then work closely with BCLC staff to determine the type of games, number of dealers, tables and seats that would be provided. BCLC has extensive casino security and compliance programs to ensure adherence with both federal and provincial regulations and laws which govern the industry.

A portion of the net income generated from a gaming facility goes to the Province to support various programs, services and grants in various communities around the province. Municipalities which host a gaming facility also receive a portion of the net income generated to benefit their community. The owners

see this as a good opportunity to increase revenue for the business as well as for the Municipality and the Province.

Chances casino has a good relationship with its neighbour to the east, Rona. The two business have entered into a formal easement agreement which has allowed access to Rona's underused surface parking area via a permanent stair access. The RCMP and City of Kelowna Bylaw Services do not have any outstanding concerns with the proposed introduction of live gaming to the existing casino.

The hours of operation for the facility will remain unchanged as follows:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00 am	9:00 am	9:00 am	9:00 am	9:00 am	9:00 am	9:00 am
Close	1:00 am	1:00 am	1:00 am	1:00 am	2:00 am	2:00 am	2:00 am

Subject Property Map: 1585 Springfield Road



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.o Application Chronology

Date of Application Received: December 3, 2019

Report prepared by: Lydia Korolchuk, Planner II

Reviewed by: James Moore, Acting Urban Planning Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Applicant's Letter of Rationale