
CITY OF KELOWNA

MEMORANDUM

Date: April 4, 2001
File No.: OCP01-002 / TA01-004 / Z01-1012
To: City Manager
From: Planning & Development Services Department
Subject:

APPLICATION NO. OCP01-002 / OWNER: D.M.J. CONSTRUCTION LTD.
TA01-004 / Z01-1012

AT: 1565/1585 SPRINGFIELD RD. APPLICANT: SPRINGFIELD PLAZA INC.,
JOHN McAFEE

PURPOSE: TO CONSTRUCT A BINGO FACILITY

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

PROPOSED ZONE: C10 – SERVICE COMMERCIAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Map 15.1 of Kelowna Official Community Plan (1994-2013) Bylaw No. 7600 be amended by changing the Future Land Use designation for Lots 3 and 4, D.L. 129, O.D.Y.D., Plan 11371, located on Springfield Road, Kelowna, B.C., from “Low Density Multiple Family Residential” to “Commercial”;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding “gaming facilities” to the principal uses of the C10 – Service Commercial zone;

AND THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lots 3 and 4, D.L. 129, O.D.Y.D., Plan 11371, located on Springfield Road, Kelowna, B.C., from the RM3 – Low Density Multiple Housing to the C10 – Service Commercial zone;

AND THAT Text Amendment No. 01-004 and the Official Community Plan and zone amending bylaws be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Official Community Plan and zone amending bylaws be considered in conjunction with Council's consideration of a Development Permit on the subject property;

AND THAT final adoption of the Official Community Plan and zone amending bylaws be considered subsequent to the requirements of the Ministry of Environment, Lands and Parks with respect to the site profile and site investigation being completed to their satisfaction;

AND FURTHER THAT final adoption of the Official Community Plan and zone amending bylaws be considered subsequent to the registration of a road dedication and lot consolidation.

2.0 SUMMARY

The applicant wishes to construct a bingo facility on the subject property. The proposed development requires an OCP amendment to change the future land use designation of the property from Low Density Multiple Family Residential to Commercial. In addition, the rezoning of the site from RM3 (Low Density Multiple Housing) to C10 (Service Commercial) is required, and a text amendment is necessary to add “gaming facilities” to the principle uses of the C10 zone. Since the subject property is located in a Development Permit Area, a General Commercial DP is required for the proposed development. The applicant is currently pursuing the Development Permit application (DP01-10,009), which will be considered concurrently with the final adoption of the OCP and zone amending bylaws.

3.0 BACKGROUND

3.1 The Proposal

The applicant proposes to construct a bingo facility on the subject site, located on Springfield Avenue, east of Burtch Road. The site is currently designated as Low Density Multiple Family Residential in the Official Community Plan. The proposed development therefore requires an OCP amendment to change the future land use designation of the site to Commercial. A rezoning of the site from RM3 (Low Density Multiple Housing) to C10 (Service Commercial) is also necessary. The current C10 zone does not permit gaming facilities as a primary use, and the proposed development therefore triggers a text amendment of the C10 zone to add gaming facilities to the list of principal uses.

The proposed future bingo facility will lead to the amalgamation of the existing Midvalley Bingo Association (Kelowna Bingo Palace) and the facility of the Kelowna Charities Association (Dabbers). The proposed site for the new facility is not located in an Urban Town Centre. However, the site has a reasonably central location with easy access off Springfield Road. It is furthermore served by three bus lines, two of which run past 9:00 p.m. on weekdays and Saturdays.

The subject site, consisting of two lots with frontage onto Springfield Road, is proposed to accommodate the bingo facility and a future commercial development. The bingo hall would be located at the back of the site, with the future commercial development closer to the street at the western section of the site. The proposed siting is contrary to Commercial Development Permit policies and might be changed in the Development Permit process. The remainder of the site will be used for parking and loading, as well as for landscape buffers and islands. The proposed one storey bingo hall will have a maximum of 980 seats. The layout of the parking lot, necessary buffering to adjacent properties and the form and character of the building will be addressed in the Development Permit application (DP01-10,009).

The application meets the requirements of the C10 – Service Commercial zone as follows:

CRITERIA	PROPOSAL	C10 ZONE REQUIREMENTS
Lot Area (m ²)	13,040 m ² (site)	1000 m ²
Lot Width	98.6 m	40 m
Lot Depth	132.3 m	30 m
Site Coverage (%)	24.2% (Bingo hall and future commercial)	40%
Total Floor Area (m ²)		
- Bingo Hall	2229.6 m ²	N/A
- Future Commercial	929 m ²	N/A
F.A.R.	0.242	0.65
Storeys (#)	1 / 5.6 m	Max. 3 storeys / 12 m
Setbacks (m)		
- Front	24.4 m	2.0 m
- Rear	21.6 m	0.0 m
- West Side	16.2 m	4.5 m
- East Side	15.8 m	0.0 m
Landscape Buffers		
- Front	3.0 m	3.0 m, Level 3
- Rear	1.83 m ❶	3.0 m, Level with opaque barrier; 0 m for yard
- West Side	1.83 m ❶	3.0 m, Level 3, landscaping or fence
- East Side	1.83 m ❶	3.0 m, Level 3, landscaping or fence
Bicycle Parking		Class I: 0.2 per 100 m ² GLA Class II: 0.6 per 100 m ² GLA Total: 26
- Bingo Hall	18 ❷	
- Future Commercial	8 ❷ Total: 26	
Parking Stalls (#)	237	Bingo Hall: 196 (1 per 5 seats) ❸ Future Commercial: 21 (2.2 per 100m ² GFA) Min: 217, Max. allowed: 272
Loading Stalls	2	1 per 1,900 m ² GFA = 2

Notes

- ❶ Opaque fences with 1.83m of landscaping will be provided at the rear, east and west property lines.
- ❷ The applicant proposes to provide 20 bicycle parking spaces as part of the development permit. The remaining six spaces will be provided with the future commercial development.
- ❸ Bingo facilities are not listed in the Parking Table (Table 8.1. of the City of Kelowna Bylaw No. 8000). The use class most representative of the facility is the Community Recreation Services class. The maximum number of stalls for the bingo facility only is 245 (equivalent to 125% of the minimum number of stalls required).

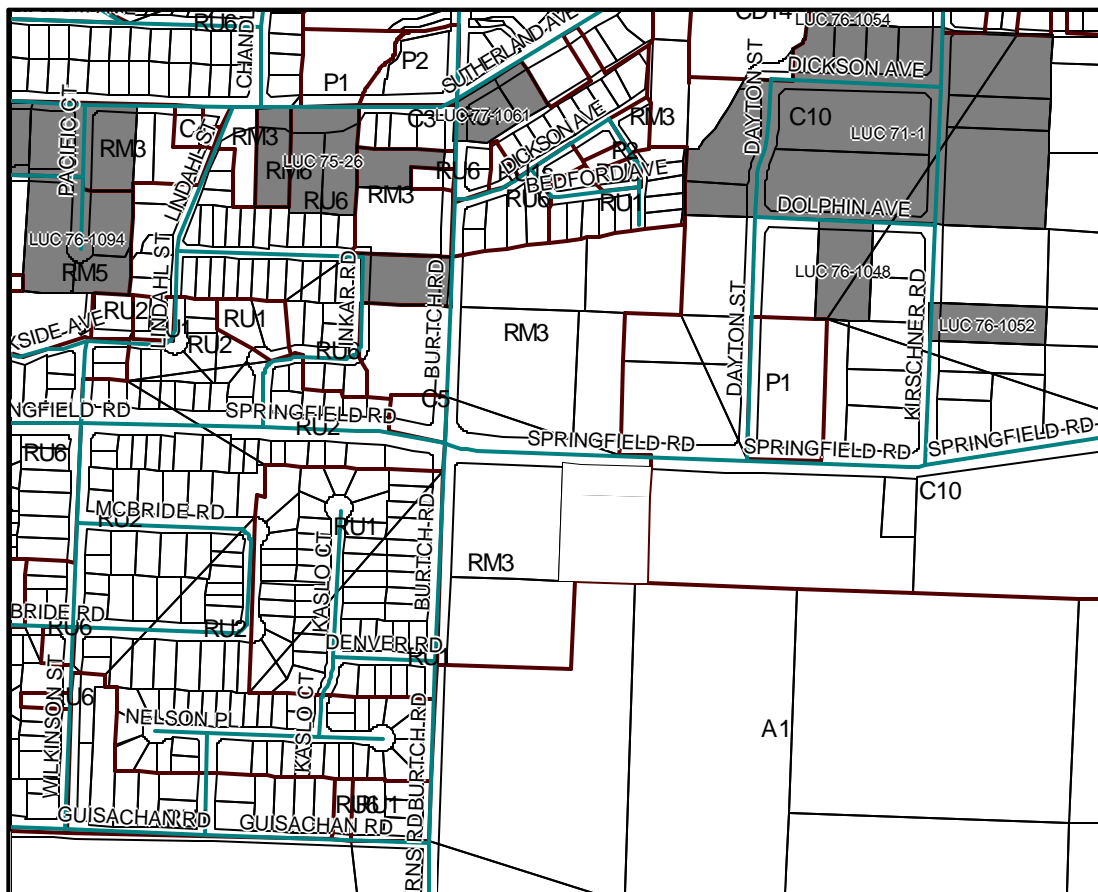
3.2 Site Context

The property is located on Springfield Avenue, west of Burtch Road and east of Dayton Street. The site lies in a transition zone between single family and multiple family residential uses to the west and commercial uses to the east. The area south of the subject property is part of the Agricultural Land Reserve and is used as orchard land.

Adjacent zones and uses are, to the:

- North - RM3 (Low Density Multiple Housing) – multiple family housing; and
C10 (Service Commercial) – Home Hardware
- East - C10 (Service Commercial) - Revy
- South - A1 (Agriculture 1) - Orchard
- West - RM3 (Low Density Multiple Housing) – multiple family housing

Site Map



3.3 Existing Development Potential

The property is zoned for RM3 – Low Density Multiple Housing use. The purpose of this zone is to provide for low density multiple housing on lots with urban services. Principal uses in this zone are apartment housing, congregate housing, major group homes, row housing, semi-detached and stacked row housing. Secondary uses include major, minor and intermediate care centres, as well as home based businesses.

The purpose of the proposed C10 – Service Commercial zone is to designate land for the accommodation of a mix of commercial uses, which are not provided for in any other zones. These include a number of principal and secondary uses. Gaming facilities are currently not among these uses. Therefore, the application for a Text Amendment has been made to include this use.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The Official Community Plan designates the future land use for this site as low density multiple family residential. Since the proposed development is not consistent with this designation, an application for an amendment of the OCP has been made.

4.0 TECHNICAL COMMENTS

4.1. Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. Engineered fire flows will be required.

4.2. Shaw Cable

Owner/contractor to supply and install conduit system as per Shaw Cable drawings and specifications.

4.3. Telus

Provide underground structure for Telus facilities as per Telus specs.

4.4. Works & Utilities

The Works & Utilities Department has the following requirements associated with this development application. The road and utility upgrading requirements will be a requirement of the issuance of a building permit.

4.4.1. Subdivision

Lots 3 & 4 Plan 11371 must be consolidated.

4.4.2. Domestic Water and Fire Protection

(a) The existing water and fire protection on Springfield Road in this location is sufficient to support this development. It may be necessary to provide an on-site fire hydrant, the fire prevention officer will determine this. If required the applicant must provide a water service to supply both domestic and fire protection requirements.

(b) Both lots 3 & 4 are presently serviced with small diameter services that will have to be disconnected and decommissioned. The cost to

decommission the existing services will be included in the new service costs, which will be determined when both service size and location are known. The City of Kelowna Utilities Department must do all connection and disconnection of services.

- (c) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost.

If there is to be landscaping on the site, the developer must also purchase an irrigation sewer credit meter from the City and prepare a meter setter at his cost.

- (d) Only one water service will be permitted.

4.4.3. Sanitary Sewer

- (a) The existing sanitary sewer on Springfield Road in this location is sufficient to support this development.
- (b) Both lots 3 & 4 are presently serviced with 100-mm diameter services that one of which may be used for the new development if it is large enough. If a larger service is required it can be provided at the developers cost. The existing sanitary services will have to be disconnected and decommissioned. The cost to decommission the existing services will be included in the new service costs, which will be determined when both service size and location are known. The City of Kelowna Utilities Department must do all connection and disconnection of services.
- (c) Only one sanitary sewer service will be permitted.

4.4.4. Storm Drainage

- (a) The existing storm drainage system on Springfield Road in this location is sufficient to support this development.
- (b) The developer must engage a consulting civil engineer to provide a storm water management plan for this site which meets the requirements of the City Storm Water Management Policy and Design Manual. The plan must accommodate the requirements to contain a 1 in 10-year storm event within pipes and identify overland drainage routes for a 100-year storm event with consideration for upstream water sources and downstream facility upgrading and/or provision of storm water retention facilities. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), storm water services for each lot created and/or on-site drainage containment and disposal systems. The on-site drainage system may be connected to the street drainage system with an overflow service at the developer's cost, with approval from the City drainage engineer.
- (c) Only one storm sewer service overflow connection will be permitted.

4.4.5. Road Improvements

Springfield Road in front of this land is constructed to a full urban standard. The developer will be required to provide an acceptable driveway to the site.

4.4.6. Street Lighting

Ornamental street lighting including underground ducts must be installed on all roads fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

4.4.7. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

4.4.8. Geotechnical Report

As a requirement of this application and/or prior to issue of subdivision preliminary layout review (PLR) by the Approving Officer, the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site and overland surface drainage courses traversing across or influencing this property.
- (b) Site suitability for development; i.e. hillside, unstable soils, etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyze soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.

4.4.9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

4.4.10. Bonding and Levy Summary

(a) Bonding

No Bonding Required.

(b) Levies

There are no Levies at this time, however a cash payment will be required when service decommissioning and commissioning is required.

4.4.11. Development Permit and Site Related Issues

- (a) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.
- (b) The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of drywells and perforated pipe bedded in drain rock.
- (c) Single shared entrance and exit onto Springfield Road is permitted. Left-hand turns westbound off Springfield Road will be permitted at this time; but this movement may eventually be restricted to right in / right-out only.
- (d) Springfield Road entrance/exit from proposed Bingo Hall site should be opposite the existing Springfield Road entrance/exit for 1580 Springfield Road. (Lot CP, Plan K429, KID 360848).

4.4.12. Access and Manoeuvrability

- (a) The site plan should illustrate the ability of an SU-9 vehicle to manoeuvre onto and off-site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles, the site plan should be modified and illustrated accordingly.
- (b) Parking Modules must meet zone size requirements for parking stall and drive isles widths.
- (c) Site services will be added when site-servicing plan is submitted.

4.4.13. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 7% GST will be added.

4.4.14. OCP Amendment

Works and Utilities have no requirements of this OCP amendment.

4.4.15. Development Permit

Works and Utilities have no requirements of this development permit.

4.5. Transportation Demand Management

Comments pertain to specific parking lot layout and will be addressed as part of the Development Permit.

4.6. Parks Manager

The Parks Division has no objection to the applications, provided that some additional information on plant material will be provided. This additional information can be provided as part of the Development Permit application.

5.0 PLANNING COMMENTS

The Planning and Development Department has no concerns with the proposed change in land use designation, the required text amendment and the rezoning of this site. The Bingo facility will generate a significant amount of traffic, and a more central location, such as in an Urban Town Centre, might be more appropriate. However, the proposed site is within close proximity of residential areas, and its use for a bingo facility is acceptable. Given the location of the site in a transition area between residential and commercial uses, the site can also be considered suitable for the proposed future commercial development.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

FACT SHEET

1. **APPLICATION NO.:** OCP01-002 / TA01-004 / Z01-1012
2. **APPLICATION TYPE:** OCP Amendment, Text Amendment, Rezoning
3. **OWNER:** D.M.J. Construction Ltd.
· **ADDRESS** 1859 Chandler Street
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 3Z2
4. **APPLICANT/CONTACT PERSON:** John McAfee / Springfield Plaza Inc.
· **ADDRESS** First Floor, 540 Cawston Ave.
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 6Z2
· **TELEPHONE/FAX NO.:** (250) 762-2252 / (250) 762-2246
5. **APPLICATION PROGRESS:**
 Date of Application: February 22, 2001
 Date Application Complete:
 Servicing Agreement Forwarded to Applicant:
 Servicing Agreement Concluded:
 Staff Report to APC: February 28, 2001

 Staff Report to Council: April 4, 2001
6. **LEGAL DESCRIPTION:** Lots 3 and 4, D.L. 129, ODYD, Plan 11371
7. **SITE LOCATION:** South side of Springfield Road, east of Burtch Road
8. **CIVIC ADDRESS:** 1565 and 1585 Springfield Rd.
9. **AREA OF SUBJECT PROPERTY:** 1.3 ha
10. **EXISTING ZONE CATEGORY:** RM3 – Low Density Multiple Housing
11. **TYPE OF DEVELOPMENT PERMIT AREA:** Future: Mandatory Commercial DP
13. **PURPOSE OF THE APPLICATION:** To construct a bingo facility
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** 02-081-19110
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY 02-081-19111
02-081-19112
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS**
 General Commercial Mandatory DP

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site Plan
- Landscape Plan
- Elevations
- Floor Plan