
CITY OF KELOWNA
MEMORANDUM

Date: November 13, 2001
File No.: DP01-10,009 / OCP01-002 / TA01-004 / Z01-1012

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. DP01-10,009 / OWNER: D.M.J. CONSTRUCTION LTD.
OCP01-002 / TA01-004 / Z01-1012

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

PURPOSE: TO REZONE THE PROPERTY, CHANGE ITS FUTURE LAND USE
DESIGNATION AND APPROVE A TEXT AMENDMENT TO PERMIT
THE SUBJECT PROPERTY TO BE USED FOR A BINGO FACILITY

TO GRANT A DEVELOPMENT PERMIT FOR THE FORM AND
CHARACTER OF THE PROPOSED BINGO FACILITY

EXISTING ZONE: RM3 – LOW DENSITY MULTIPLE HOUSING

PROPOSED ZONE: C10 – SERVICE COMMERCIAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT Council consider final adoption of Text Amending Bylaw No. 8667;

AND THAT Council consider final adoption of Zone Amending Bylaw No. 8668;

AND THAT Council authorize the issuance of Development Permit No. DP01-10,009 for Lot A, D.L. 129, ODYD, Plan KAP70110, located on Springfield Road, Kelowna, B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";

4. Signage to be in accordance with Schedule "D";
5. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant wishes to construct a bingo facility on the subject property. The rezoning, OCP amendment and Text Amendment applications were considered by Council in April 2001, and the associated bylaws received second and third reading at the Regular Meeting of May 22, 2001. A previous resolution stated that the final adoption of the bylaws be considered subsequent to the registration of a lot consolidation and to the requirements of the former Ministry of Environment, Lands and Parks being completed. The applicant has satisfied these requirements and has made application for a Development Permit addressing the form and character of the proposed facility, details of which are outlined in this report.

3.0 ADVISORY PLANNING COMMISSION

The applications were considered by the Advisory Planning Commission at the meeting on March 6, 2001, and the following recommendations were passed:

THAT the Advisory Planning Commission supports Rezoning Application No. OCP01-002 / TA01-004 / Z01-1012 by Springfield Plaza Inc. (John McAfee), to rezone from the RM3 – Low Density Multiple Housing zone to the C10 – Service Commercial zone, and to amend the C10 – Service Commercial zone to add gaming facilities as a permitted principal use;

AND THAT the Advisory Planning Commission recommends that Council consider a new zoning category to deal exclusively with gaming facilities;

AND THAT the Advisory Planning Commission defer their decision for Development Permit application N0. DP01-10,009 by Springfield Plaza Inc. (John McAfee), until the applicant is able to provide plans showing the fencing and buffering details, more detailed landscaping, parking lot lighting, signage, façade treatment details and address the egress concerns.

Instead of developing a new zoning category to deal exclusively with gaming facilities, it was decided to change the text amendment to allow "bingo facilities" in the C10 – Service Commercial zone.

The applicant provided further information to address the APC's concerns with the Development Permit application. Subsequently, the APC passed the following recommendation at the meeting on May 1, 2001:

THAT the Advisory Planning Commission supports Development Permit Application No. DP01-10,009 by Springfield Plaza Inc. (John McAfee) to develop a bingo hall.

4.0 BACKGROUND

4.1 The Proposal

The applicant proposes to construct a bingo facility on the subject site, located on Springfield Avenue, east of Burtch Road. The Official Community Plan designates the site as Low Density Multiple Family Residential and the proposed development therefore requires an OCP amendment to change the designation 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 bingo facilities to the list of principal uses. The rezoning, OCP amendment and Text Amendment applications were considered by Council in April 2001, and the associated bylaws received second and third reading at the Regular Meeting of May 22, 2001. Since the subject property is located in a Development Permit Area, a General Commercial DP is required for the proposed development to address the form and character of the proposed facility.

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 would 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 of the Bingo facility is contrary to Commercial Development Permit policies, which encourage buildings to be located close to the street. However, the applicant studied different site layouts and came to the conclusion that the current layout is the preferred layout, since it allows the future commercial space to be located closer to the street, an aspect potentially important in marketing the space. The applicant met with residents of the multiple family development to the west, who were satisfied with the proposed site layout.

The remainder of the site will be used for parking and loading. 232 parking stalls will be located in front of the Bingo building, as well as along the perimeter of the site. Bicycle parking will be located close to the main entrance of the building, therefore well visible from the building and the remainder of the parking lot. The site will have one access onto Springfield Road. Although the future commercial development will require a separate Development Permit, the required parking stalls for this development will be provided at the same time as those for the bingo facility. Two loading stalls are provided at the south side of the building. While these would adequately serve the bingo facility, their location is not appropriate to serve the future commercial development. An additional loading space closer to the proposed commercial building should be considered in the future design of the commercial space.

The front of the site along Springfield Road will be landscaped with a three metre wide landscape buffer, consisting of London Plane trees, Austrian pines and shrubs. The east and west side buffers will contain linden and ash trees, as well as shrubs and a concrete fence. The applicants met with the owners of the property to the south, which is used agriculturally, to address appropriate buffering between the two uses. Accordingly, a three metre wide buffer with landscaping, retaining wall and fence is proposed, and the abutting owner received written confirmation of this buffer treatment in a letter dated September 13, 2001. Maple trees, linden

trees and shrubs will be planted throughout the parking lot. The area allocated for the future commercial development will be landscaped in the meantime.

The proposed one storey bingo hall will have a maximum of 980 seats. The main entrance of the rectangular building is located at the north elevation and is emphasized with an entrance canopy. The columns of the canopy are higher than the building, and the structure is further accentuated with a pavilion roof finished with concrete tiles. The lower half of the columns supporting the structure will have a rock finish. The elevated design of the entrance canopy is repeated in a portal-like structure at the western half of the north elevation, where part of the façade protrudes and is emphasized with a pavilion roof and rock finish in the lower half of the structure. The elevated cornice line at the entrance canopy and the portal are repeated at the east elevation. A proposed walkway, covered with a tiled lean-to roof and supported by rock-finished columns, runs along sections of the north and east elevations. Further detailing at these two elevations includes a moulding along the cornice line and the use of flagstone tiles on a section of the wall. The south and west elevations are designed with little architectural detail. The remainder of the walls will be finished with stucco in several earth tones. Both windows and glass panels will be used on the building, with predominantly windows on the north elevation and mainly glass panels on the south and west elevations.

Proposed signage for the Bingo facility includes two fascia signs on the north and the east elevation respectively. Both signs will consist of individual metal letters and will be lit with directional lighting from the building. A free-standing sign will be located at Springfield Road. The design of this sign will be consistent with that of the building. The sign will be lit internally, it will include a redo board and landscaping at the rock base of the structure.

The building will be lit with wall mounted light fixtures, and the parking lot lighting will consist of lamp standards at the perimeter of the property and throughout the parking area. The applicant indicated at the Advisory Planning Commission meeting that the building lighting would remain on all night; however, the parking lot lighting would be reduced after hours.

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	1000 m ²
Lot Width	98.6 m	40 m
Lot Depth	129.2 m	30 m
Site Coverage (%)	23.7% (Bingo hall and future commercial)	40%
Total Floor Area (m ²)		
- Bingo Hall	2229.6 m ²	N/A
- Future Commercial	863 m ²	N/A
F.A.R.	0.237	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, trees and shrubs	3.0 m, Level 3
- Rear	3.00 m, retaining wall, fence, trees and shrubs	3.0 m, Level with opaque barrier; 0 m for yard
- West Side	1.83 m landscaping and fence	3.0 m, Level 3, landscaping or fence
- East Side	1.83 m landscaping and fence	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	
- Future Commercial	8	
	Total: 26 ❶	
Parking Stalls (#)	232	Bingo Hall: 196 (1 per 5 seats) ❷ 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 The applicant proposes to provide 20 bicycle parking spaces as part of this development permit. The remaining six spaces will be provided with the future commercial development.
- ❷ 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).

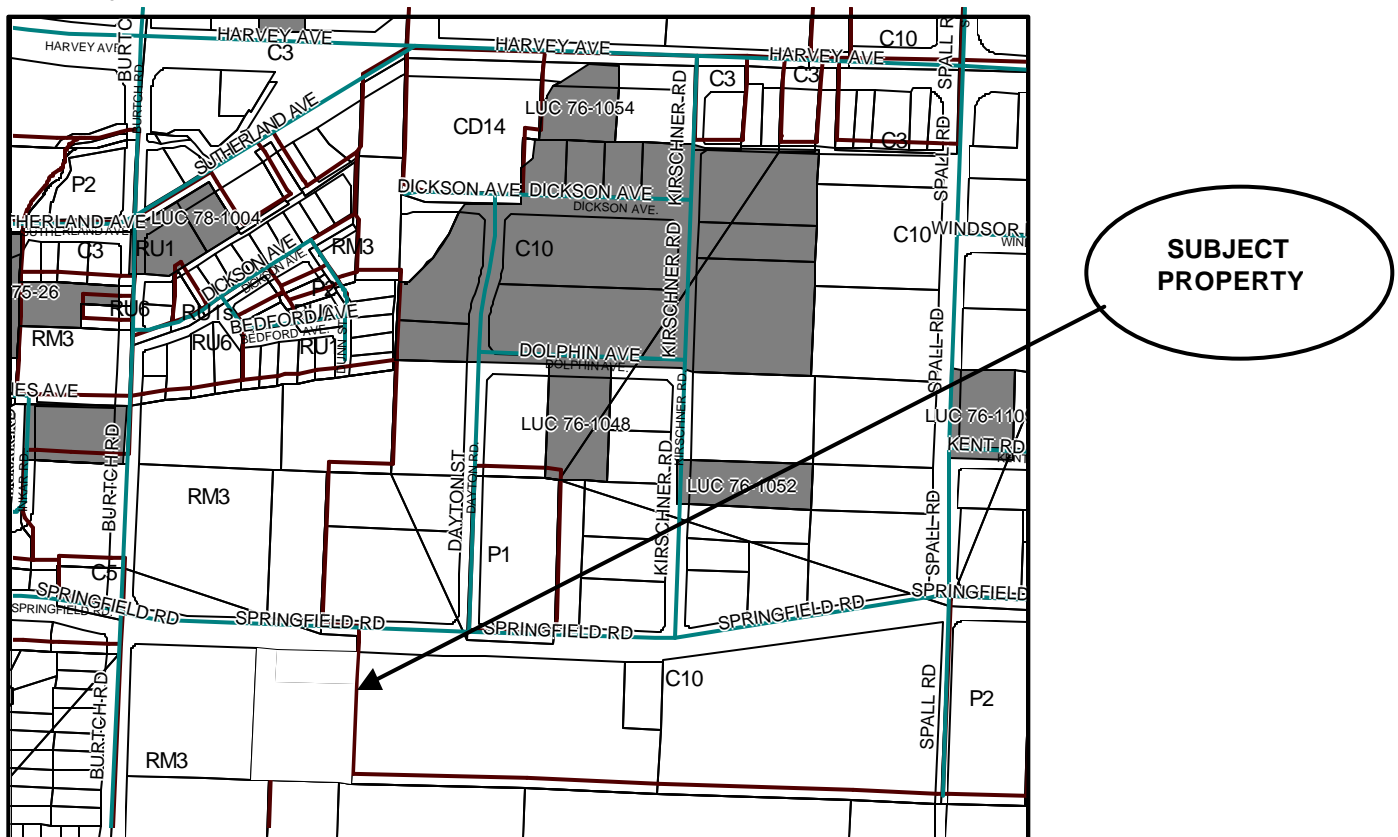
4.2 Site Context

The property is located on Springfield Road, 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



4.3 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. Bingo facilities are currently not among these uses. Therefore, the application for a Text Amendment has been made to include this use.

4.4 Current Development Policy

5.4.1 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.

The proposed development meets several of the Commercial Development Permit area guidelines, such as providing sufficient landscape buffers to screen the parking lot and providing an adequate level of lighting on the site. A number of guidelines, however, have not been met by the proposal:

- Courtyard style commercial development with parking at the rear is to be encouraged. By providing the majority of parking stalls at the front of the site, the proposed development does not meet this guideline. The applicant stated that the current layout is the preferred layout, since it allows the future commercial space to be located closer to the street, an aspect potentially important in marketing the space. The applicant met with residents of the multiple family development to the west, who were satisfied with the proposed site layout.
- The Commercial Development Permit Area Guidelines state that all facades of commercial buildings shall be designed in a manner which appropriately addresses adjacent uses and structures. At this point, the applicant is not specific on the finishing materials that will be used for the building. However, the elevations to date show large reflective glass and window panels on all four sides of the building, which generally do not address the facades of existing developments to the north, east and west of the property.

5.0 TECHNICAL COMMENTS

5.1 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.

5.2 Shaw Cable

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

5.3 Telus

Provide underground structure for Telus facilities as per Telus specs.

5.4 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.

5.4.1. Subdivision

Lots 3 & 4 Plan 11371 must be consolidated. The lots have been consolidated in November 2001 under Plan No. KAP70110.

5.4.2. 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.

5.4.3. 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.

5.4.4. 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.

5.4.5. 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.

5.4.6. 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.

5.4.7. 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.

5.4.8. Geotechnical Report

As a requirement of this application and/or prior to issuance of a Building Permit, 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.

5.4.9. 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.

5.4.10. 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.

5.4.11. 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). The driveway for the Bingo facility is in the same location as the existing driveway, which is opposite to the access to 1580 Springfield Road.

5.4.12. 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.

5.4.13. 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.

5.4.14. OCP Amendment

Works and Utilities have no requirements of this OCP amendment.

5.4.15. Development Permit

Works and Utilities have no requirements of this development permit.

5.5 Transportation Demand Management

The area of the parking lot set aside for bicycle parking is not the best location for this purpose. The floor plan appears as if the space is also insufficient for twenty bikes. Some should be placed mid way between the door on the west side and the main doors. The bikes should be parallel to the building when parked. Another rack should be placed under the cover of the entrance canopy to provide some protection from the elements. Rack design should be similar to the Cora racks or locally produced and available from Road Racks.

More handicapped parking stalls are recommended. There could be a fourth stall along with the other three in front of the main entrance, and one additional stall in the corner of the building (stall #47). The future commercial building will also need some handicapped parking, and stalls #30 and #48 are suggested. Disabled parking stalls should be as wide as possible, with a minimum of 3.7 metres in width. On some City parking lots, widths up to 4.1 metres can be found.

The Operations Manager of BC Transit suggested a provision for a bus pull out in front of the subject property. The Transportation Demand Management section responded that the existing bus stops at Burtch Road and Dayton Street could serve the

development well, and that bus stops located mid-block should be avoided on busy streets such as Springfield Road.

5.6. Parks Manager

1. Parks Division supports subject to additional information. Some of the following is on the plan. No detailed plant info has been provided. For instance, trees along Springfield should be same as existing street trees. Shrub beds along Springfield sidewalk to be bark mulched and edge properly. Please note the cross-sections are good information for this concept drawing and make it easier to see the design intent.

In response to these concerns, the applicant provided an updated landscape plan showing detailed plant information and confirmation that bark mulch and plastic edges will be used where shrub beds meet the sidewalk.

2. The following applies for all boulevard (BLVD) landscape and is standard information required on future landscape plan:

A. Planting plan to include a proper plant materials list:

- i) Latin name
- ii) common name
- iii) size at planting
- iv) plant symbol key
- v) indicate existing trees

B. Scale of plan and north arrow clearly indicated on plan.

C. All plant materials (trees, shrubs, ground covers and seed/sod) used in BLVD to be reviewed by Parks Division. All materials located in BLVD to meet city standard for size and method of installation.

D. Shrub beds require plastic edge beside all areas abutting a city sidewalk.

E. Plant material specifications are as follows:

- i) Deciduous Tree - caliper @300mm above rootball (min. 60mm)
- ii) Deciduous Shrub - spread (min. 450mm)
- iii) Coniferous Tree - height (min. 2.5m)
- iv) Coniferous Shrub - spread (min. 450mm)
- v) Seed/Sod Mix according to location and proposed activity use.

3. Planting plans dwgs. to include all u/g utility locations in BLVD.

4. BLVD maintenance (irrigation, shrubs, ground cover, sod) is the responsibility of owner/occupant.

5. BLVD tree maintenance is the responsibility of Parks Division.

6. BLVD landscape and irrigation plan to be approved by Parks Division.

5.7. Agricultural Advisory Committee

The applicant should be required to meet the minimum 3.0m landscaped yard adjacent to ALR lands and suggested that a 15.0m landscaped yard be provided as a buffer to the ALR lands. The applicant responded by widening the rear buffer to 3.0m. In addition, he met with the owners of the abutting agricultural property to address proper buffering. He will install a retaining wall and a fence to satisfy concerns about potential conflicts between the uses.

5.8. BC Gas

BC Gas has no gas service adjacent to property. Applicant will have to make application.

5.9 Ministry of Water, Land and Air Protection

A certificate of compliance was issued on September 12, 2001, for the subject property, addressing satisfactory remediation of the site in compliance with the Contaminated Sites Regulation.

6.0 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.

The department furthermore has no major concerns regarding the form and character of the building, although a different type of window material would have been preferable. The location of the building is contrary to General Commercial Development Permit guidelines, which encourage buildings to be located close to the street with parking at the rear. Generally, the proposal offers sufficient landscaping which will help lessen the visual impact of the parking lot.

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.: | DP01-10,009 / OCP01-002 /
TA01-004 / Z01-1012 |
| 2. APPLICATION TYPE: | Development Permit, Rezoning, Text
Amendment, OCP Amendment |
| 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 / April 11, 2001 /
November 13, 2001 |
| 6. LEGAL DESCRIPTION: | Lot A, D.L. 129, ODYD, Plan
KAP70110 |
| 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 | 02-081-19111 |
| CONTROLLED ACCESS HIGHWAY | 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
- Schedule A: Site Plan and floor plan
- Schedule B: Elevations and samples of finishing materials
- Schedule C: Landscape Plan
- Schedule D: Proposed signage