

**Date:** April 27, 2004  
**File No.:** Z04-0011/TA04-0001 (Supplemental Report)  
**To:** City Manager  
**From:** Planning and Corporate Services Department  
**Subject:**  
**APPLICATION NO.** TA04-0001  
Z04-0011  
**OWNER:** Springfield Plaza Inc.

**PURPOSE:** TO AMEND SECTION 17 – SCHEDULE B ZONING BYLAW NO.8000 BY ADDING THE NEW CD16 – BINGO AND GAMING ZONE

**REPORT PREPARED BY: RYAN SMITH**

This report is intended as a supplemental report to the report initially considered by Council on April 27, 2003. The applicant had previously sought a rezoning and text amendment in the C10 – Service Commercial Zone to accommodate a proposed liquor primary license and a broader scope of gaming related activities (slot machines). Staff recommended against this proposal and provided council with the option of creating a

new Comprehensive Development zone that would be specific to the Bingo Kelowna location. At initial consideration Council chose to adopt this recommendation. Staff have drafted this zone which is attached to this report as Schedule 'A'. This proposed Comprehensive Development Zone (CD16 – Bingo and Gaming) created by staff will accommodate the existing uses on at the Bingo Kelowna site and proposed future uses including gaming and liquor primary establishments, minor/major.

The Development Permit to follow this proposal remains unchanged.

## 6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department did not support the original proposal to amend the C10 – Service Commercial zone by adding gaming and liquor primary establishment, major as permitted uses. It must also be noted that the concerns of staff remain unchanged with regard to gambling outside of Kelowna's downtown area and the possibility of conflict between the liquor primary use and the abutting residential development.

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Andrew Bruce  
Manager of Development Services

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning and Corporate Services

RM/AB/rs  
Attach.

## **SCHEDULE 'A'**

*Add the following to Section 17: Schedule 'B' Comprehensive Development Zones:*

### **Schedule 'B' - Comprehensive Development Zones CD16 – Bingo and Gaming**

#### **1.1 Purpose**

The purpose is to designate a zone for bingo and related gaming uses and other complementary uses.

#### **1.2 Principal Uses**

The **principal uses** in this **zone** are:

- (a) **bingo facilities**
- (b) **business support services**
- (c) **food primary establishment**
- (d) **liquor primary establishment, major**

#### **1.3 Secondary Uses**

The **secondary uses** in this **zone** are:

- (a) **liquor primary establishment, minor**

#### **1.4 Development Regulations**

- (a) The maximum **floor area ratio** is 0.40.
- (b) The maximum **site coverage** is 25%.
- (c) The maximum **height** is the lesser of 12.0 m or 3 **storeys**.
- (d) The minimum **front yard** is 24.0 m.
- (e) The minimum **side yard** is 15.0m
- (f) The minimum **rear yard** is 21.0 m.

#### **1.5 Other Regulations**

(a) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, *City of Kelowna Consolidated Zoning Bylaw No. 8000* lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

(b) Servicing requirements and sign regulations shall be applied as if the subject property were located in the C10 – Service Commercial zone.

c) Development of the subject property is limited to that shown on the attached site plan.

## FACT SHEET

1. **APPLICATION NO.:** TA04-0001/Z04-0011
  
2. **APPLICATION TYPE:** Text Amendment/Rezoning
  
3. **OWNER:** Springfield Properties Inc.  
 . **ADDRESS** 1585 Springfield Road  
 . **CITY** Kelowna, BC  
 . **POSTAL CODE** V1Y 5V5
  
4. **APPLICANT/CONTACT PERSON:** Springfield Properties Inc.  
 . **ADDRESS** 1585 Springfield Road  
 . **CITY** Kelowna, BC  
 . **POSTAL CODE** V1Y 5V5  
 . **TELEPHONE/FAX NO.:** 762-2880
  
5. **APPLICATION PROGRESS:**  
 Date of Application: February 19, 2004  
 Date Application Complete: February 19, 2004  
 Servicing Agreement Forwarded to Applicant: N/A  
 Servicing Agreement Concluded: N/A  
 Staff Report to APC: March 16, 2004  
 Staff Report to Council: April 27, 2003
  
6. **LEGAL DESCRIPTION:** Lot A, District Lot 129, ODYD Plan KAP70110
  
7. **SITE LOCATION:** The subject property is located the south side of Springfield Road between Burtch Road and Dayton Road (west of Rona).
  
8. **CIVIC ADDRESS:** 1585 Springfield Road
  
9. **AREA OF SUBJECT PROPERTY:** 12739m<sup>2</sup>
  
10. **AREA OF PROPOSED REZONING:** 12739m<sup>2</sup>
  
11. **EXISTING ZONE CATEGORY:** C10 –Service Commercial
  
12. **PROPOSED ZONE:** CD16 – Bingo and Gaming
  
13. **PURPOSE OF THE APPLICATION:**  
 TO AMEND SECTION 17 – SCHEDULE B ZONING BYLAW NO.8000 BY ADDING THE NEW CD16 – BINGO AND GAMING ZONE  
  
 TO REZONE THE SUBJECT PROPERTY FROM C10-SERVICE COMMERCIAL TO THE CD16 – BINGO AND GAMING ZONE
  
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** .....  
**NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY**
  
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** N/A