
CITY OF KELOWNA
MEMORANDUM

DATE: December 12, 2007
FILE NO.: DP07-0230

TO: City Manager

FROM: Planning & Development Services Department

DEVELOPMENT PERMIT APPLICATION OWNER: ROYAL HOST HOTELS
NO. DP07-0230 AND RESORTS (GRAND
OKANAGAN RESORT LTD)

AT: 1300-1306 WATER ST. **APPLICANT:** BKDI ARCHITECTS

PURPOSE: TO SEEK PERMISSION TO ADD 1,682 M² TO THE EXISTING
CASINO AND TO ADD 71 PARKING STALLS TO THE EXISTING
PARKING STRUCTURE

EXISTING ZONE: C8LR – CONVENTION HOTEL COMMERCIAL (liquor primary) &
(retail liquor sales)

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP07-0230 for Lot B, DL139, 3454, & 4082, O.D.Y.D., Plan KAP 47378, Exc. Plans KAP73543 & KAP76701, located on Water Street, 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. 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 FURTHER 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 is seeking permission to construct a 1,682m² expansion to the existing casino area, and to construct an additional level to the existing parking structure to add approximately 71 parking stalls to the parking structure. The applicant is not seeking any variances to the zoning bylaw.

2.1 Advisory Planning Commission

The above noted application (DP07-0230) was reviewed by the Advisory Planning Commission at the meeting of October 23, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Development Permit Application No. DP07-0230, for 1300-1306 Water Street, Lot B, Plan 47378, Twp. 25, Sec. 25, ODYD by BKDI Architects (Royal Host Hotels & Resorts), to obtain a Development Permit to seek permission to add 1,682 m² to the existing casino and to add 71 parking stalls to the existing parking structure.

3.1 The Proposal

The proposed casino expansion is designed to approximately double the size of the casino operation. The building expansion is designed to replace the existing bridge structure over the access driveway to the Private Residents Club area with new construction which will increase the size of the bridge structure, and convert the bridge structure to usable floor area. As well, there will be new floor space created by the addition of new construction above the at-grade parking area adjacent to Water Street. There is also a portion of the top of the existing parking structure that will be redeveloped with the casino expansion.

The proposed building construction on top of the existing parking structure will remove approximately 17 parking stalls. These lost stalls will be replaced by construction of a new third parking level addition, which will add approximately 71 stalls. However, even with the addition of one level of parking to the existing structure, there will be a shortfall of approximately 12 parking stalls, which the developer is proposing to provide cash in lieu, as permitted by City of Kelowna By Law 8125.

As part of the expansion program, there will be two stairwells added to the parking structure, as well as a promenade at grade level along the Water Street frontage. The promenade will cover the existing open-air parking area, and add some architectural detail along the Water Street frontage at grade, which will shield the vehicles within from view by the passing pedestrian. As well, the addition of the column and guard railing will add visual interest at the pedestrian level along the Water Street frontage.

The additional parking area added to the parking structure will be accessed internally from the existing parking garage levels. There will only be an additional level of parking visible from the adjacent park area located to the north of the existing parking structure. The proposed guard railing will have the same detail, materials, and colour as the remainder of the parking structure.

The casino addition to the front of the existing parking structure is designed to be finished with the same blend of stucco finishes and details as the existing Water Street frontage. The façade of the casino expansion in front of the parking structure facing Water Street is designed with large windows, located at regular intervals, which will replicate the window details and spacing of the existing hotel development. The sloped roof elements are designed to be finished with the same tile roof materials as the remainder of the existing building.

The new connecting link between the existing casino and the new addition adjacent to the parking structure is designed to be finished with a glazed window-wall system. This form of construction is designed to complement the remainder of the building façade, while providing a visual clue to the location of the entrance driveway to the existing "Private Residence Club" beyond. There is an exterior walkway along the rear portion of this area which provides access from the parkade structure to the casino area.

The proposal as compared to the C8 zone requirements is as follows:

CRITERIA	PROPOSAL	C8 ZONE REQUIREMENTS
Site Area (m ²)	37,793m ²	1.0 ha
Site Width (m)		40.0m
Site Coverage (%)		50%
Total Floor Area (m ²) (net)	56,503m ²	
F.A.R.	1.495	FAR = 1.5 max.
Storeys (#) (addition)	2 storeys	12 storeys or 37.0 m
Setbacks (m)		
- Front	4.5 m to 2 storey addition	The minimum front yard is 4.5 m for a building 3 storeys or less, 15.0 m for a 4 storey portion of a building, and 26.0 m for any portion of a building over 4 storeys.
- Rear	25.0 m to parking structure addition	The minimum rear yard is 4.5 m for a building 3 storeys or less, 30.0 m for a 4 storey portion of a building, and 41.0 m for any portion of a building over 4 storeys.
- North Side	9.0 m to 3 storey parking structure	The minimum side yard is 4.5 m for a building 3 storeys or less, 15.0 m for a 4 storey portion of a building, and 26.0 m for any portion of a building over 4 storeys.
Parking Stalls (#)	574 stalls provided ❶	586 stalls required
Loading Stalls (#)		1 stall per 2,800m ²

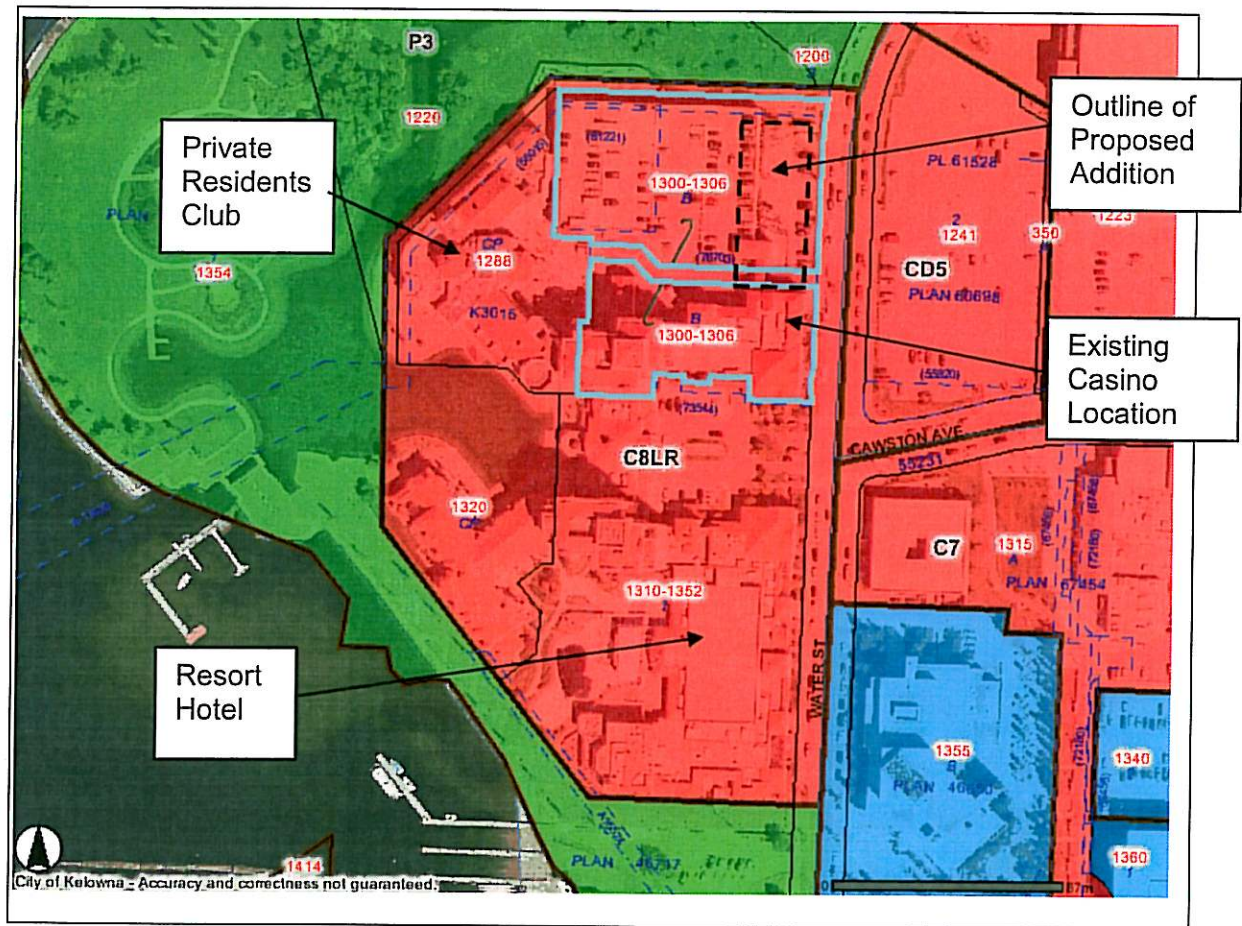
Notes.

❶ Applicant is addressing parking shortfall by payment of Cash in Lieu of Parking for 12 stalls, therefore no variances are required

3.2 Site Context

North - P3 – Parks and Open Space/City Park (Waterfront Park)
East - CD5 – Multi-Purpose Facility/Water St., Sky Reach Place
South - C8 – Convention Hotel Commercial, existing hotel and time share
West - P3 – Parks and Open Space/City Park (Waterfront Park)

SUBJECT PROPERTY MAP



3.3 Current Development Policy

3.3.1 Kelowna Official Community Plan

The Official Community Plan designates the subject property as "Commercial" future land use. The proposed use of the property is consistent with that designation.

4.0 TECHNICAL COMMENTS

The application has been circulated to various technical agencies and City departments and the following relevant comments which have been submitted are attached to this report.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with this last phase of construction for the Grand Okanagan Resort development site. The proposed development will utilize the last remaining floor area permitted by the FAR authorized in the C8 – Convention Hotel Commercial zone for the development site. The proposal as submitted does not require application for any variances to the zone.

The shortfall of 12 parking stalls is proposed to be addressed by "Payment in Lieu of Parking", as authorized by bylaw 8125 – Payment in Lieu of Parking which allows the payment of \$7,500.00 per parking stall, as long as the subject site is located within the Downtown Urban Centre, as is this case.

The applicant has worked with City staff to review the proposed form and character of the proposed development, and has amended the drawings submitted to incorporate those discussions.

As well, the applicant has been working with the owners of the adjacent "Private Residents Club", which will have to agree to amending the existing right-of-way agreement for that portion of the elevated "bridge" structure which crosses a portion of the "Private Residents Club" property (driveway adjacent to Water Street).

In light of the above, the Planning and Development Services Department supports this application, and recommend for positive consideration by Council.



Shelley Gambacort
Current Planning Supervisor

PMc/pmc
Attach.

File: DP07-0230

Application

File: DP07-0230

Type: DEVELOPMENT PERMIT

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2007-09-24	2007-09-24		
				Community Development & Real Estate Mgr
	2007-09-24	2007-10-09	KGENCE	Land Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 7 x 11 copy, of any survey plans. Land Comments for Processing Information Only - Not for Council Report - Proposed streetscape improvements with other areas of downtown recently upgraded? (i.e. street trees, lighting, etc.)
				Fire Department
	2007-09-24	2007-10-31	MNEID	Engineered fire flows required to determine if present hydrant location, number of hydrants, and hydrant volume will be adequate. Code analysis required confirming all Sections of Part 3 in BC Building Code are met (detail equivalencies, if any).
				FortisBC
	2007-09-24			
				Inspections Department
	2007-09-24	2007-10-11	RREADY	Proposed project located in flood plain and water table area. Ensure fire fighting access/clearances maintained to Royal Private Residential Club.
				Mgr Policy, Research & Strategic Plannin
	2007-09-24	2007-10-30		1) The fence along Water Street is noted for its human scale and the visual interest it will present to the street; 2) Trees should be provided on site along the north property line bordering Waterfront Park; 3) The portico feature identifying the entrance to the Private Residence Club, while admittedly distinguishing the entrance within the overall street elevation, is nevertheless noted as being somewhat inconsistent within that composition and arguably attracting too much visual attention by virtue of it's colour and more modernist vocabulary; not that the modern and traditional idioms can't work together but that in this particular instance, their integration does not seem well resolved; 4) The window in the stairwell on the north side that faces the park is considered excessive in size. Given the pattern and texture of the north elevation generally, this window, in its size and arching form, attracts too much visual attention to itself. Especially given the utilitarian nature of the space behind, this emphasis seems out of place and unwarranted; 5) A caution is expressed about the scale of the proposed signage. Such signage should not become a predominant feature of the exterior elevations.
				Park/Leisure Services Dir. (info only)
	2007-09-24	2007-09-24		
				Parks Manager
	2007-09-24	2007-10-04	TBARTON	In review of the landscape plan and proposed planting list, we recommend that a larger street tree be installed to provide a greater environmental and aesthetic benefit. Recommended trees include White Ash (Fraxinus americana 'Autumn Purple'), Red Oak(Quercus Rubra), Littleleaf Linden (Tilia Cordata) and/or matching existing species of trees along Water Street.
				Public Health Inspector
	2007-09-24	2007-10-04		No comment.
				RCMP
	2007-09-24			
				School District No. 23
	2007-09-24			
				Shaw Cable
	2007-09-24	2007-10-01		Owner/developer to supply and install conduit system
				Telus
	2007-09-24	2007-10-16		no comment
				Terasen Utility Services
	2007-09-24			
				Works & Utilities
	2007-09-24			

CITY OF KELOWNA
MEMORANDUM

Date: December 5, 2007
File No.: DP07-0230
To: Planning and Development Services Department (PMcV)
From: Development Engineering Manager
Subject: 1310 Water Street Casino Parkade Expansion Lot A Plan 47378.

The Works & Utilities Department has the following requirements associated with this development application.

1. Domestic Water and Fire Protection

- (a) The existing water main on Water Street fronting this development site is 250mm diameter.
- (b) The developer's consulting mechanical engineer will determine the domestic and fire flow requirements of this proposed development and establish the servicing needs. The applicant, at his cost, will arrange for the installation of one large metered water service. The estimated cost of this construction for bonding purposes is **\$10,000.00**

2. Sanitary Sewer

- (a) A 600mm diameter sanitary sewer main fronts this development site and is sufficient to support this proposed development.
- (b) The developer's consulting mechanical engineer will determine the requirements of this proposed phase of development and establish the servicing needs. The installation of a new sanitary service will be required. The estimated cost for construction for bonding purposes is **\$8,000.00**

3. Storm Drainage

- (a) A 1050mm diameter concrete storm sewer main fronting this property is sufficient to support the proposed development.
- (b) It must be understood that the storm drainage systems in this vicinity are relatively shallow as the level of Okanagan Lake influences drainage. The drainage systems are inundated in water at times of high lake levels.
- (c) The developer's consulting mechanical engineer will determine the requirements of this proposed phase of development. The existing drainage facilities will be utilized for this development.

4. Bonding and Levy Summary(a) Bonding

Service upgrades	\$ 18,000.00
Total Bonding	\$ 18,000.00

The owner must also enter into a servicing agreement in a form provided by the City.

5. Road Dedication and Subdivision Requirements

(a) Grant statutory rights of way if required for utility services.

6. Electric Power and Telecommunication Services

(a) It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services.

7. Access and Manoeuvrability

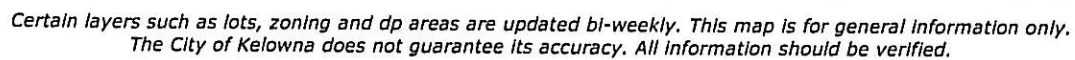
Perimeter access must comply with the BC Building Code.

An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways. If the development plan intends to accommodate larger vehicles movements should also be illustrated on the site plan.

8. Administration Charge

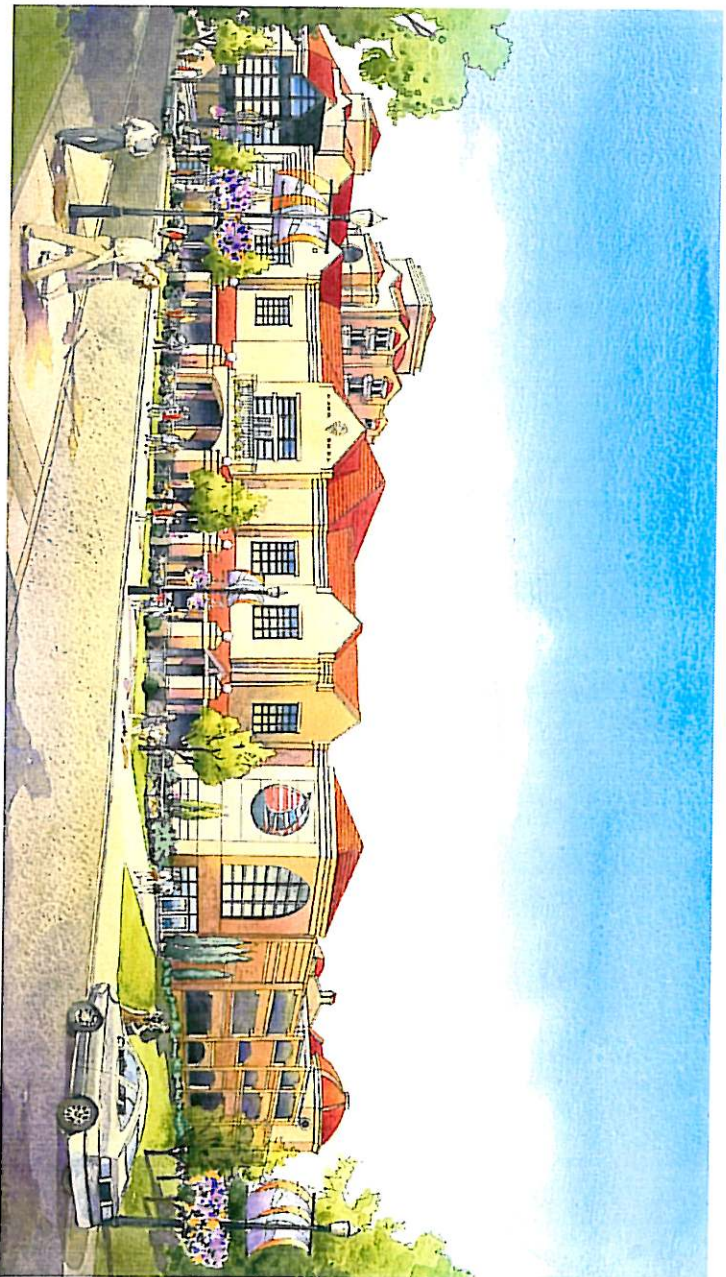
An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as 3% of the total off-site construction costs, not including design. 6% GST will be added.

Steve Muenz, P. Eng.
Development Engineering Manager
JF/jf



GRAND CASINO & PARKADE EXPANSION

1310 WATER STREET, KELOWNA, BC



Volume No. _____
Set No. _____



G.T. Henderson
Engineering Inc.
Edmonton, Alberta
P.O. Box 403-286-2407
Fax: 403-286-2407
Email: gtheng@telus.net

TWS
Engineering Ltd.

#100-43347 STREET
EDMONTON, AL T6A 2H7
Phone: (780) 484-4477
Fax: (780) 484-4300
www.twsengineering.com

UPL
& associates
consulting, archt., int. & assoc. inc.
consulting, struct. and engineering inc.

100-1111 107 Avenue S.E. - Calgary - Alberta - T2C 0T7
Phone: (403) 244-9444 • Fax: (403) 229-2110



CONQUEST SERVICES INC.
Project Manager for RH Development Corp.
Burnaby Tel: 604 632 9977 Fax: 604 632 3370
Kelowna Tel: 250 868 5683 Fax: 250 868 5680
E-mail: dgulish@conquests.com
Website: www.conquests.com

BKDI

Project #: 205.081
Re-issued for DP
November 13, 2007



WATER STREET - EXISTING CASINO - SOUTH-EAST



WATER STREET - EXISTING CASINO - NORTH-EAST



WATER STREET - EXISTING CASINO - ENTRANCE



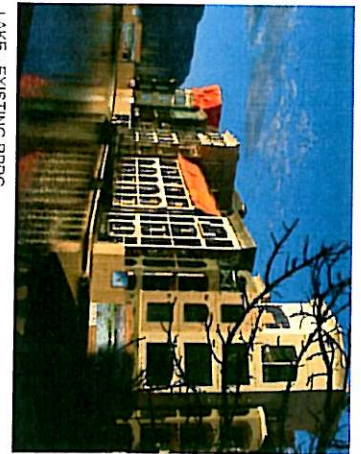
WATER STREET - EXISTING CASINO - ENTRANCE



WATER STREET - EXISTING CASINO - ENTRANCE



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WATER STREET - EXISTING CASINO - ENTRANCE



WATER STREET - EXISTING CASINO - ENTRANCE



WATER STREET - EXISTING CASINO - ENTRANCE

THE GRAND CASINO AND PARKADE EXPANSION 1310 WATER STREET, KELOWNA B.C.

EXISTING ELEVATIONS

Project Number: 2007-001-1

SCALE: -

DP.0.1
AUGUST 27, 2007



SITE PLAN

Project Number: 101-431-8

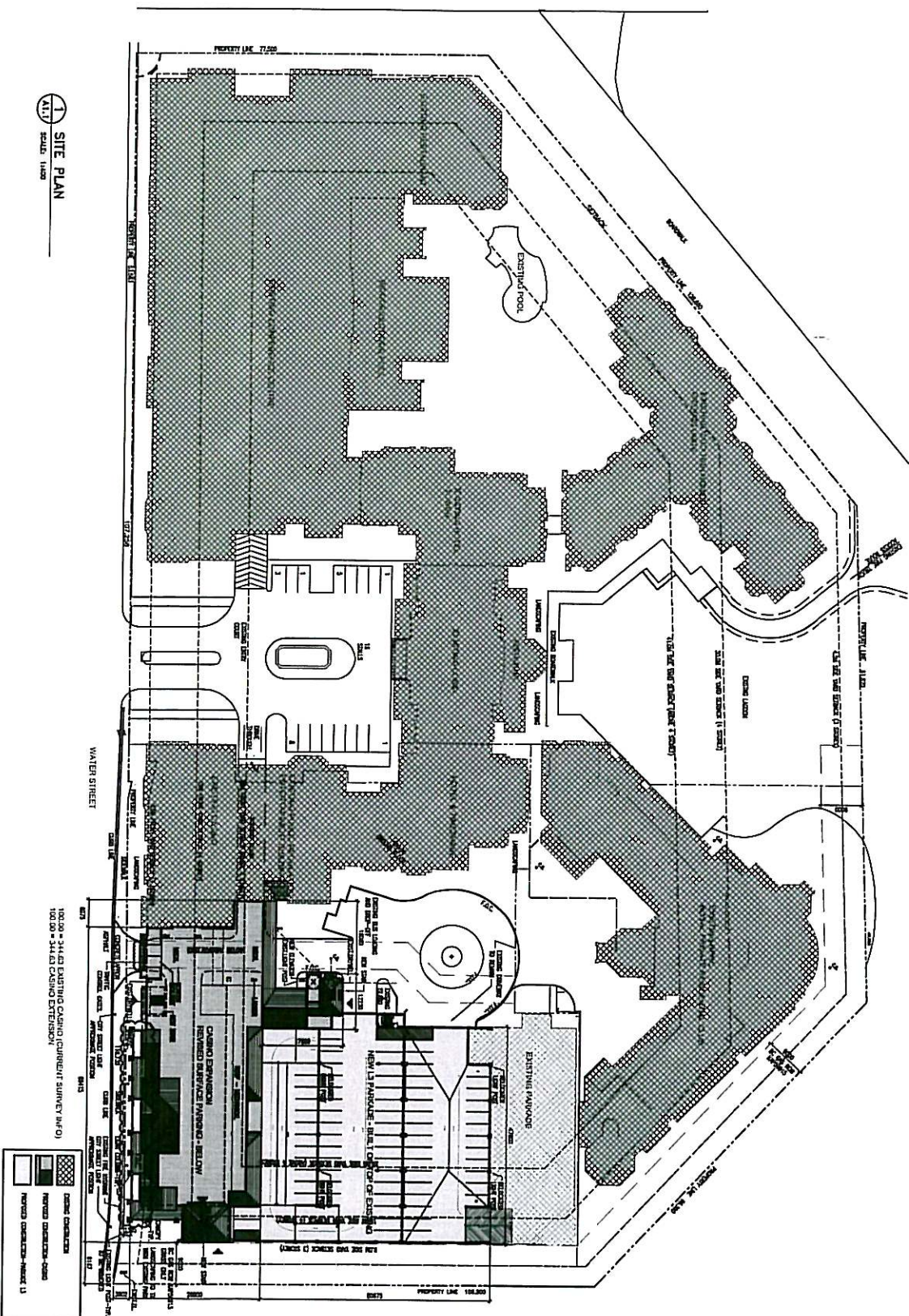
CALL 1-700

RE-ISSUED FOR DP DP.1.1



BKDI

1 SITE PLAN
A1.1
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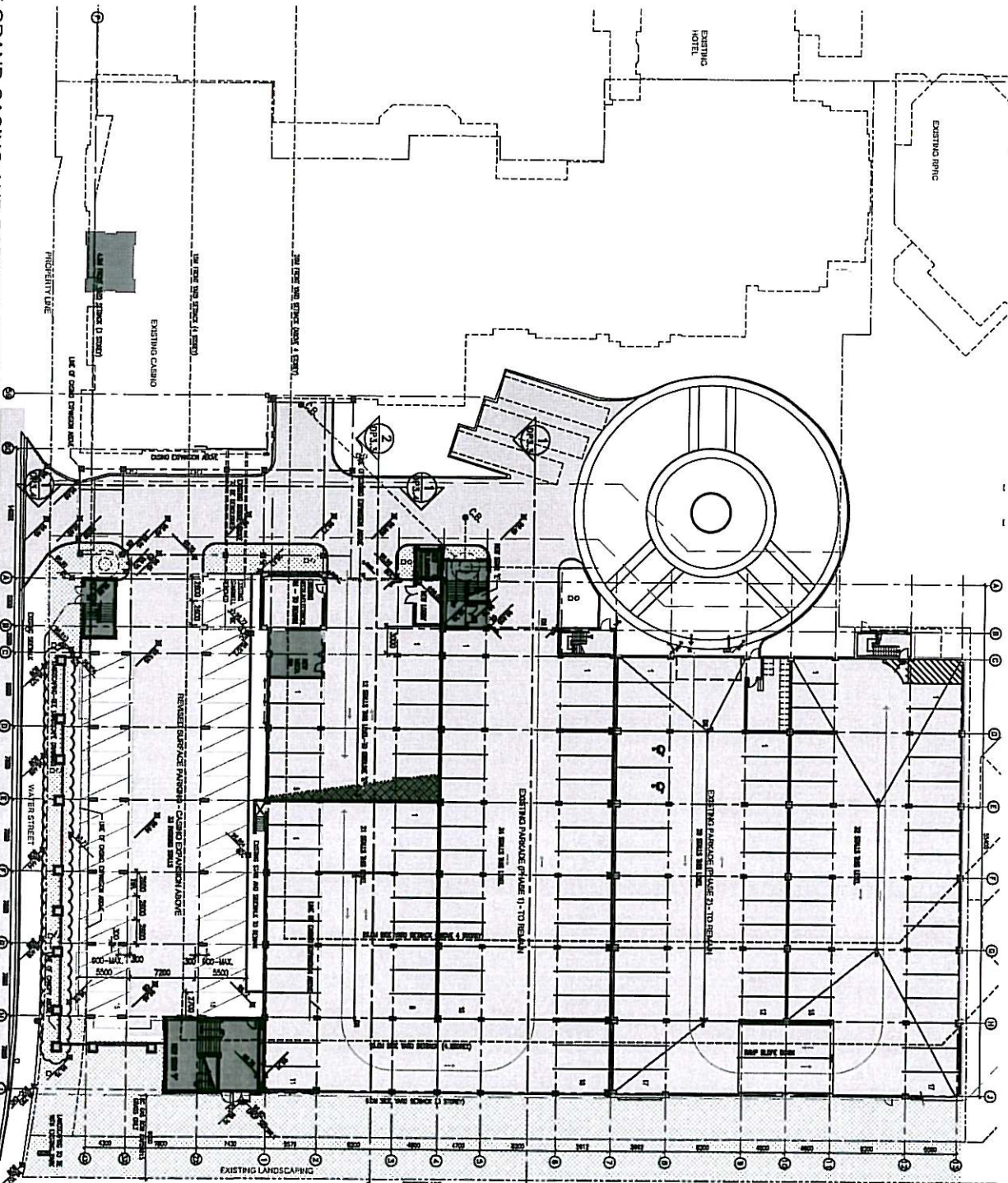


FEDERAL GOVERNMENT AND PROTECTED INFORMATION ACT	
INFORMATION REQUEST	
Request ID: 1001	
Requester Name	John Doe
Requester Address	123 Main Street, Suite 100, New York, NY 10001
Requester Phone	(212) 555-1234
Requester Email	john.doe@example.com
Requester Date of Birth	1980-01-01
Requester Date of Issue	2023-10-27
Requester Date of Expiry	2024-10-27
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Requester Date	








THE GRAND CASINO AND
1310 WATER STREET, KELOWNA B.C.

SCALE: 1:200

NOVEMBER 13, 2007

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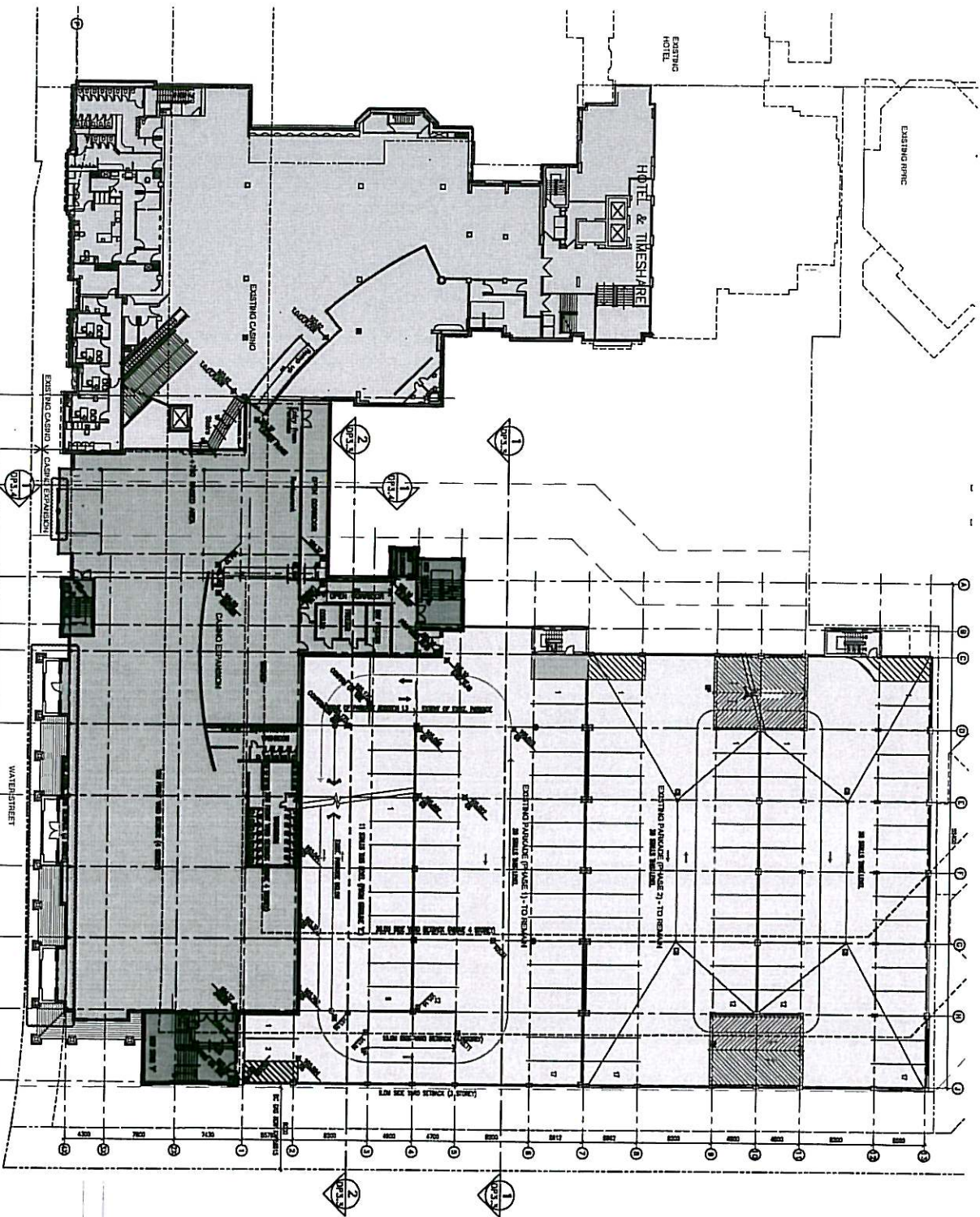
LEGEND

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	DRUM CRACKLES
	NO CRK
	NO PAPER
	NO SURFACE AREA
	ADJUST
	UNIFORM

LEGEND







	CRACK PAVEMENT
	CRACK CONCRETE
	ICE CURE
	ICE PAVEMENT
	ICE SURFACE AREA
	DRIVING SURFACE AREA
	CURB SPACE

SCALE: 1:200



1975 year (1976 day) - CHINA CHINESE
1976 year (1977 day) - HONGKONG CHINESE
1977 year (1978 day) - FRANCE BELGIAN 1978 2
1978 year (1979 day) - FRANCE BELGIAN 1978 1
1979 year (1980 day) - FRANCE BELGIAN 1978 1

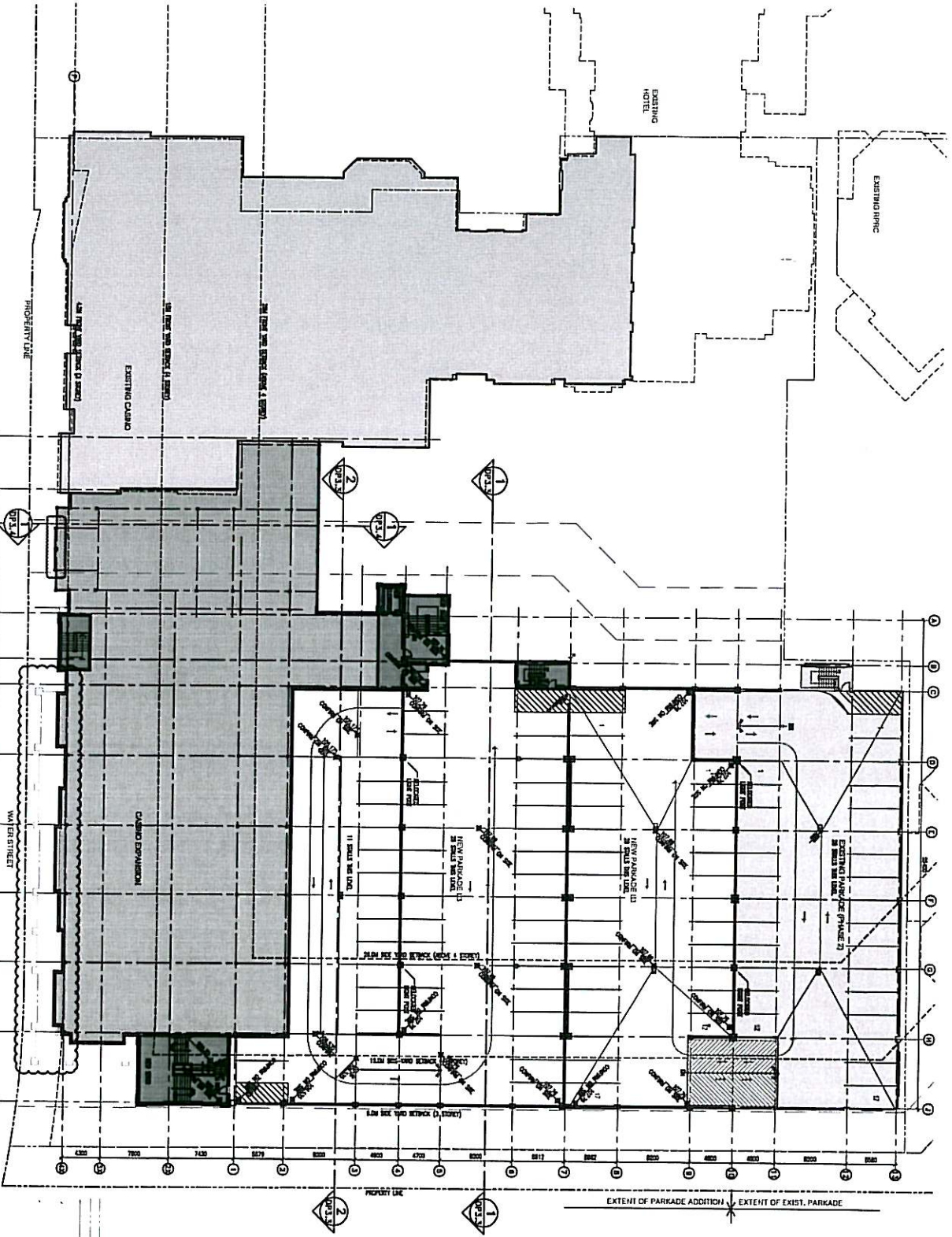
LEGEND

	EXISTING PAVEMENT
	EXISTING DRIVE/DOOR
	NEW DRIVE
	EXISTING DRIVE
	EXISTING DRIVEWAY
	NOT

THE GRAND CASINO AND PARKADE EXPANSION
1310 WATER STREET, KELOWNA B.C.

NEW PARKADE L3

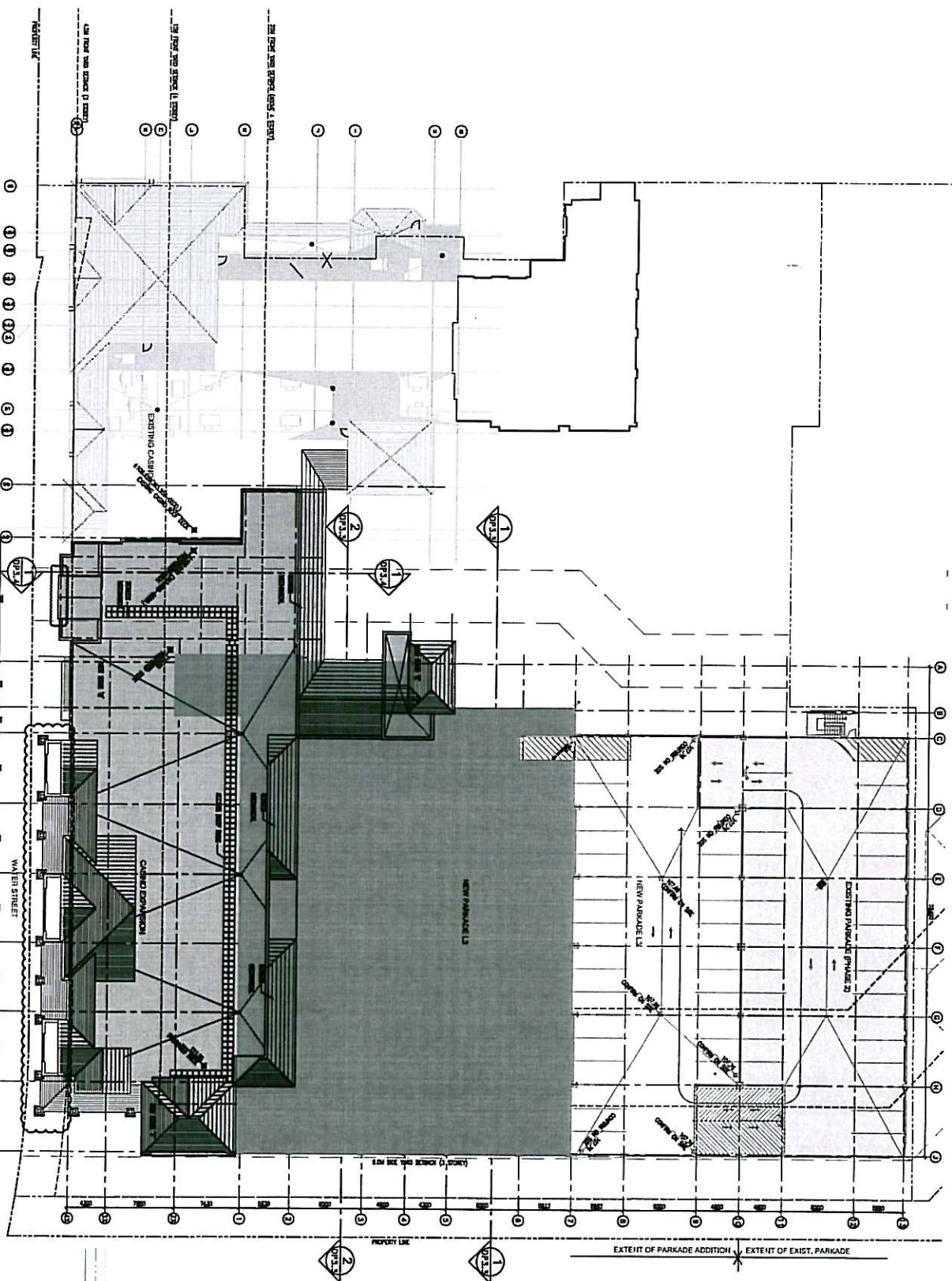
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RE-ISSUED FOR DP DP.2.4
NOVEMBER 13, 2007

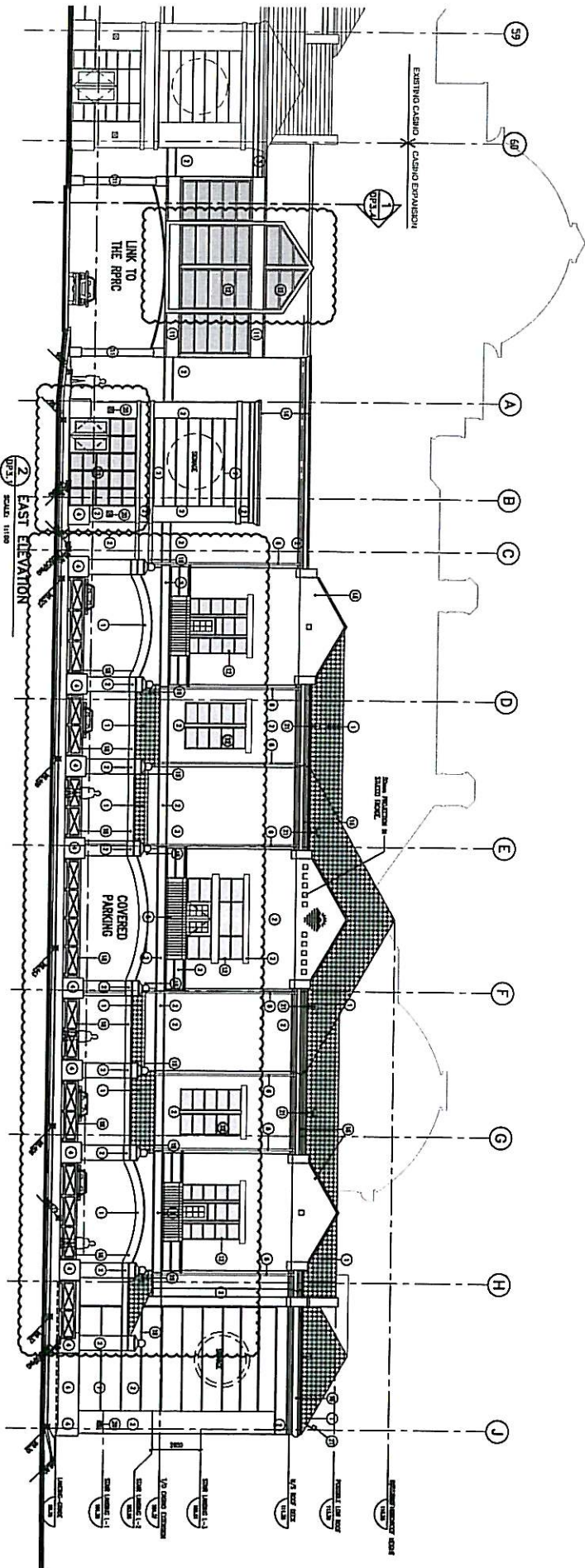
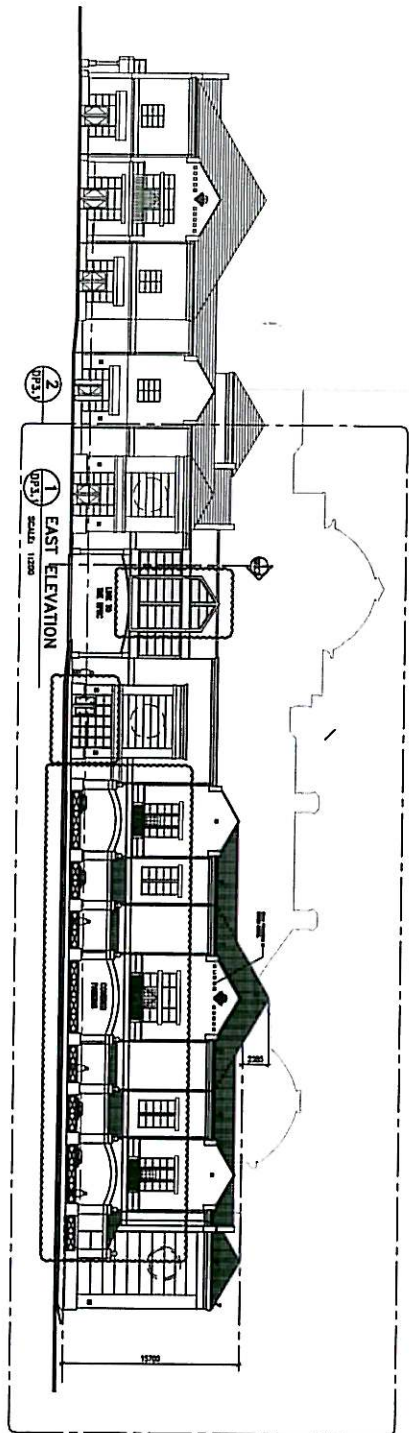


LEGEND

[Symbol]	EXISTING PARKADE
[Symbol]	NEW PARKADE
[Symbol]	EXISTING CASINO
[Symbol]	CASINO EXPANSION

EXISTING CASINO (SHOWN AS) - CASINO EXPANSION
NEW PARKADE (SHOWN AS) - NEW PARKADE
EXISTING PARKADE (SHOWN AS) - EXISTING PARKADE
EXISTING HOTEL (SHOWN AS) - EXISTING HOTEL
PROPERTY LINE (SHOWN AS) - PROPERTY LINE
WATER STREET (SHOWN AS) - WATER STREET
1310 WATER STREET (SHOWN AS) - 1310 WATER STREET





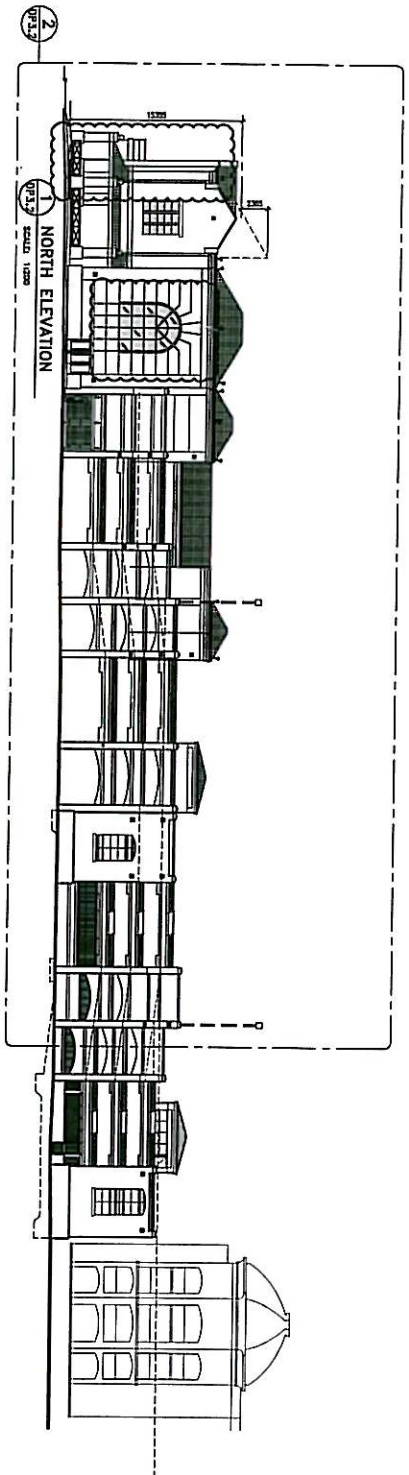
THE GRAND CASINO AND PARKADE EXPANSION
1310 WATER STREET, KELOWNA B.C.

EAST ELEVATION

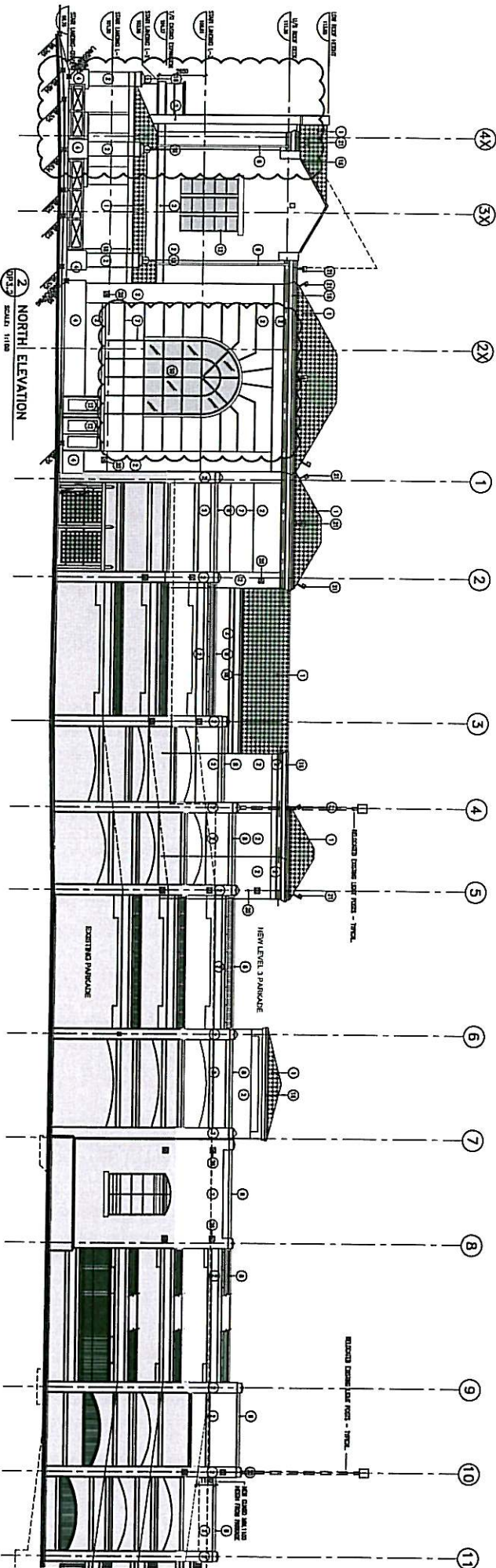
RE-ISSUED FOR DP DP.3.1
SCALE:AS NOTED NOVEMBER 13, 2007



SCHEDULE B1



- FINISH LEGEND**
- ① CONCRETE, EXPOSED AGG. TO MATCH EXISTING, 2800 COMP. STRENGTH
 - ② STUCCO, LIGHT BEIGE TO MATCH EXISTING
 - ③ STUCCO-COLOR MATCH (FINE) LIGHT BEIGE-GLAZED TO MATCH EXISTING
 - ④ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑤ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑥ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑦ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑧ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑨ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑩ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑪ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑫ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑬ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑭ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑮ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑯ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
 - ⑰ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING
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 - ㊿ BRICK, RED, BUCKINGHAM, 2 1/2" x 8" x 4" TO MATCH EXISTING



THE GRAND CASINO AND PARKADE EXPANSION

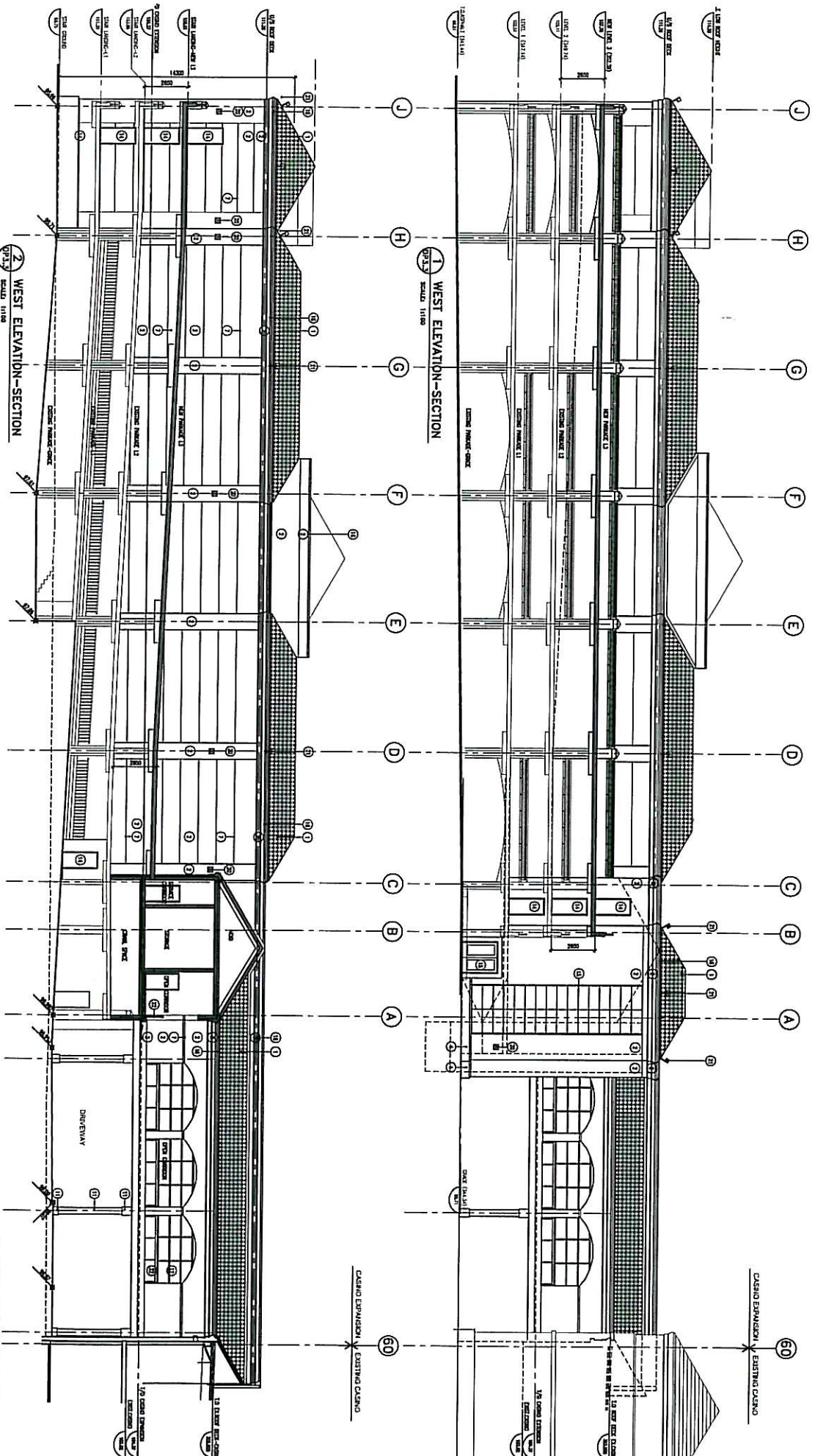
NORTH ELEVATION

RE-ISSUED FOR DP DP-3.2
NOVEMBER 13, 2007

SCALE: AS NOTED



SCHEDULE "B" 1"



THE GRAND CASINO AND PARKADE EXPANSION
1310 WATER STREET, KELOWNA B.C.

WEST ELEVATIONS

SCALE: 1:100
RE-ISSUED FOR DP 3.3
NOVEMBER 13, 2007

Project Number: 066-001-4

300 West-1st St. Kelowna, British Columbia V1Y 9V6 (403) 865-0000 Fax: (403) 865-0001



SCHEDULE B₃

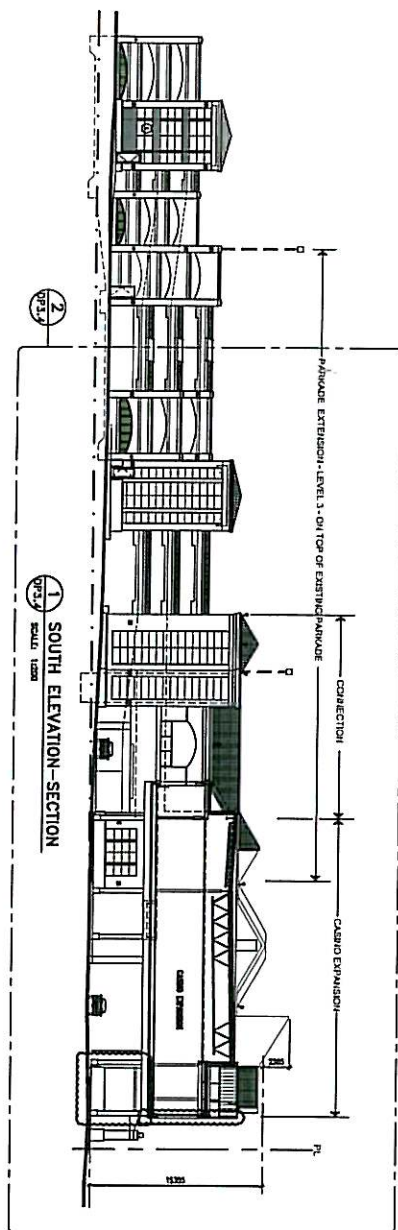
SECTION-ELEVATION

Project Number: 100-001-1

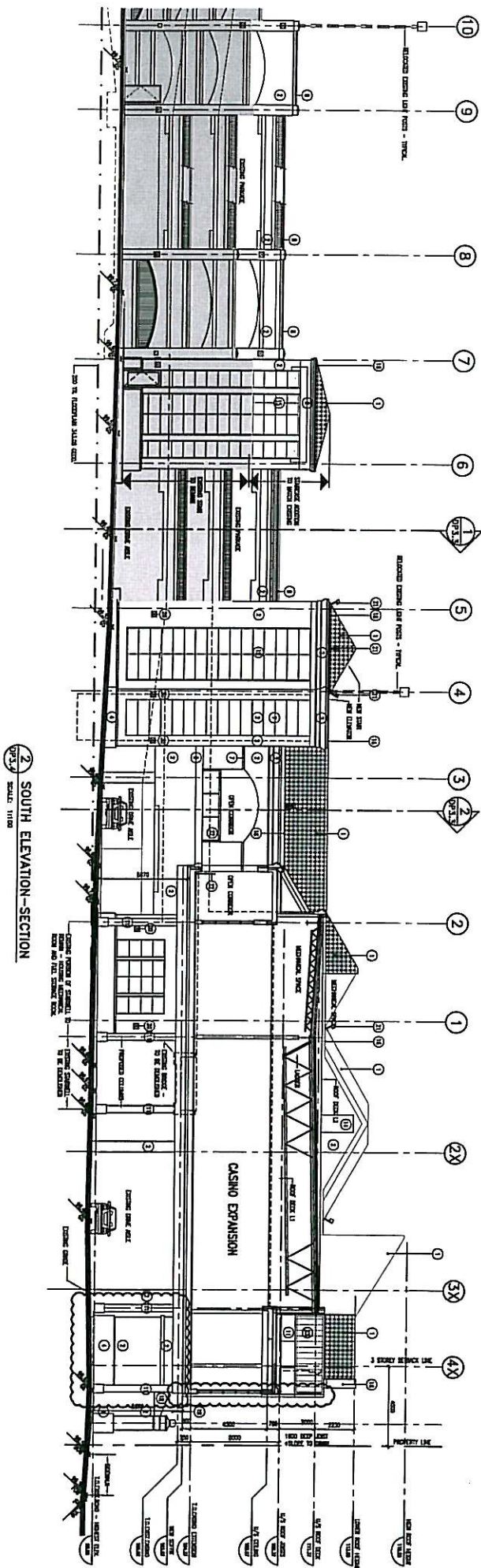
RE-ISSUED FOR DP DP.3.4
SCALE: AS NOTED NOVEMBER 13, 2007

RE-ISSUED FOR DP DP.3.4
NOVEMBER 13, 2007

BKDI



1 SOUTH ELEVATION—SECTION
DPS.4 SCALE: 1/8"=1'-0"

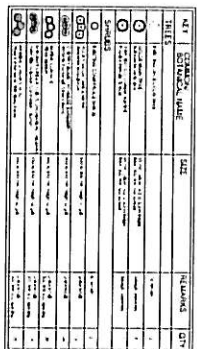
[illegible]

2 SOUTH ELEVATION-SECTION
DP3.4 SCALE: 1/100

Schedule B₄

addition, the 3 A "Super Memory Tip" is a new strategy for how you learn new things.

SCHEDULE C



GENERAL NOTES

- A detailed postal return is the backbone of the Canadian History Files.
- Attached to every issue.
- Certificate is completed by you or your child.
- Certificate must verify all nine conditions of issue of certificate.
- Certificate sent to every school library or home of interested.
- The certificate is to be signed by the teacher and returned by the Canadian Archives.
- Certificate is valuable.
- Certificate is the historical literacy of all children used in a program.
- All kinds are completed and sent to the national and local schools.
- Teachers need not do a class lesson during the program.
- Certificate is returned to the school after it is sent. They are distributed and for each.
- Program is given to the national background program.



KELOWNA LAKEPOINT RESORT

1990 PLAN

ORIGINAL

