
CITY OF KELOWNA

MEMORANDUM

Date: November 14, 2008

To: City Manager

From: Land Use Management Department

APPLICATION NO.: DP08-0215

OWNER: Springfield Plaza Inc.

AT: 1585 Springfield Road

APPLICANT: Chances Gaming Entertainment

PURPOSE: TO OBTAIN A DEVELOPMENT PERMIT FOR THE PLACEMENT OF AN ELECTRICAL GENERATOR ON THE SUBJECT PROPERTY

EXISTING ZONE: CD16 – BINGO AND GAMING

REPORT PREPARED BY: LUKE TURRI

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. DP08-0215 for Lot A, District Lot 129, ODYD, Plan KAP70110, located 1585 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";


AND THAT issuance of the Development Permit be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property;

2.0 SUMMARY

The applicant is seeking a Development Permit for the placement of an emergency backup electrical generator on site.

3.0 BACKGROUND

Chances Gaming Entertainment operates as a public gaming facility, which includes bingo and slot machines. In order to meet the requirements of the British Columbia Lottery Corporation for the operation of a greater number of slot machines at Chances Gaming Entertainment, the owner is required to have an emergency generator on site.



In this way, power can be maintained during an outage to ensure the reliability of the establishment's slot games.

The proposed generator is a 250kw diesel powered emergency backup generator. It would be a maximum of 9'5" tall, 10' long, and 5' wide (2.9m x 3.0m x 1.5m). The generator would run automatically during a power outage, as well as during brief monthly testing periods. The applicant has committed to conducting these periodic tests during daytime hours only.

The applicant has proposed to place the generator at the northeast corner of the property, adjacent to the existing FortisBC transformer box. This corner abuts the parking lot for Rona Home & Garden (which acts as an overflow lot for Chances in the evenings), as well as the agricultural land to the south. Current landscaping of this area includes pine trees, cedar hedges and other shrubs to help screen the existing transformer box. The proposal includes additional landscaping to be undertaken, as well as the addition of vinyl slats to the existing chain-link fence. These slats would be coloured to match to the existing building and help to screen the generator from neighbouring properties.

A variance is required to place the generator as proposed, as the Zoning Bylaw states that all development in this zone must meet the required setbacks.

The application meets the development regulations of the CD16 – Bingo and Gaming zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	CD16 ZONE REQUIREMENTS
Development Regulations		
Height	2.9 m	12.0 m
Front Yard	>24.0 m	24.0 m
Side Yard (north)	>15.0 m	15.0 m
Side Yard (south)	1.5 m*	15.0 m
Rear Yard	1.0 m*	21.0 m

* Requires variance

4.0 SITE CONTEXT

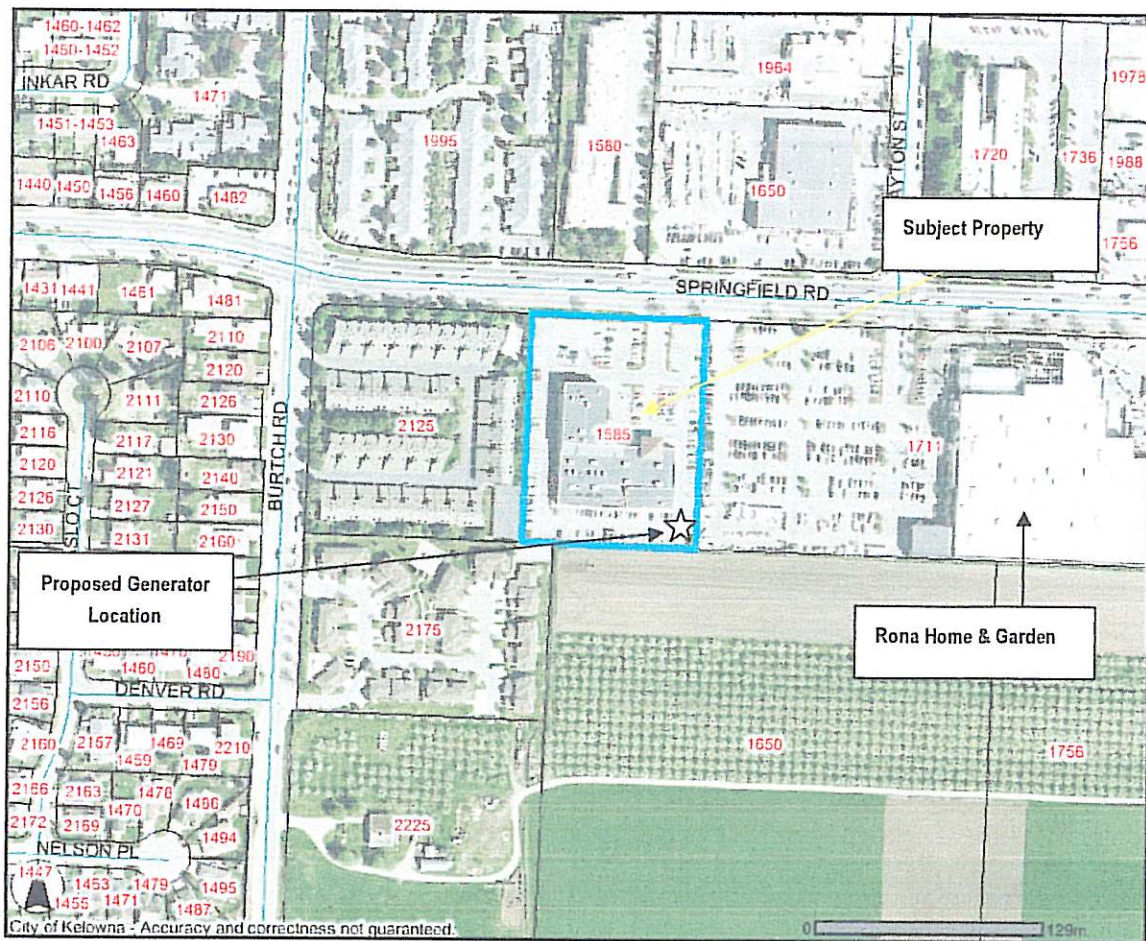
4.1 Site Location & Adjacent Land-uses

The subject property is located on Springfield Road near Burtch Road. The surrounding area has been developed as primarily residential to the west, and service commercial to the east.

Specifically, adjacent zoning and land-uses are:

North	C10 – Service Commercial (Home Hardware) RM3 – Low Density Multiple Housing
East	C10 – Service Commercial (Rona)
South	A1 – Agricultural 1
West	RM3 – Low Density Multiple Housing

4.2 Site Location Map: 1585 Springfield Road



5.0 TECHNICAL COMMENTS

5.1. Fire Department

The generator is to be installed as per 3.2.7.5 (1) of the BCBC 2006 and the referenced CAN/CSA-C282-00, "Emergency Electrical Power Supply for Buildings".

The generator is to be inspected, tested and maintained as per the BCFC 2006 Section 6.5 and the referenced CAN/CSA-C282-00, "Emergency Electrical Power Supply for Buildings". This information is to be written into the Fire Safety Plan for the building then the Fire Safety Plan needs to be sent to the Fire Department for review.

5.2. Inspections Department

Provide 2hr. fire separation at rear property line of emergency generator.

6.0 LAND USE MANAGEMENT DEPARTMENT

The proposed location of the generator has been strategically placed as far away from the adjacent residential development as possible. In addition, an existing FortisBC transformer box in the corner of the property makes it a suitable location for additional mechanical equipment. An adequate amount of screening and landscaping has been proposed to help mitigate visual impact concerns, including vinyl fence slats, hedges and shrubs.

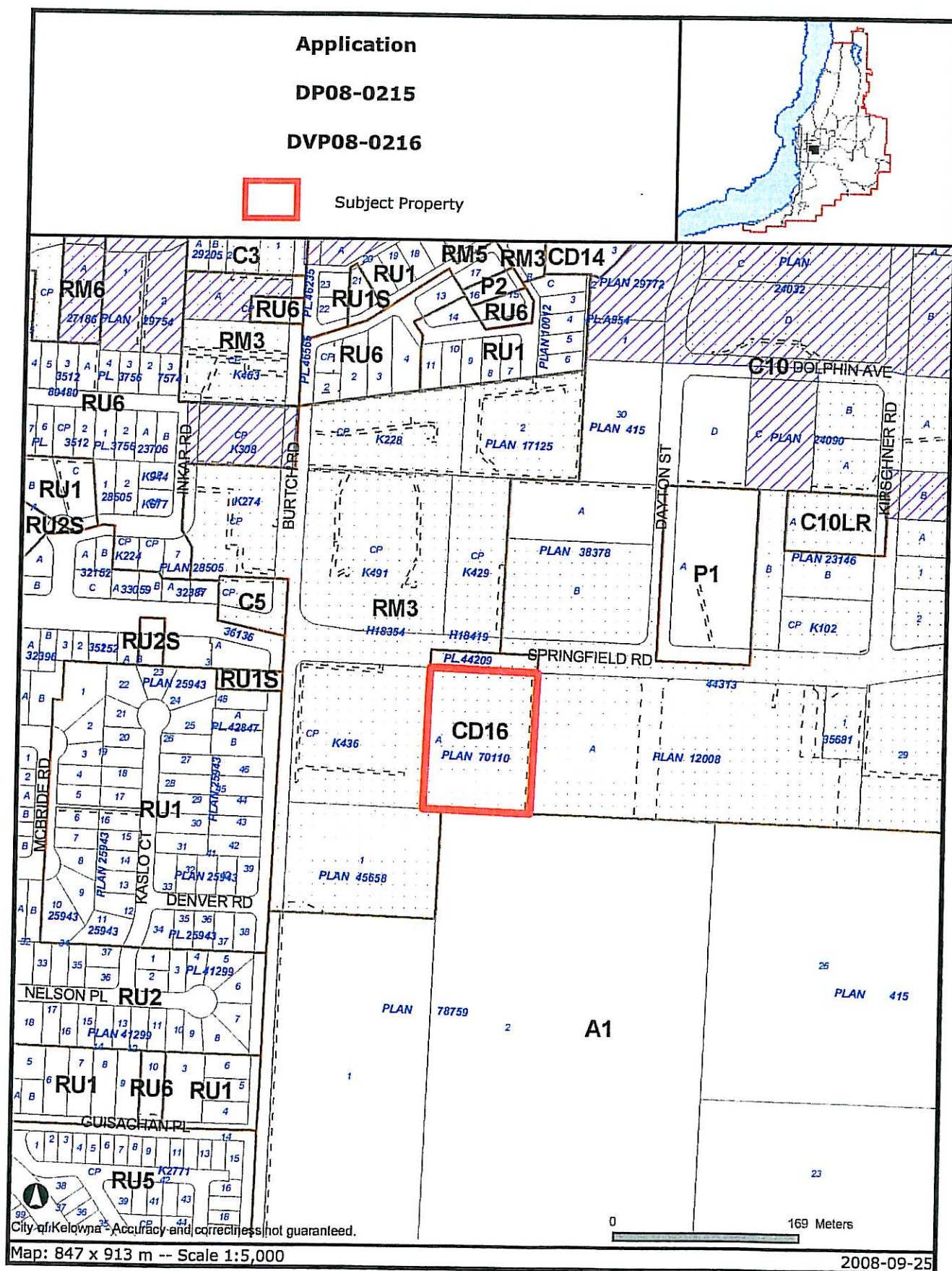


Danielle Noble
Land Use Management Supervisor

DN/lt

ATTACHMENTS

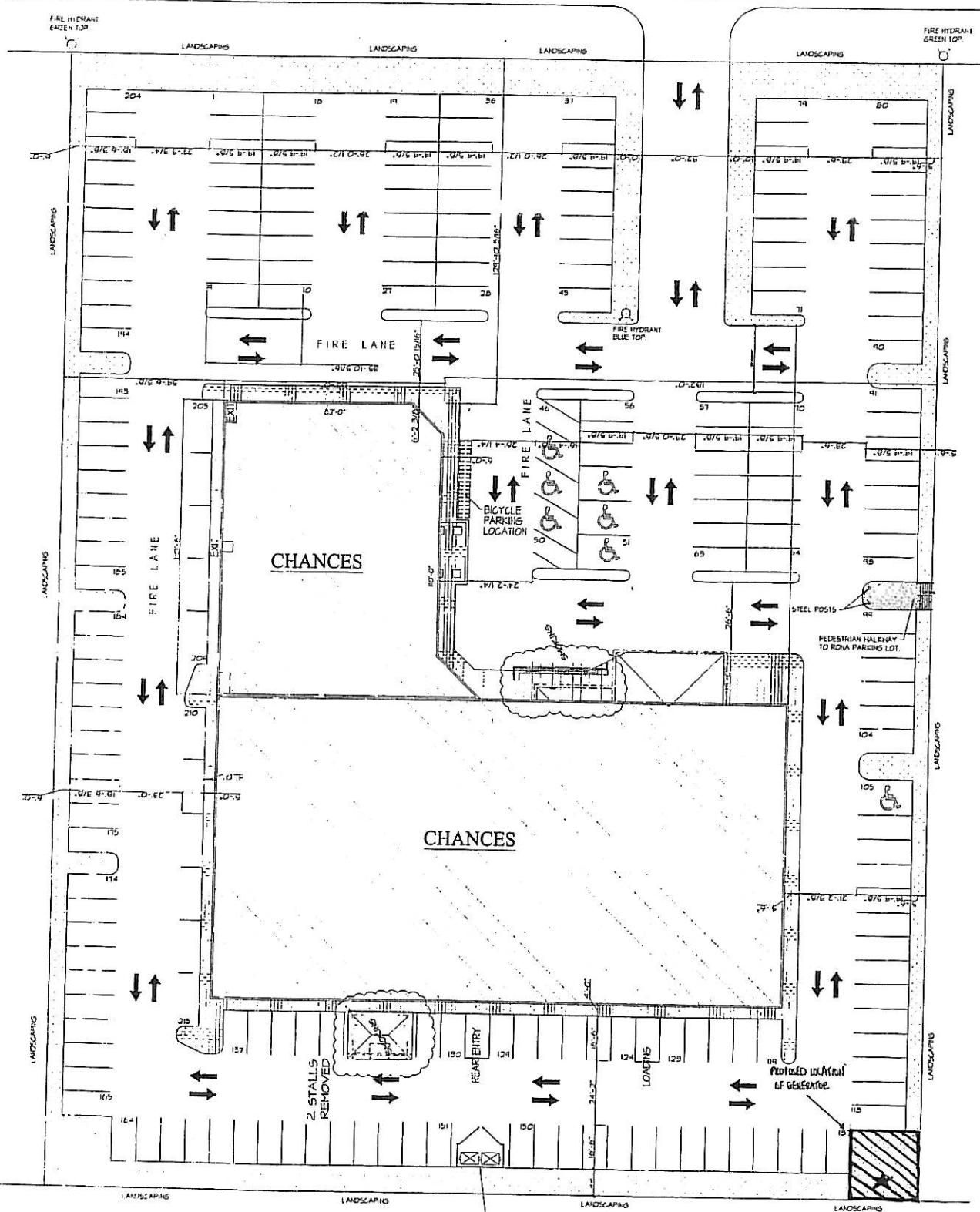
A	-	Subject Property Map
B	-	Site Plans (2 pages)
C	-	Elevations
D	-	"Statement of Proposal" – Letter from Chances Gaming Entertainment (S. Walt) to the City of Kelowna, dated September 15, 2008



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CHANCES 5655 SPRINGFIELD ROAD KELLOWNA, BC	CHANCES SITE PLAN REVISED	RED CRAYON DESIGN 2233 Lilac Crest Kelowna BC V1Y 1T1 Ph. 250.868.0577 Fax 250.868.0583 redcrayondesign@shaw.ca	Interior Design & Consulting 2233 Lilac Crest Kelowna BC V1Y 1T1 Ph. 250.868.0577 Fax 250.868.0583	A 10' x 10'	ID-SITE
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SPRINGFIELD ROAD

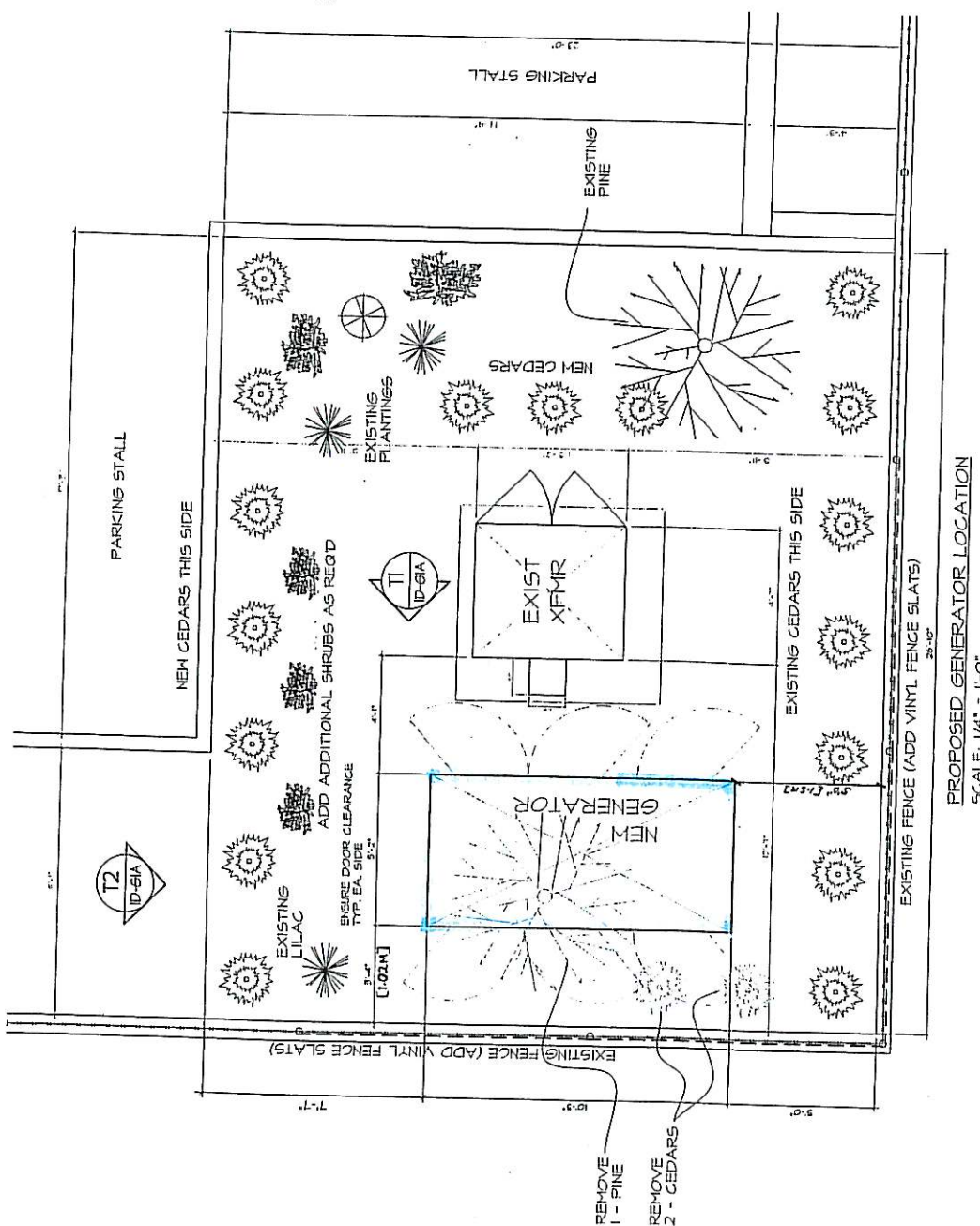


SITE PLAN

 REFUSE/RECYCLING
 BIN ENCLOSURE CAN
 7'-10 1/2" HIGH CEDAR
 FENCE/GATES

EXISTING PARKING LAYOUT

TOTAL: 216 STALLS



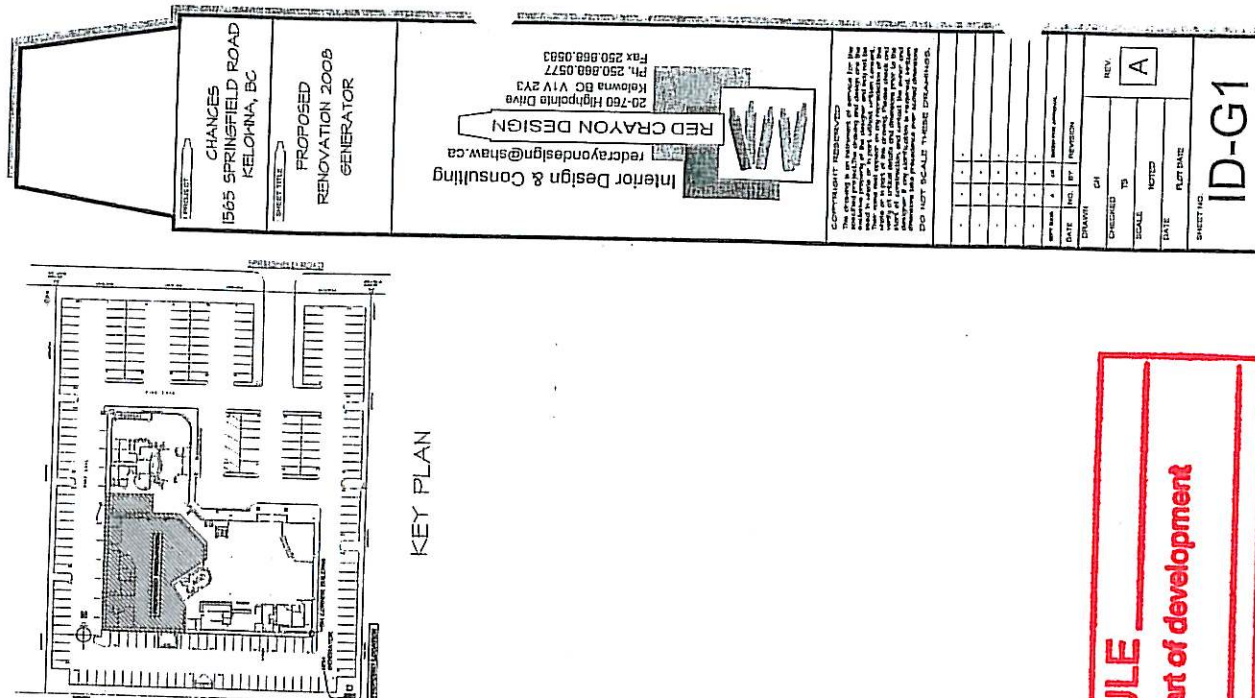
PROPOSED GENERATOR LOCATION
SCALE: 1/4" = 1'-0"

SCHEDULE _____
This forms part of development

Permit #

SCHEDULE _____
This forms part of development

Permit # _____



CHANCES
565 SPRINGFIELD ROAD
KELOWNA, BC

PROPOSED
RENOVATION 2008
GENERATOR

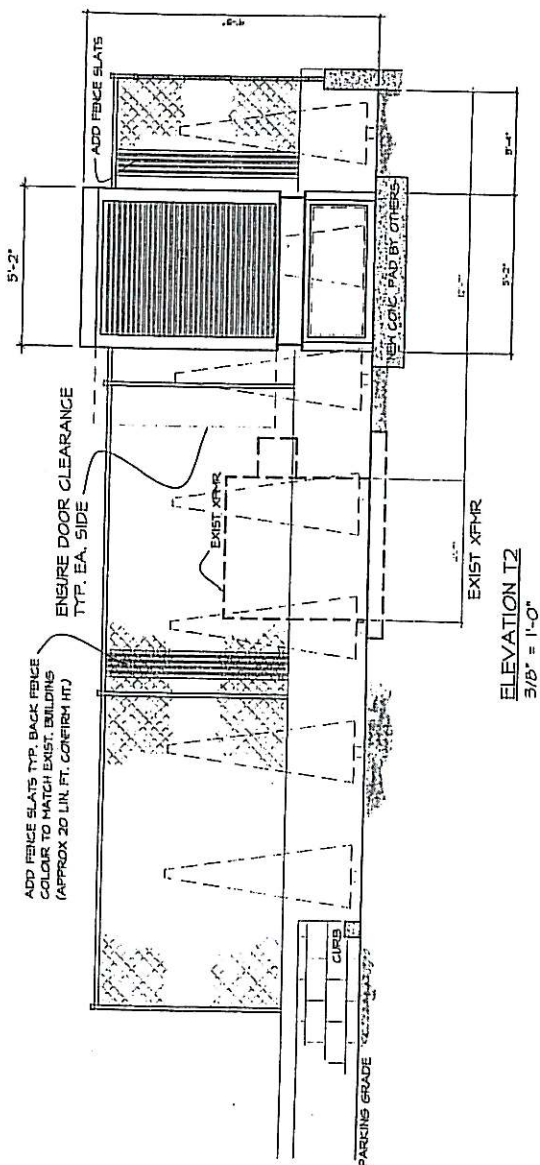
Interior Design & Consulting
redcrayondesign@shaw.ca
D CRAYON DESIGN
20-760 Highpoint Drive
Kelowna BC V1V 2Y3
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1. 250.868.0577
1x 250.868.0583

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DATE	NO.	BY	REVISION	APPROVED
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ID-G1



SCHEDULE

This forms part of development

Permit #

PROJECT <div style="border: 1px solid black; padding: 2px; text-align: center;">CHANCES</div> 1565 SPRINGFIELD ROAD KELOHNA, BC	SHEET TITLE <div style="border: 1px solid black; padding: 2px; text-align: center;">PROPOSED RENOVATION 2008 GENERATOR ELEVATIONS</div>	<div style="text-align: center;">  RED CRAYON DESIGN Interior Design & Consulting kelocrayondesign@shaw.ca 20-760 Highpoint Drive Kelowna BC V1V 2Y3 Ph. 250.868.0577 Fax 250.868.0583 </div>	<p>COMPLIANCE NOTATIONS</p> <p>The drawing is prepared in accordance with the standards of the International Building Code (IBC) and the National Building Code of Canada (NBCC). The design is based on the information provided by the client and the assumptions made by the designer. The designer is not responsible for the accuracy of the information provided by the client. The designer is not responsible for the accuracy of the information provided by the client. The designer is not responsible for the accuracy of the information provided by the client.</p> <p>DO NOT SCALE THESE DRAWINGS.</p>																																											
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CHANCES GAMING ENTERTAINMENT
1585 Springfield Road, Kelowna, British Columbia, V1Y 5V5
Phone 250- 860-9577, Fax 250-860-1764

City of Kelowna
1435 Water Street
Kelowna, BC
V1Y 1J4

September 15, 2008

To Whom It May Concern:

Chances Kelowna would like to request permission to install a 250kw diesel powered emergency backup electrical generator on the property at Chances Gaming Entertainment at 1585 Springfield Road.

The generator would be located in the north east corner of the property. This corner borders the Rona property and the Day orchard property. The area we wish to place the generator is near the existing Fortis BC electrical transformer. Please see the detailed site drawing for exact location.

The generator is approximately 5' wide, 10' long and 9'5" high. It would have to take up the space of one parking stall and once completed it would sit on a landscaped area and would be screened by planted material such as cedar trees.

The generator is required to be able to meet the requirement of the British Columbia Lottery Corporation for the operation of the slot machines at Chances. The ability to maintain power during an electrical power outage is essential in maintaining the integrity of the games we operate at Chances. The new generator will allow us to keep virtually all lighting and services operating.

I do not believe there will be any impact to Rona as it is backing on to their fenced in brick and block storage yard and will be completely out of view from the Rona parking lot. The Chances property is also 2' lower than Rona. The Generator will be located next to the Day orchard and will be blocked from view by an existing pine tree and fence. The Burtch Estates town homes are at the opposite end of the Chances property approximately 300' away. A 6' concrete fence and cedar trees along Burtch Estates currently exist. The rear north east corner of Burtch Estates has a tennis court adding more distance before a residence is reached. No homes will be able to see the generator location.

The generator will operate automatically during emergency power outages and will be operated only during day time hours for a short time during monthly testing.

As we are outside the allowable building area I am requesting a development permit to proceed with locating the generator as described above.

I will be pleased to provide any additional information you may require and am available to answer any questions you may have. Should I not be available please speak with John McAfee at Chances.

Sincerely,

Stanley Walt
owner