



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Development Variance Permit Application No. VP-604

Legal: Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP59726
Civic: 350B 30 Street NE
Owner: Broadview Evangelical Free Church and Shuswap Christian Education Society
Agent: TA Structures (Kyllo, G.)

Date: July 7, 2025

Executive Summary/Purpose:

The applicant is requesting to waive the service (frontage) upgrades required through a Building Permit application to both 30 Street NE and 2 Avenue NE which front the subject parcel.

Motion for Consideration:

THAT: the Committee recommends to Council that Development Variance Permit No. VP-604 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for frontage of Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP59726, as follows:

1. waive the requirement to upgrade 30 Street NE to the RD-4 Urban Arterial Road standard; and
2. waive the requirement to upgrade 2 Avenue NE to the RD-2 Urban Local Road standard.

Staff Recommendation:

The motion for consideration be defeated.

Proposal:

The applicant is requesting to waive the service (frontage) upgrades required through a Building Permit application along both 30 Street NE and 2 Avenue NE which front the subject parcel.

Background:

The subject parcel contains Kings Christian School and is located on the corner of 30 Street NE and 2 Avenue NE just south of South Broadview Elementary School and to the north of the Public Works Yard. The parcel has two road frontages (on 30 Street NE and 2 Avenue NE) and is just over 5 acres in area (Appendix 1). The subject property is designated Institutional in the City's

Official Community Plan (OCP) and similarly zoned P3 - Institutional Zone in Zoning Bylaw No. 2303 (Appendix 2 & 3).

30 Street NE is identified as a Bike Route in the OCP and further noted as a Priority Project in the Active Transportation Network Plan due to its position between schools, parks and residential areas within the community.

Adjacent land uses include the following:

| | |
|-----------------------------------|------------------------|
| North: School | Zoned P3 |
| South: Residential uses | Zoned R10, R14, and R5 |
| East: Mobile Home Park | Zoned R6 |
| West: Small Scale Residential Use | Zoned R10 |

The applicant has made a Building Permit application for two new buildings. This triggers the provisions of the Subdivision and Development Servicing Bylaw No. 4293 (SDS) for frontage and service works.

Through this development, the applicant is required under the SDS to complete frontage works including upgrading the existing 30 Street NE frontage to the RD-4 standard (including a fire hydrant, street light, and multi-use path installation), and upgrading the 2 Avenue NE frontage to the RD-2 standard (including water-main, fire hydrant and street light installation). The cost estimates provided by the applicant's consulting Engineer total \$1,079,146.95 for these works. The Engineer's estimates are dated May 2024 and are included as a part of Appendix 5.

Table 1 provides a summary of the requirements of the SDS and the applicant's requests.

The fire flow requirements are specified within the SDS Bylaw, which details standards for development so those considering development may be informed in advance of the applicable standards. Schedule B, Part 1, Section 5.4.6 lists the Fire Flow Requirements as such:

| | |
|-----------------------------------------------------|----------------|
| Rural Areas | 30 litres/sec |
| Single Family Dwelling / Mobile Home Parks / Duplex | 60 litres/sec |
| Medium Density / Triplex / Fourplex | 90 litres/sec |
| Commercial / Institutional / Apartments | 150 litres/sec |
| Industrial | 225 litres/sec |

In addition to the frontage improvements, the City's servicing report in response to the Building Permit application noted that the subject parcel is located in an area identified for fire flow deficiency, that flow testing is required to confirm servicing is adequately sized to provide fire flows, and that the Owner/Developer is required to complete any subsequent upgrades necessary to meet these standards and is responsible for all associated costs.

Staff note that this application was initially submitted in July of 2024 under a different agent. This application proceeded through the application process including the distribution and collection of referrals as well as the drafting of a staff report, in preparation to advance the proposal to Council at the end of 2024. The application and associated materials were revoked in December by the agent. The application was subsequently transferred to a new agent, with finalized application materials submitted on May 2, 2025. As the new materials reflect the previously referred proposal, staff have been able to advance this to Council without an additional referral process.

Relevant Policy(ies):

Official Community Plan: 30 Street NE is identified as a Bike Route in the OCP.

Subdivision and Development Servicing Bylaw: the SDS Bylaw details the required frontage improvements applicable along 30 Street NE (RD-4) and 2 Avenue NE (RD-2).

Active Transportation Network Plan: 30 Street NE is identified as a Priority Project.

Referral Comments:

Fire Department

No concerns.

Building Department

No concerns.

Engineering Department

The Engineering Department has provided comments and alternatives which form the basis for the above staff recommendation to deny the requested variances. The Engineering Department comments are attached as Appendix 5.

As stated in these comments, the subject property is within the Urban Development Area of the SDS, which requires full upgrades of the roads, works, and services along the subject parcel's frontages. The City's servicing report in response to the Building Permit application noted these requisite upgrades. The RD-2 and RD-4 standards are attached (Appendix 5).

Planning Department

When considering servicing variance requests, a number of factors are taken into consideration, including physical or legal constraints, scale of proposed development and growth potential in the area. The subject property is within the Urban Containment Boundary and zoned P3 Institutional. Given the OCP designation of Institutional, the land is intended for development as proposed.

Staff note that the subject parcel on 30 Street NE is situated close to a number of community facilities including churches, schools (South Broadview Elementary, King's Christian, and Shuswap Middle School), recreation facilities, parks and trail networks (Turner Creek and Little Mountain). The location is also at a prominent position within the City's transportation network between the uptown commercial area, recreation facilities, the industrial park and residential areas. As previously noted, 30 Avenue is identified as a Bike Route in the OCP and is identified in the City's Active Transportation Plan as a priority "Major Project" (Major Project I – 30 Street NE School Connector) for investment in new infrastructure. Improving routes near school sites has been noted in community engagement activities and within the City's plans, where these routes have been particularly prioritized in order to serve youth and support safe routes to schools.

Staff recognize that scope of requisite improvements is large relative to the proposed project; however, completely offsetting the cost of upgrading and constructing frontage works onto the City is problematic, placing additional financial burden on the City for the improvements in the future and increased costs on future developers of adjacent properties.

Servicing requirements are in place to support the parcels being developed and the population growth in an area, which increases the need for safety improvements and fire protection

infrastructure. The provision of safe routes to schools is a noted priority of the Active Transportation Plan and is a common community concern. As such, staff do not recommend the variances as requested by the applicant be granted.

While staff recommend denying the request, an alternative for consideration to support limited variances has been suggested, with staff support for:

- The request to waive the required water-main upgrade along 2 Avenue NE;
- The request to waive the fire flow requirement, subject to confirmation that fire protection standards are achieved by other means; and
- The request to waive the fire hydrant installation requirement on 30 Street NE, subject to confirmation that fire protection standards are achieved by other means.

Considering the support for the elements above, staff note that in order to achieve the institutional fire flow standard, extensive service upgrades of water mains extending beyond the subject parcel's frontage would have to be completed. Thus, if standards for adequate fire protection of the proposed development can be met through other means onsite, then the request to waive the fire flow requirement and the fire hydrant requirement of 30 Street NE is acceptable to staff. As the upgrade to the water main along the 2 Avenue NE frontage is unlikely to impact fire flow standards given the systemic upgrades required beyond this frontage, staff are supportive of the request to waive this upgrade.

Staff note that the variance under consideration only relates to the development currently being proposed. Future developments on the site will be required to be fully serviced to the applicable standards of the day.

Financial Considerations:

Waiving these requirements places additional financial burden on the City for the improvements in the future and increased costs on future developers of adjacent properties.

Committee Recommendations:

Not applicable.

Public Consultation:

Pursuant to the *Local Government Act* and the Development Procedures Bylaw notices are mailed to land owners within a 30m radius of the application. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on July 14, 2025 at 7:00pm.

Alternatives & Implications:

Should Council wish to advance in alignment with these suggestions in whole or in part, staff recommend the following conditions be applied:

- That the fire hydrant on 2 Avenue NE be required to address the gap in fire hydrant coverage in the area. As this is a safety-related requirement concern, staff do not support waiving this requirement;

- That street lighting on 30 Street NE and 2 Avenue NE be required to address gaps in coverage. As this is a safety-related requirement, staff do not support waiving this requirement; and
- That any requisite right-of-way or dedication for future improvements along 30 Street NE and the corner cut at 30 Street NE and 2 Avenue NE be provided to the City.

Should Council wish to advance in alignment with the staff recommendations above, staff propose the following Motion for Consideration:

THAT: Development Variance Permit No. VP – 604 be authorized for issuance to vary the Subdivision and Development Servicing Bylaw No. 4293, for the frontages of Lot 1, Section 18, Township 20, Range 9, W6M, KDYD, Plan KAP59726, as follows:

1. Waive the required Institutional Fire Flow Standard of 150 litres-per-second, subject to confirmation that fire protection standards are achieved;
2. waive the required fire hydrant on 30 Street NE as per the RD-4 Standard, subject to confirmation that fire protection standards are achieved; and
3. waive the required water-main upgrade on 2 Avenue NE as per the RD-2 Urban Local Road standard.

The alternative motion above assumes all other upgrades to the applicable standards are completed.

In considering the above motion, staff recognize that scope of requisite improvements in this case is still large relative to the proposed project. Should Council wish to advance any alternative option with further decreased service levels more supportive of the applicant's proposal, staff recommend the following conditions be required:

1. the provision of road dedication to support the 30 Street NE multi use path;
2. the provision of road dedication to support the corner cut at 30 Street NE and 2 Avenue NE, and
3. confirmation that fire protection standards are achieved.

Staff note that the variance under consideration only relates to the development currently being proposed. Future developments on the site will be required to be fully serviced to the standards of the day.

Prepared by: Senior Planner

Reviewed by: Manager of Planning and Building

Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

Table 1: DVP-604 – Applicant’s Proposal, Alternate and Staff Recommendations

| SDS Bylaw Requirements | Applicant’s Proposal | Staff Alternate Recommendation | Minimum Suggested Requirements |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 30 Street NE – RD-4 Standard -road widening and boulevard / Multi-Use Path -fire hydrant -street-lighting -corner-cut | Waive all 30 Street NE frontage upgrade requirements. Corner cut will be provided. Request to waive dedication for MUP. | Deny request to waive all requirements. Support the request to waive: 1) fire hydrant and 2) fire flow standard requirements subject to confirmation that fire protection standards are achieved. Note need for improved street-lighting. Note that MUP is a priority AT Project. | Recommend dedication for MUP along 30 Street and corner cut be required. Confirmation that fire protection standards are achieved. |
| 2 Ave NE – RD-2 Standard -fire hydrant -street-lighting -water-main -corner-cut | Waive all 2 Avenue NE road upgrade requirements. | Deny request to waive all requirements. Support the request to waive the water-main upgrade. Note that fire hydrant and meeting the fire protection requirement is a priority. Note need for improved street-lighting. | Recommend dedication for corner cut be required. Confirmation that fire protection standards are achieved. |

Attachments:

- Appendix 1 - Location Map
- Appendix 2 – OCP Map
- Appendix 3 – Zoning Map
- Appendix 4 – Letter and Site Plans
- Appendix 5 – Engineering Review