STRUCTURES

Re: Response to memorandum from the Engineering and Public Works Department, 1st October 2024. (with additional clarification to Item #2)

Kings Christian School Annex Project
350B 30th Street NE Salmon Arm, BC V1E 1J2
Variance Permit Application File No. VP-604

March 14th 2025

Following the Variance Permit Application submitted on July 17th, 2024, by the Applicant, King's Christian School, the Salmon Arm Engineering and Public Works Department issued a memorandum outlining six (6) civil upgrades required for the construction of the modular classrooms, as referenced in the original Building Permit Application dated February 7th, 2024. The recommendations from the department are detailed in the document dated October 1st, 2024.

After careful consideration of these recommendations, the King's Christian School respectfully maintains that the scope and associated costs of the proposed civil upgrades are disproportionate to the project's scale. These upgrades would impose an unreasonable financial burden on the school. A third-party estimate by Gentech Engineering, dated May 16th, 2024, indicated that the original civil upgrade requirements would add approximately $1.1 million to the total project cost, nearly tripling the overall budget. Should the City of City of Salmon Arm insist on further upgrades beyond the proposed compromises outlined below, the project will need to be cancelled due to insufficient funding.

The following summarizes the six (6) civil upgrade items, as per the October 1st, 2024, memorandum, and the school's corresponding proposals:

Item #	Civil Upgrade Requirement	King's Christian School Proposal
1	Install Street Lighting.	The school to continue with variance application to have this requirement waived due to the limited scope of work on the project.
2	Install an offset Multi-Use Path (MUP) on 30 Street NE.	The school to continue with variance application to have this requirement waived as no MUP's have been built adjacent to the school parcel. May 21, 2025. To provide further clarification, the Broadview Evangelical Free Church Board expressed

		concerns that the costs and property impacts of providing the MUP under this requirement are not commensurate with the Building Permit application for the siting of a portable classroom building.
3	Reduce the requirement to upgrade the existing 150mm watermain on 2 Avenue NE to 200m along the entire frontage.	The school agrees with the Engineering department's recommendation to waive the requirement upgrade.
4	Reduce the requirement to meet or exceed 150 l/s fire flows for Institutional Development.	The school to continue with variance application to have this requirement waived due to the limited scope of work. The unsprinklered buildings do not introduce burden on the existing infrastructure.
5	Fire Hydrant Installation.	The existing hydrant on the school property satisfies the requirement for the new hydrant along 2nd Avenue. The hydrant has undergone regular maintenance, and the school can provide supporting documentation.
6	Corner Cut Dedication.	The school agrees that the corner cut is a reasonable request and will proceed accordingly.

We appreciate your consideration of our proposed compromises and request that the City review these recommendations with a view to minimizing the financial impact on the school.

Thank you for your attention to this matter.

Sincerely,
Greg Kyllo
President/CEO Twin Anchors Manufacturing LTD.

ATTACHED:
1. Site Plan

Appendix 4

PROJECT INFO

CIVIC ADDRESS
3558 - 30th STREET NE

LEGAL
PLAN 597526 PARCEL ID 5392

ZONING
P3 - INSTITUTIONAL

SITE AREA
±21 125.2sm (2.11ha)

FOOTPRINT
EXISTING BUILDING ±3 259.0sm (35 081.5sf)
NEW PORTABLES & DECK 248.6sm (2 675.9sf)

THE CITY OF SALMON ARM

CITY OF SALMON ARM ZONING BYLAW NO. 2303 (1995)

BY-LAW	PROPOSED
SECTION 26 P3 - INSTITUTIONAL	SECTION 26 P3 - INSTITUTIONAL
PURPOSES 26.1 EDUCATIONAL	PURPOSES 26.1 EDUCATIONAL
REGULATIONS 26.2 P3 REGULATIONS	REGULATIONS 26.2 P3 REGULATIONS
PERMITTED USES 26.3 EDUCATIONAL FACILITIES	PERMITTED USES 26.3 EDUCATIONAL FACILITIES
MAX. HEIGHT OF PRINCIPAL BUILDINGS 26.4 12.0m (39.4ft)	HEIGHT OF PRINCIPAL BUILDINGS 26.4 EXISTING
MAX. HEIGHT OF ACCESSORY BUILDINGS 26.5 6.0m (19.7ft)	HEIGHT OF ACCESSORY BUILDINGS 26.5 3.99m (13.0ft)
MIN. SITE COVERAGE 26.6 40%	MIN. SITE COVERAGE 26.6 ±15.8%
MIN. SITE AREA 26.7 465.0sm (5 000.0sf)	MIN. SITE AREA 26.7 ±21 125.2sm (2.11ha)
MIN. PARCEL WIDTH 26.8 15.0m (49.2ft)	MIN. PARCEL WIDTH 26.8 100.2m (328.8ft)
MIN. SETBACKS OF PRINCIPLE & ACCESSORY BUILDING 26.9 MIN. SETBACKS 1. FRONT 6.0m (19.7ft) 2. REAR ADJACENT A LANE 6.0m (19.7ft) OTHER CASES 1.0m (3.3ft) 3. INTERIOR 3.0m (9.8ft) 4. EXTERIOR 6.0m (19.7ft)	MIN. SETBACKS OF ACCESSORY BUILDING 26.9 MIN. SETBACKS 1. FRONT ±110.9m (364.0ft) 2. REAR ADJACENT A LANE NA OTHER CASES ±11.3m (37.0ft) 3. INTERIOR ±55.6m (215.5ft) 4. EXTERIOR NA
OUTSIDE STORAGE 26.10 SCREENED AND MAX. AREA OF 28sm (301.3sf)	OUTSIDE STORAGE 26.10 SCREENED EXISTING
PARKING AND LOADING 26.11 EXISTING	PARKING AND LOADING 26.11 EXISTING

B.C. BUILDING CODE (2024) ANALYSIS

MAJOR OCCUPANCY CLASSIFICATION	GROUP A
GOVERNING CODE PART	PART 3
BUILDING HEIGHT	
MAIN BUILDING	2 STOREYS
NEW CLASSROOM PORTABLES	1 STOREY
BUILDING FOOTPRINT	
MAIN BUILDING	±3 259.0sm (35 081.5sf)
NEW CLASSROOM PORTABLES	248.6sm (2 675.9sf)
SPRINKLERS	
MAIN BUILDING	YES
NEW CLASSROOM PORTABLES	NO
FACING NO. OF STREETS	
MAIN BUILDING	2 STREETS
NEW CLASSROOM PORTABLES	1 STREET

B.C. BUILDING CODE ANALYSIS FOR THE PORTABLES

BC BUILDING CODE	PROPOSED
3.2.2.2b. GROUP A DIVISION 2 - 1 STOREY	3.2.2.2b. GROUP A DIVISION 2 - 1 STOREY
1) A BUILDING CLASSIFIED AS GROUP A DIVISION 2 IS PERMITTED TO BE COMBUSTIBLE CONSTRUCTION OR NONCOMBUSTIBLE CONSTRUCTION a) NOT MORE THAN 1 STOREYS b) BUILDING AREA NOT MORE THAN 400sm FACING 1 STREET	1) A BUILDING CLASSIFIED AS GROUP A DIVISION 2 IS PERMITTED TO BE COMBUSTIBLE a) 1 STOREYS b) BUILDING AREA 248.6sm
2) NOT APPLICABLE.	2) NOT APPLICABLE.

RECEIVED
MAY 01 2025
CITY OF SALMON ARM

efg
Edward F. Gauch Architect
9834-106 Street
Edmonton AB T5K 1A6
Office (780) 423-3424

Seal

KINGS CHRISTIAN SCHOOL
PORTABLE ADDITIONS

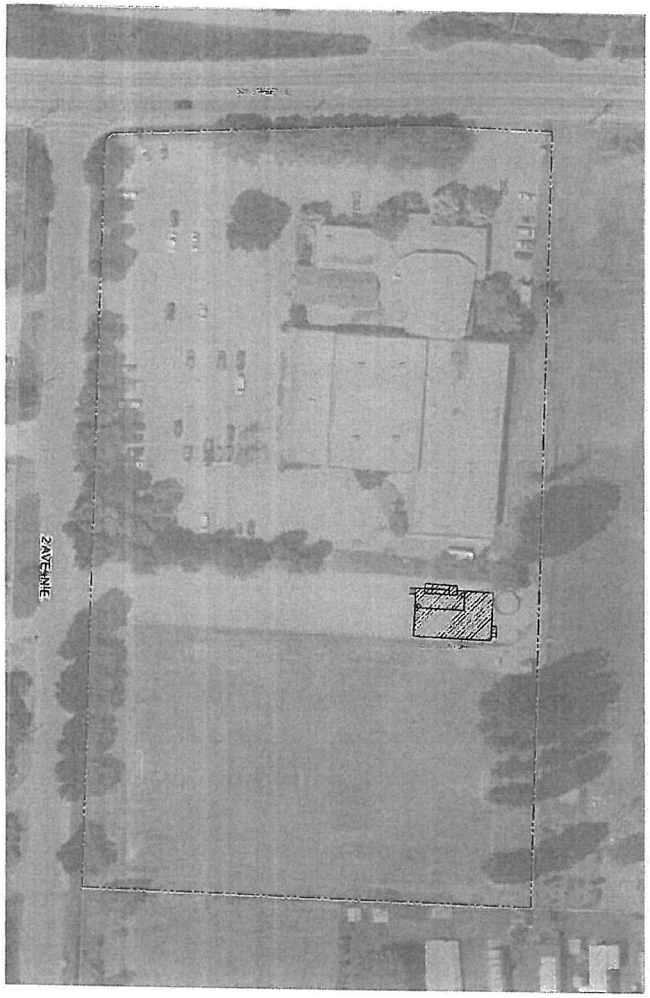
Project Address
3558 - 30th STREET NE
SALMON ARM, BC

Issued

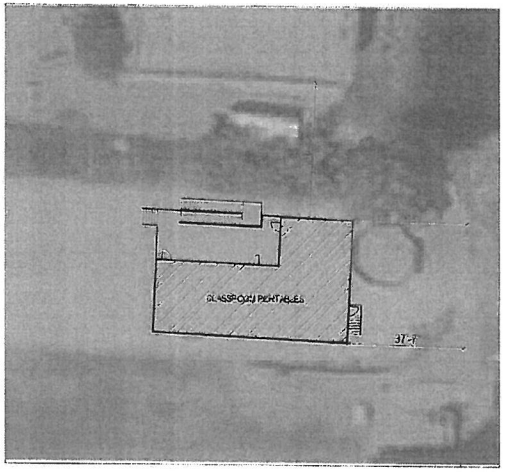
Project No. EG1939
Version V1
Date 04/30/2025
Drawing Title CODE ANYALISIS
Drawing No. A0.

Appendix 4

north



FULL SITE PLAN
SCALE NTS



PARTIAL SITE PLAN
SCALE 1/16" = 1'-0"

NOTE
THE FINAL LOCATION OF THE CLASSROOM PORTABLES WILL BE DETERMINED ON SITE

SPATIAL SEPARATION EAST WALL OF EXISTING SCHOOL
3.2.2.26. GROUP A, DIVISION 2 UP TO 2 STOREYS SPRINKLERED
TABLE 3.2.3.1 D

AREA	1119 sq m
LIMITING DISTANCE	4.3m
OPENINGS	15.5sq m
OPENING ALLOWED	50.0%
OPENING PROVIDED	11.0%
WALL RATING REQUIRED	45 MIN (EXISTING)
WALL IS ADDING NONCOMBUSTIBLE CLADDING STRUCTURE	

SPATIAL SEPARATION WEST WALL OF PORTABLES
3.2.2.26. GROUP A, DIVISION 2 1 STOREYS HIGH SPRINKLERED
TABLE 3.2.3.1 B

AREA	77 sq m
LIMITING DISTANCE	6.3m
OPENINGS	3 sq m
OPENING ALLOWED	85.0%
OPENING PROVIDED	12.3%
WALL RATING REQUIRED	45 MIN
WALL IS ADDING NONCOMBUSTIBLE	

e f g
Edward F. Gooch Architect
3834-10th Street
Edmonton AB T6K 1A6
Office (780) 423-3424

Seal

April 30, 2025

KINGS CHRISTIAN SCHOOL
PORTABLE ADDITIONS

Project Address
3008 - 32nd STREET NE
SALMON ARM BC

Issued
FOR PERMIT SUBMISSION

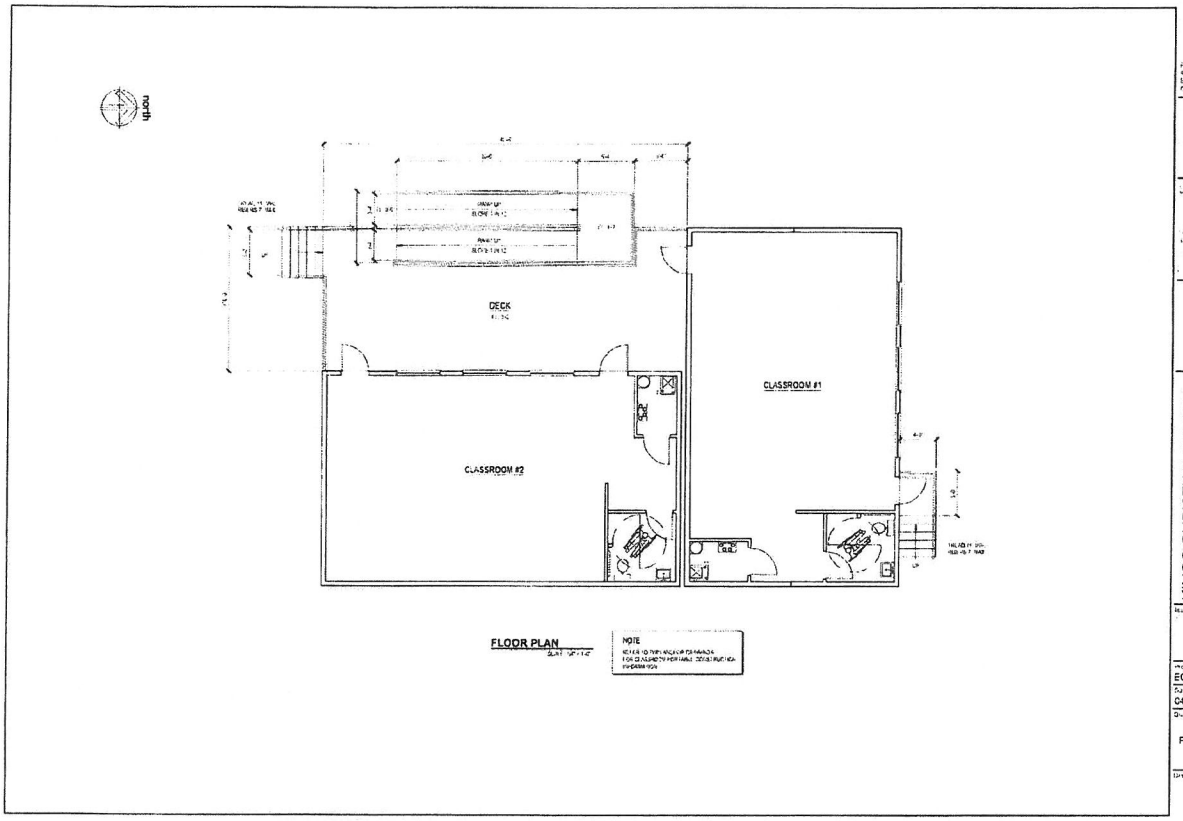
Project No. EG1939
Version V1

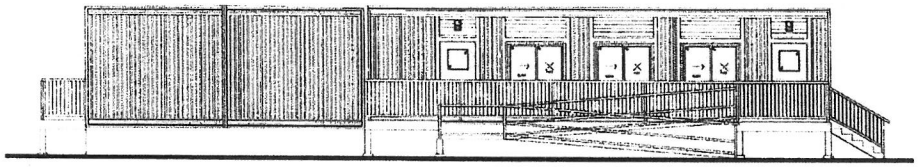
Date 04/30/2025

Drawing Title
SITE PLANS

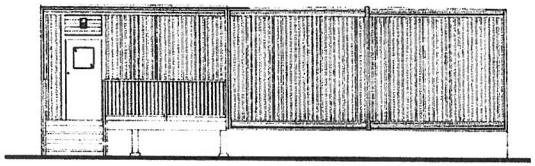
Drawing No.
A1.1

Appendix 4

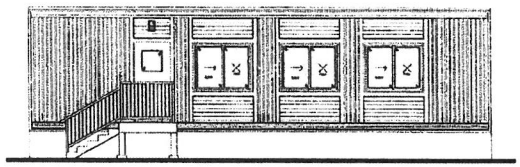

north
DECK
CLASSROOM #1
CLASSROOM #2
FLOOR PLAN
NOTE
e f g
KINGS CHRISTIAN SCHOOL
PORTABLE ADDITIONS
EG1938
V1
04/30/2025
FLOOR PLAN
A2.1



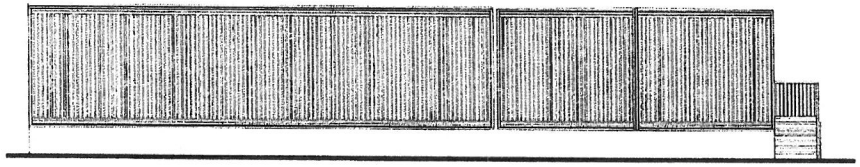
EAST ELEVAION



NORTH ELEVAION



SOUTH ELEVAION



WEST ELEVAION

NOTE

REFER TO TRAY ARCHITECTURAL DRAWINGS FOR CLASSROOM PORTABLE CONSTRUCTION INFORMATION

e f g

Edmund F. Gauch Architect
1803-105 Street
Edmonton AB T5K 1A6
Office: (780) 423-1423

Seal

ISSUED FOR CITY OF EDMONTON REVIEW

KINGS CHRISTIAN SCHOOL
PORTABLE ADDITIONS

Project Address:
[illegible]
Edmonton, AB

Issued

Project No: EG1948
Version: V1

Date: 04/30/2025

Drawing Title: ELEVATIONS

Drawing No: A3.1

Legend

- Existing Edge of Asphalt
- Existing Edge of Gravel
- Prop./Existing Fence
- Prop./Exist. Top of Slope
- Prop./Exist. Toe of Slope
- Existing Hedge/Treeline
- Existing Deciduous/Coniferous/Shrub
- Prop./Existing Water Manhole
- Prop/Adjusted/Existing Water Valve
- Prop./Existing Fire Hydrant
- Prop./Existing Curb Stop
- Prop./Adjusted/Existing Sanitary Manhole
- Prop./Exist. Inspection Chamber/wBox
- Prop./Existing Culvert
- Prop./Adjusted/Existing Storm Manhole
- Prop./Existing Catch Basin
- Prop./Existing Side Inlet Catch Basin
- Prop./Exist. Junction Box/Vault
- Prop./Exist. Hydro/Telephone Manhole
- Prop./Exist. Hydro/Telephone Service Box
- Existing Anchor Wire/Anchor Pole
- Existing Hydro/Telephone/Hydro-Tel Pole
- Exist. Hydro/Hydro-Tel Pole with Transformer
- Exist. Light on Pole/Underground on Pole
- Prop./Existing Davit Light
- Prop./Existing Decorative Light
- Existing Mail Box
- Prop./Existing Traffic Sign
- Prop./Existing Stop Sign

NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WITH ALL UTILITY COMPANIES PRIOR TO DIGGING
2. CONTRACTOR TO CO-ORDINATE UTILITY RELOCATION WORKS WITH UTILITY COMPANIES AS REQUIRED
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF SALMON ARM SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 4293

NO	DATE	DESCRIPTION	BY	APPD
1	MAY 31 '24	PRELIMINARY DESIGN (AERIAL MASSING)	SFW	BKH

REVISIONS & ISSUES

DESIGN SFW DATE 2024-05-15
DRAWN SFW DATE 2024-05-16
CHECK BKH DATE 2024-05-17

EGBC #1000946

PROFESSIONAL SEAL

SCALE 0 HORIZ = 1:500 25

GENTECH ENGINEERING INC.
CIVIL ENGINEERING (250) 832-7662

KINGS CHRISTIAN SCHOOL

350 30 STREET NE
KINGS CHRISTIAN SCHOOL
SALMON ARM, BC

FRONTAGE IMPROVEMENTS

CLASS C
PRELIMINARY DESIGN

SHEET 1 OF 1
PROJECT NO. KC24-2519
CITY RECORD DWG. NO.
DWG. NO. RU-1
REVISION 1

R:\07 May 31, 2024 COMPUTER\7-2\PROJECTS\2024\KC24-2519 - 350 30TH STREET NE - KINGS CHRISTIAN SCHOOL - FRONTAGE UPGRADES\04 DRAWING\01 PRELIMINARY\KC24-05-16 - KC24-2519 PRELIM SKETCH.DWG