



Date: September 16th, 2021

Your Worship and Members of Council,

On behalf of Giuliu Investments Ltd., we would like to thank you for the opportunity to submit this letter for Council consideration. Our client designs and builds customized residential modular structures that are built to the CSA A2777 standard which means that the modular homes are designed in such a way that they reflect the form and character of a single family house. They have designed and built hundreds of modular homes across BC and Alberta and are the exclusive builders for Retire West Communities, which is Western Canada's largest privately held developer of land-leased modular home communities. They are excited to invest within the City of Prince George by introducing the City's first land-leased modular home community and are ready to begin the development of Phase 1 which will include 26 modular homes.

The proposed land-leased modular home community will consist of homes that are pre-constructed in a manufacturing plant which are then subsequently transported to the new location where the homes are assembled. As modular homes are pre-constructed, it is difficult to make alterations to the current floor plans that Giuliu Investments would like to use. With the required building setbacks of the RM9 zone, in combination with the required 6.0 m wide landscape screen, the proposed modular homes will not fit within the manufactured home space requirements. As such, they are requesting to reduce the landscape screen only along Sintich Road from 6.0 m to 3.0 m.

On May 25th, 2021 the City of Prince George approved a Multiple Residential Form and Character Development Permit for Phase 1. Included with this permit was the proposed landscaping for Phase 1 which included a landscaped screen along the property boundary that is adjacent to Sintich Road. The previously approved landscaping for Phase 1 will still fit within the requested 3.0 m landscape screen as outlined in the enclosed drawing DVP02 and the landscaping materials will not be required to be reduced. The enclosed plan indicates that one White Spruce tree will be planted on average every 5.0 m within landscape screen and two mugo pine shrubs are

proposed to be planted on average every 3.0 m within the landscape screen which is consistent with the landscaping requirements outlined within Section 6.0 Landscaping and Screening of the *City of Prince George Zoning Bylaw*.

On September 16th, 2021 L&M Engineering contacted the adjacent property owner Mr. Nik Brkich to further discuss the proposed variance in greater detail and explain the proposed landscaping. The tone of the conversation was cordial and respectful, and we indicated that the reduction in the landscape screen width would not result in the reduction of landscaping materials. Through our conversation Mr. Brkich indicated that he would prefer to see coniferous trees planted along the Giuliu Investment property line to ensure that the landscape screen would be viable all year round. We agreed with Mr. Brkich and have amended the landscape plan to show White Spruce trees planted on average every 5.0 m in lieu of the River Birch trees that were previously proposed. Mr. Brkich further indicated that he would be contacting a local nursery this Fall to purchase reject coniferous trees which he would be planting along his property boundary adjacent to Sintich Road (where the City constructed the watermain). We both agreed that with each property owner planting coniferous trees along their respective property boundaries that both properties would be adequately screened from each other. We appreciated the opportunity to work together with Mr. Brkich to amend the proposed landscape plan for Phase 1 to ensure that the landscape screen is mutually beneficial for both property owners.

We would like to thank Kali Holahan, Planner, as well as Administration for their support and assistance of this application to date. We would also like to thank Your Worship and Council for your time and consideration of this application.

Sincerely,

L&M ENGINEERING LIMITED

A handwritten signature in black ink, appearing to read 'Ashley'.

Ashley Thandi, BPI
Community Planner

