

September 2, 2021

Your Worship and Council Members,

I am writing to you to express my surprise and disappointment with regards to the City Council meeting held on August 30, 2021. More specifically, with regards to the proposal submitted by the HUB Collection Ltd for two Variances under agenda item D8.

Being publicly branded as being “Deceptive” is the most surprising. We have been nothing but transparent with Administration, Council and the Public since our initial application of September 2020 and in all of our numerous correspondence to the City. In addition, we submitted both our final application for Rezoning and Variances on the same day, December 17, 2020. Any decision to split our application was done solely on the decision of the City Planning department. We were told this is currently how the process works in Prince George.

In order to refresh everyone’s memory, we would like to highlight the email sent by us on April 26, 2021 that contained a 25 page Stakeholder Presentation. This presentation was sent directly to Planning & Development Department, the Mayor and every single Council member, a full month in advance of the Public Hearing of May 31<sup>st</sup>, 2021. The document shows the storey variance on the west of the building. This has not changed since the initial Rezoning Application of September 2020, so to be called “deceptive” is puzzling. We also clearly address the storey count on page 15 and included 2 cross sections to illustrate we are in-fact well within the technical interpretation of 8.8.38 of the Official Community Plan (8.3 C. Neighbourhood Centres).

***“Due to the elevation change and in particular along the north property line, the building grade is determined by using an average grade along Ospika Blvd. This elevation aligns with Level 2 of the proposed building, less than 1.6m above the Building Grade. According to the definitions of the zoning bylaw, Level 2 is the First Storey of the building and therefore the overall height of the building is 4 storeys above the building grade... The proposed design does not exceed the maximum height which is permitted to be up to 15m.”***

According to 8.8.38 of the Official Community Plan, while presenting a 5 and 4 storey building in the Variance, we are in fact actually proposing a 4 and 3 storey building. Administration acknowledged in their Report to Council August 6, 2021:

**“The proposed development will meet all other development regulations for site coverage, height and setbacks of the RM5 zone.”**

We feel it is incorrect to have been accused of not providing all the information, especially as the City was provided with all of the final Rezoning and Variance details 10 months ago. We have disclosed our intentions in our Stakeholder presentation, Third reading and every piece of relevant correspondence for the past year. We even mentioned the variances in an email request to Councilor Samson on February 10, 2021.

The following highlights how transparent we have been to both Administration and Council with regards to the Variances we have been seeking:

- **25 September, 2020:**

Our initial Rezoning Booklet was submitted to Administration clearly illustrating the form and number of storeys of the building we would be proposing to build. Please note that the form and number of storeys we have proposed has not changed since then.

- **19 November, 2020:**

After considerable delay in receiving comments from Administration, we received initial referral comments from the Planning & Development Department – Doc #564661. On page 2 of the document Administration acknowledges we are proposing 5 storeys for a portion of the building. Administration goes on to highlight there is a 15 metre height restriction and a maximum of 4 storeys for the proposed rezoning we are seeking.

There were a number of communications over the next few days between ourselves and Administration to clarify where exactly the building grade was to be measured from due to the huge and variable height difference of the site.

- **23 November, 2020:**

Our Architect, SLA, contacted the Planning & Development Department via email to establish clarity as to where the building grade was to be measured. There is a 13 foot difference in height along the property frontage of Ospika Boulevard.

- **24 November, 2020:**

The Planning and Development Department confirmed in an email to us that due to the “grade difference on the property we typically measure the height as an average over the front lot line...” We have numerous communications from the Planning & Development Department that the front lot line was to be Ospika Boulevard.

- **17 December, 2020:**

We resubmitted our Variance Application and Rezoning Booklet after removing the initial proposal for some Commercial space and increased our parking allocation to the current design. There was no change in the number of storeys since the September submission.

On page 4 of the Rezoning Booklet we clearly identified the storey variance and parking variance we are seeking.

We independently commissioned a parking demand study that was later presented to Administration and was touched on, as Councillor Ramsey highlighted, at the Public Hearing.

- **26 April, 2021:**

In advance of 3<sup>rd</sup> Reading and in response to some of the misinformation that seemed to have come to light during the Public Hearing, we submitted via email to Administration, the Mayor and every single Councillor in Prince George the Stakeholder Presentation we reference above.

We appreciate Council's time and consideration with regards to this matter and are as always available should there be any questions or concerns.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Ashley De Grey Osborn', with a stylized flourish at the end.

Ashley De Grey Osborn

Managing Partner

The HUB Collection