

Planning and Development Services
City of Prince George
1100 Patricia Blvd,
Prince George, BC V2L 3V9

Letter of Intent

PROJECT NAME: KELSON PRINCE GEORGE APARTMENTS – BUILDING B
PROJECT ADDRESS: 1755 FOOTHILLS BLVD
PROJECT NUMBER: 20089

The proposed development is the 2nd phase of a new multi-family residential rental apartment complex, located at 1755 Foothills Blvd in Prince George. We are applying for a Development Permit and Development Variance Permit.

Building B is 5 storeys in total with a total of 95 units, with one level of underground parking for tenants, accessed via a shared ramp with Building A.

The units will be a wide variety of sizes and mixes, including studio, 1 bedroom, 1 bedroom plus den, and 2 bedroom units. This wide variety of unit types will be an asset to the community in addressing a number of different family sizes and needs, which is needed in the area. Also, the number of adaptable units provided greatly exceeds the requirements.

The building design was based on the concept of having a contemporary form and massing, but using colours and materials that are keeping with the general aesthetic of the city, namely with the extensive use of wood and wood looking products. Pitched roofs at the corners and at the main entries bring a design variety and interest to the design, allowing for vaulted ceilings in those areas. Large windows will bring an abundance of natural light into the building. The exterior cladding finishes include rough sawn timber, wood trims, exposed classic brick veneer, fibre cement panels and lap siding, and metal composite panels. The exterior cladding colours include a variety of natural wood tones, white, grey, charcoal, and silver, which encompass an interesting colour palette.

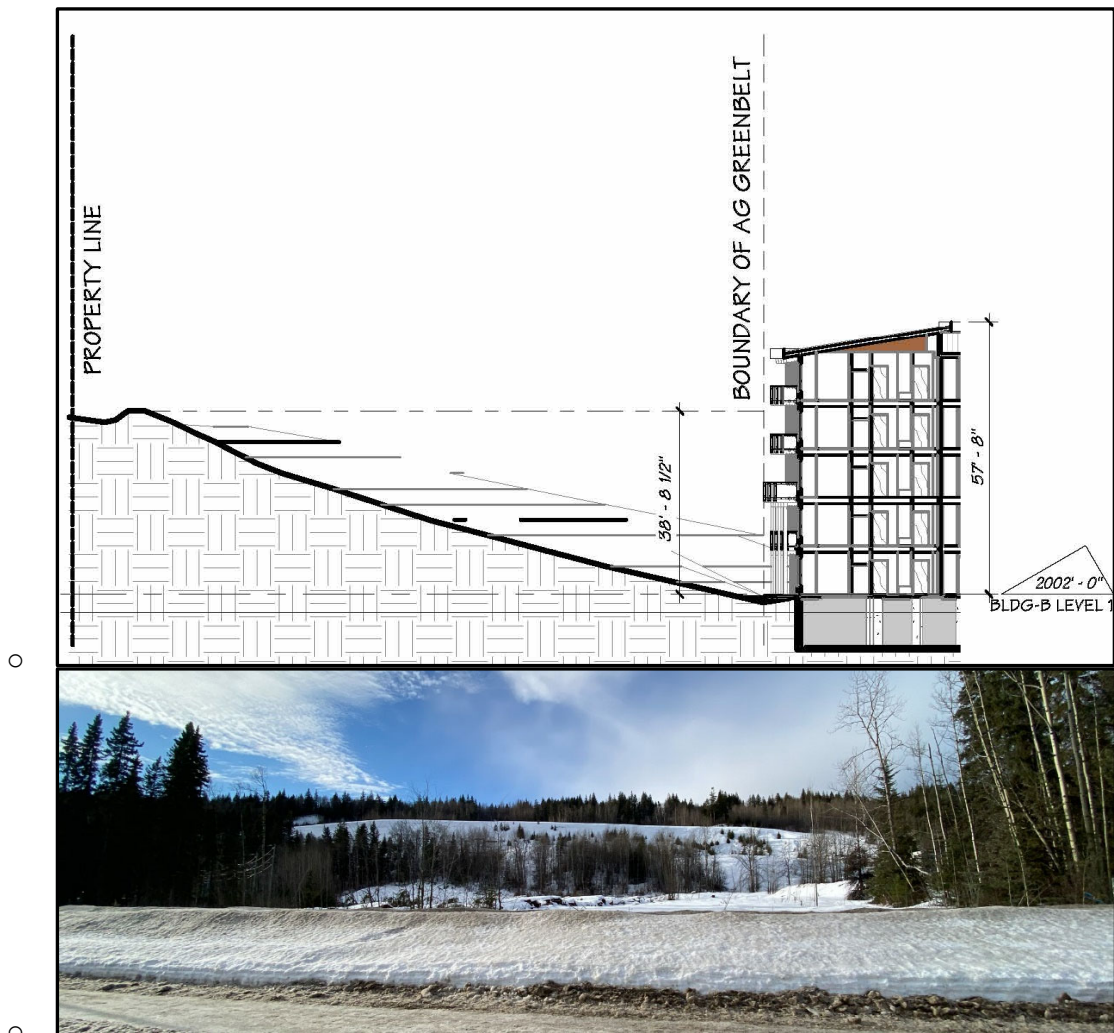
As part of this proposed development, we are requesting a building height variance as part of the approval process. The official zoning requirement is a maximum of 15.0m and 4 storeys. For Building B, we are proposing a building height of 18.72m and 5 storeys.

We feel that there many valid reasons why this height variance request should be supported:

- Building B is located at the rear (west side) of the overall property, well away from any neighboring buildings and the street, so the increased height will have little to no impact on any neighbors.



- The property to the north (Forest Glen Apartments) is owned by the same developer as this project, and the nearest existing apartment building in that adjacent complex is a substantial distance away from the shared property line, and is also located further east than this proposed building.
- The proposed building is designed so that the two ends of the building are stepped down to 4 storeys, which reduces the massing of the building. The north end of the proposed building faces the neighbor, so they are viewing 4 storeys.
- To the west of the proposed building is a protected greenbelt area, and is zoned as “AG Greenbelt”, so no development can ever take place in this area. Further west past this greenbelt is University Way. It should be noted that this greenbelt area is very steep, going up the further west you go. From a design perspective, the proposed building is almost built into the bank of this area. Below is a section drawing showing the slope, as well as a photo looking west from Foothills Boulevard of this area. This clearly shows that the increased height of this building won't have any impact on anything to the west



- To the south of the proposed building is a large portion of this development property, which won't be developed for any future building, as the owner has planned to have outdoor common amenities located here, and his maximum unit density for the entire development will be achieved when the future 3rd phase building on the east side is completed. Again, the south end of the building is also stepped down to 4 storeys to reduce the massing.
- It should be noted that the official building height is measured to the highest roof point, which is the pitched, vaulted roof above the main entry area, while the rest of the main roof is much lower.

If you need any further information, please contact us. We thank the City of Prince George for the opportunity to bring this new facility to the community.

Regards,

A handwritten signature in dark ink, appearing to read 'Leon Schroeder', with a long, sweeping horizontal stroke extending to the right.

Leon Schroeder Senior Associate
Architectural Technologist AIBC, LEED Green Associate, CPTED Practitioner