

station one architects

alvin bartel, architect aibc
justin dyck, architect aibc

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

Letter of Intent

PROJECT NAME: RESIDENCES ON FOOTHILLS BOULEVARD
PROJECT ADDRESS: 1330/1380 FOOTHILLS BLVD
PROJECT NUMBER: 20001

The proposed development is a new multi-family residential rental apartment building, located at 1330/1380 Foothills Blvd in Prince George. We are applying for a Development Permit and Development Variance Permit, as we have previously applied for rezoning.

The proposed building is 4 storeys in height with a total of 60 rental apartment units, and associated surface parking.

The units are a mix of 1 bedroom and 2 bedroom units, including 32 units that are adaptable, which provides additional clearances for people with varying levels of mobility challenges.

The building design was based on a simple form that is in keeping with the two existing building on the property, but with a modern form, colours and materials. In keeping with the general aesthetic of the city, the design incorporates exposed wood glulam beams and columns at the main entry, and also incorporates wood-look cladding in key building corner locations, and at the balcony guardrails. Large windows will bring an abundance of natural light into the building. Long lasting fibre cement panels and lap siding are also incorporated. The exterior cladding colours include natural wood tones, white, and charcoal, which encompass an interesting colour palette.

As part of this proposed development, we are requesting the following a parking variance as part of the approval process. The official required parking, including the 72 existing apartment units over 2 floors, totals 170 stalls. We are proposing to construct 154 stalls, which is a shortfall of 16 stalls. The owner has noted that for the two existing buildings, there is always a significant amount of parking stalls that are never used, and strongly feels that the proposed parking will be more than adequate for the development.

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.



CHILLIWACK
9355 YOUNG ROAD
CHILLIWACK BC V2P 4S3

ABBOTSFORD
203-2190 W RAILWAY ST
ABBOTSFORD BC V2S 6E6

604 793 9445

soarchitects.com

Residences on Foothills Boulevard
SOA #20001
July 20, 2021

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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