

Access West Capital Management Ltd.

#108- 8300 92nd Street
Delta BC V4G 0A4
T: (778) 879 7462



Your Worship and Honorable Members of Council,

We would like to take the opportunity to thank you all for your time and consideration of our rezoning application for the properties located at 7215 and 7163 Kelly Road South. We are a group of four developers who have experience building and operating seniors communities and we are very excited to begin investing within the City of Prince George by way of a new senior's community in the Hart. Our Vision is to create and operate a 55+ active living lifestyle community that supports our seniors and helps them by providing access for supports as they age in place. We aim to integrate this seniors village with the surrounding community and facilitate the creation of a multi-generational housing model where we do not isolate our seniors, but rather keep them connected. Keeping seniors active will be central to our model as it promotes both physical and social health.

The purpose of our rezoning application is to facilitate a range of housing forms that would support an independent lifestyle for seniors. Purposeful steps were taken when identifying the proposed RM3 zone to ensure that the policies of the current Official Community Plan designation on the property could be successfully implemented. This included volunteering a Section 219 Covenant on the RM3 zone to ensure that apartment buildings would not be permitted on the site.

Our proposed senior's community will consist of rancher style homes that are in the form of duplexes, triplexes and fourplexes which are all permitted under the proposed RM3 zone. In an effort to ensure that the homes will be affordable for seniors, we will be offering some of the homes on a rental basis as we understand that there is a large gap in the current rental housing market for seniors in Prince George. When we are selecting potential sites for senior's communities, we look at the proximity to amenities, transit services and what the overall surrounding neighbourhood is like. Ideally, having developments for seniors located in multi-generational neighbourhoods is the best-case scenario, as it gives the tenants living in these developments an overall sense of safety, stability, and community while also giving them the

opportunity to age-in-place. Hearing the laughter of children from the elementary school and seeing families walking down the street are all neighbourhood characteristics that would improve the overall quality of life for the seniors who would live in this development. We have noticed that in the Hart, there is a low stock of available vacant land located in multi-generational neighbourhoods that are in close proximity to amenities and existing transit services, which is why in our opinion the properties are the perfect location for a senior's oriented development.

We envision investing in the Hart Community in the long-term and because of this, we want to remain as transparent as possible with the surrounding neighbours. We conducted a voluntary public consultation for our rezoning application early on in the process in order to let neighbours know of the proposed land use changes and to hear their feedback and concerns. We understand that many neighbours are concerned about the continued construction in the area, as the local high school was just recently reconstructed. It is important to us that the surrounding neighbours are informed of our construction timelines when the development reaches that stage. Our approximate timeline for full build-out is 3 years and the development will be constructed through a phased approach. A letter will be hand delivered to all neighbours before earthworks begin on the site which will outline the proposed phasing and timelines of when earthworks will be occurring. This is our commitment to ensure that those surrounding neighbours who work shift work, work from home or have vulnerable pets have significant notice of future construction activities. As we mentioned above, we want to continue to invest in Prince George for the foreseeable future and firmly believe in being good neighbours.

We would like to thank Tristin Deveau, Planner, as well as Administration for their support and assistance with this application to date. We would like to thank Your Worship and Council for the opportunity to submit this letter, and of course, the surrounding neighbours for their significant investment of time and interest throughout the duration of the public consultation process.

Sincerely,

*REDACTED

Imran Gehlen, P.Eng



1210 Fourth Avenue
Prince George, B.C. V2L 3J4
Tel. (250) 562-1977
Fax (250) 562-1967

Your Worship and Members of Council,

We would like to begin this letter by respectfully acknowledging that the properties located at 7215 and 7163 Kelly Road South (the Subject Area) are on the ancestral territories of the Lheidl Te'enneh First Nation, for it is on their traditional lands that we live, work and play.

On behalf of 1192026 BC Ltd., we would like to thank you for the opportunity to submit this planning rationale letter for Council consideration. We would also like to thank Administration for their support and assistance throughout the preliminary stages of this application process. This rezoning application proposes to rezone two privately owned lots from AF: Agriculture and Forestry to RM3: Multiple Residential in order to facilitate a senior's-oriented development. The current Official Community Plan Future Land Use Designations for the Subject Area are Neighbourhood Residential and Neighbourhood Corridor which are entirely consistent with the proposed RM3 zone. In order to ensure that the proposed RM3 zone is further aligned with the current OCP designation on the Subject Area, a Section 219 Covenant has been volunteered in order to remove apartments as a permitted use of the RM3 zone. This will ensure that the final built form will resemble a lower density streetscape that is consistent with the surrounding neighbourhood.

The Hart Community is recognized by many throughout the City of Prince George for its larger lots, established homes and a personality unto itself. As the lots in the Hart are typically larger, over the past decade we have heard from seniors in this area of town that they would like to remain in the Hart without having to worry about the "up-keep" of large lots but are unable to due to the very limited selection of affordable housing alternatives. The proposed land use amendment on the Subject Area seeks to lessen this gap in housing choice and availability by providing a mix of housing forms permitted in the RM3 zone (excluding apartments). If the Rezoning Application is approved by Council, the Subject Area will be required to go through an extensive Multiple Residential Form and Character Development Permit process prior to the issuance of a Building Permit. The City will have to approve of the façade of each proposed

building, the type of building material/colours that will be used, the landscaping plan, a parking plan and a snow storage plan. This is all done to ensure that these types of multiple family housing developments are built to a very high standard and in accordance with City Bylaws.

OFFICIAL COMMUNITY PLAN POLICY SUPPORT

There is a significant amount of policy support within the Official Community Plan for this proposed land use amendment at this location. The OCP identifies policy support for housing typologies that meet the needs of the community's aging population and their general desire to age-in-place while remaining compatible with the scale and character of the existing neighbourhood. The OCP further indicates that target transit coverage should be within... "150 m walking distance of all designated senior's residences and major institutional facilities." The Subject Area is directly adjacent (~1.0 m) to an active BC Transit route on Kelly Road South. With full access via public transit bus #91 to the Hart Centre, Parkhill Centre as well as the Spruceland Exchange, future residents of the proposed seniors development will have multiple transportation options to various shopping centers and amenities throughout Prince George. Further, the Subject Area is approximately 39 m to Heather Park Elementary, ~109 m to Shas Ti Kelly Road Secondary, ~596 m to Heather Road Park which includes the Elks Centre Arena and ~98 m to Day and Night Foods and General Store. Given the walkability of the site with respect to the distance to public transit, schools and parks, as well as supported by the Official Community Plan for this type of development, the Subject Area is an ideal location for a moderate increase in residential density as an infill project further supported by the City's Bylaws.

PUBLIC CONSULTATION

A voluntary 2 - week public consultation period was conducted by L&M Engineering during the early stages of this application, where surrounding neighbours were invited to review the proposed land use amendments, ask questions and provide their feedback. The mailed-out consultation process was selected instead of an in-person Open House due to the current Covid-19 Public Health Orders for Northern Health. During the 2 - week period, L&M received feedback from surrounding neighbours via email, phone calls and letters, which have all been summarized and provided to Council in the Open House Summary Report. The Summary Report also includes

L&M's response to residents' questions regarding the proposed development. Some of the common concerns that neighbours had were regarding the loss of greenspace, the continued construction in the area and traffic. L&M explained to neighbours that the two properties are privately owned and although they are large lots that are mostly treed and not fenced, they are not designated for greenspace which is a specific zone that the City has AG: Greenbelt. After hearing neighbourhood concerns regarding continued construction in the area, the Applicants have indicated that they will ensure that the surrounding residents are informed of when future construction activities are to occur via a hand delivered letter. The letter will outline construction timelines and the time of day that construction is anticipated to occur. We further explained to neighbours that traffic generated from the proposed development is anticipated to be low and at the time of the consultation L&M was conducting a traffic analysis to confirm those low numbers. The results of that analysis are further explained below.

SERVICING BRIEF AND TRAFFIC ANALYSIS

As a condition of Final Reading, a Servicing Brief has been prepared for the Subject Area. The Servicing Brief has concluded that the proposed development is situated in such a way that it can be adequately serviced with nearby sanitary, storm and water infrastructure. The development can tie into the sanitary and storm networks on Kelly Road South and it can tie into either the watermain on Kelly Road South or Heather Park Road. The site will only require a connection to one of these mains and the connection will not have an adverse effect on the existing main pressures. Further, in order to meet the City's post-development storm flow requirements, the development will require onsite storage. The storage can be provided via underground storage tanks or a surface pond. As a condition of the Servicing Brief, the City also performed a water modelling analysis and determined that the property can achieve the required fire flow and main pressures.

As a condition of 3rd Reading, a Traffic Analysis has been prepared to the satisfaction of Administration. The purpose of the Traffic Analysis is to summarize the proposed trip generation for the proposed development and provide trip distribution percentages for four intersections surrounding the Subject Area. The four intersections included:

- Highway 97 and Handlen Road
- Kelly Road South and Handlen Road
- Kelly Road South and Austin Road
- Heather Road and Austin Road

Trip generations are based on the maximum density of the development. The maximum residential density for the RM3 zone is 60 dwelling units/ha, however, since apartments are proposed to be removed as a permitted use under the RM3 zone, it is not possible to achieve a density of 60 dwelling units/ha. After taking into consideration the permitted land uses in the RM3 zone, zone setbacks, minimum landscape buffers, parking stalls required for the site and minimum widths for the internal roadway, the Subject Area can only accommodate approximately 82 dwelling units. Based on a maximum density of 82 dwellings for the site, the peak hour trip generation for the Subject Area was established using the Institute of Traffic Engineerings (ITE) trip generation rates.

After an analysis of the trip distribution percentages for the four intersections, trip assignment volumes for the proposed development have been determined to be relatively low. Based on the trip assignment volumes, the proposed development would not generate enough traffic to trigger any upgrades at the four study intersections.

SUMMARY

We are confident that the proposed seniors housing development will represent a moderate increase in density that will not negatively impact the neighbourhood. This type of moderate infill development is entirely supported by the Official Community Plan's Future Land Use Designation and Growth Management Schedule and is widely accepted within other neighbourhoods throughout the City. While historically, the residential lots in the Hart have been larger, there is an expressed need for more housing variety, for more residents to age in place and to create a more diverse rental market stock that provides an affordable option for those at different life stages. This proposed development intends to balance the need for increased seniors housing options in this area of the City with the goal of providing quality streetscape and housing design.

We would like to thank Your Worship and members of Council for your thoughtful consideration of the proposed land use amendment as well as the surrounding neighbours for expressing their questions and concerns during the public consultation process.

Sincerely,

L&M ENGINEERING LIMITED

*REDACTED

Ashley Thandi, BPI
Community Planner