

Pahal Holdings Inc.

Prince George Health Professional Centre

Development Location

The proposed Health Professional Centre will be located at 2740 Recplace Drive.

The Legal description is Lot 3, Plan EPP76632, District Lot 8180. (PID: 030-463-441)

Physically, the three-storey building will be located on Highway 16 between Montanas and the Prince George Playhouse. The Health Professional Centre will be visible from Highway 16 but will only have vehicular access from Recplace Drive. (Please refer to drawing A1.0)

Description of Proposal

The proposed Health Professional Centre will be an incredibly attractive building with spectacular, modern facades facing both Highway 16 and Recplace Drive. Given the prominent building location, particular attention has been paid to the easterly Highway 16 façade with quality landscaping and attractive lighting and signage. (Please refer to drawings A8.0, A8.1, A8.2, A8.3, and A8.4.)

The subject property has been purchased by the applicant. Eagle Builders has been selected as the building designer and primary contractor. Eagle Builders were also responsible for the design and construction of the major Inland Kenworth building, located on Highway 97 South.

The proposed three-storey building will have an estimated gross floor area of 3,162 square metres. The proposed building will have a mix of commercial and offices uses. The commercial uses will be limited to the main floor and could include a pharmacy and a coffee shop. Health care and professional offices will be located on the second and third floor of the building. A wellness centre will occupy the entire second floor of the building. Dental and health professional offices will occupy the third floor of the building. The top floor may also contain an apartment which could be used for visiting health professionals.

The proposed Health Professional Centre requires a total of 122 parking spaces. The preliminary Site Plan identifies that 139 parking spaces can be provided. Some future modifications to the Site Plan (drawing A1.0) could include fewer parking stalls with enhanced

landscaping and the provision of bicycle parking facilities. Accessible parking is provided immediately adjacent to the front building entrance.

The proposed Site Plan includes emergency vehicle access which permits easy, direct access to the west side of the building.

Land Use Changes Required

The existing zoning of the subject property is Z8 (Regional Shopping). The proposed zoning designation is C2 (Regional Commercial). In many aspects, the existing and proposed land use designations are somewhat similar, however, the existing Site-Specific zoning designation is somewhat clunky with restrictive regulations pertaining to lease areas. The proposed C2 (Regional Commercial) zoning designation would better suit the proposed Health Professional Centre). The C2 zoning designation is the same zoning as the Victoria Medical Centre which is an existing multi-storey building with ground floor retail and upper floor medical office utilization.

The current OCP designation is "Civic and Recreational", and the proposed OCP designation is "Commercial". The current OCP designation was created when the area was formerly used as the old Rotary Soccer Fields. The proposed OCP designation is more in keeping with the surrounding land uses.

Surrounding Development

The North side of the subject property contains the Prince George Playhouse

The West side of the subject property contains a new hotel complex.

The South side the subject property contains Montanas.

The East side of the subject property is immediately adjacent to Highway 16. The opposite side of Highway 16 includes the Treasure Cove Casino and Hotel complex.

The commercial nature of the Health Professional Centre is entirely compatible with the surrounding commercial development.

The general development area has seen major changes in recent years with many new commercial developments. The subject property is easily accessed from Recplace Drive, with no significant impact to Highway 16 vehicular traffic. The site is well serviced with recently upgraded City roads and utilities.

Construction Schedule

Should the land use change application be successful, it is proposed that the detailed design of the Health Professional Centre will commence in early 2022. Construction of the building construction and the necessary siteworks will commence in the Summer of 2022, with full completion by 2023. Building occupancy will occur in the Spring/Summer of 2023. In summary, subject to the approval of the proposed land use changes, the design and construction program will require a full eighteen months to complete.

Project Documentation Provided

In support of this land use change application, the following documentation is provided.

- Development Services Application Form,
- Appointment of Agent Form,
- Site Disclosure Statement,
- Preliminary Health Professional Centre renderings. (9 drawings)

The application fee will be provided when the City has determined the precise amount owing.

Health Professional Centre



Prince George, British Columbia

Health Professional Centre

SYMBOL LEGEND			
CONSTRUCTION REFERENCE		CONSTRUCTION TAG	
FINISH REFERENCE		EXTERIOR FINISH TAG	
GRID NUMBER		GRID BUBBLE	
DOOR REFERENCE		DOOR TAG	
ROOM NUMBER		ROOM NAME	
DESCRIPTION		ELEVATION	
DRAWING NUMBER		WALL SECTION CALLOUT	
SHEET NUMBER		BUILDING SECTION CALLOUT	
DRAWING NUMBER		ELEVATION CALLOUT	
WINDOW REFERENCE		WINDOW TAG	
ELEVATION		ELEVATION TAG	
DRAWING TITLE		DRAWING TITLE	
DRAWING NUMBER			
SHEET NUMBER			

DRAWING INDEX		
Sheet Number	Sheet Name	Current Revision
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PA0.1	Code Review, Code Compliance	F
PA0.2	Building Areas	F
A1.0	Site Plan Overall	F
PA2.0	Floor Plan Overall	F
PA4.1	Building Sections	F
PA8.0	Exterior Render	F
PA8.1	Exterior Render	F
PA8.2	Exterior Render	F
PA8.3	Exterior Render	F
PA8.4	Exterior Render	F

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY REVIEW	2021-09-06
2	ISSUED FOR PRELIMINARY REVIEW	2021-09-06
3	ISSUED FOR PRELIMINARY REVIEW	2021-09-06
4	ISSUED FOR PRELIMINARY REVIEW	2021-09-06

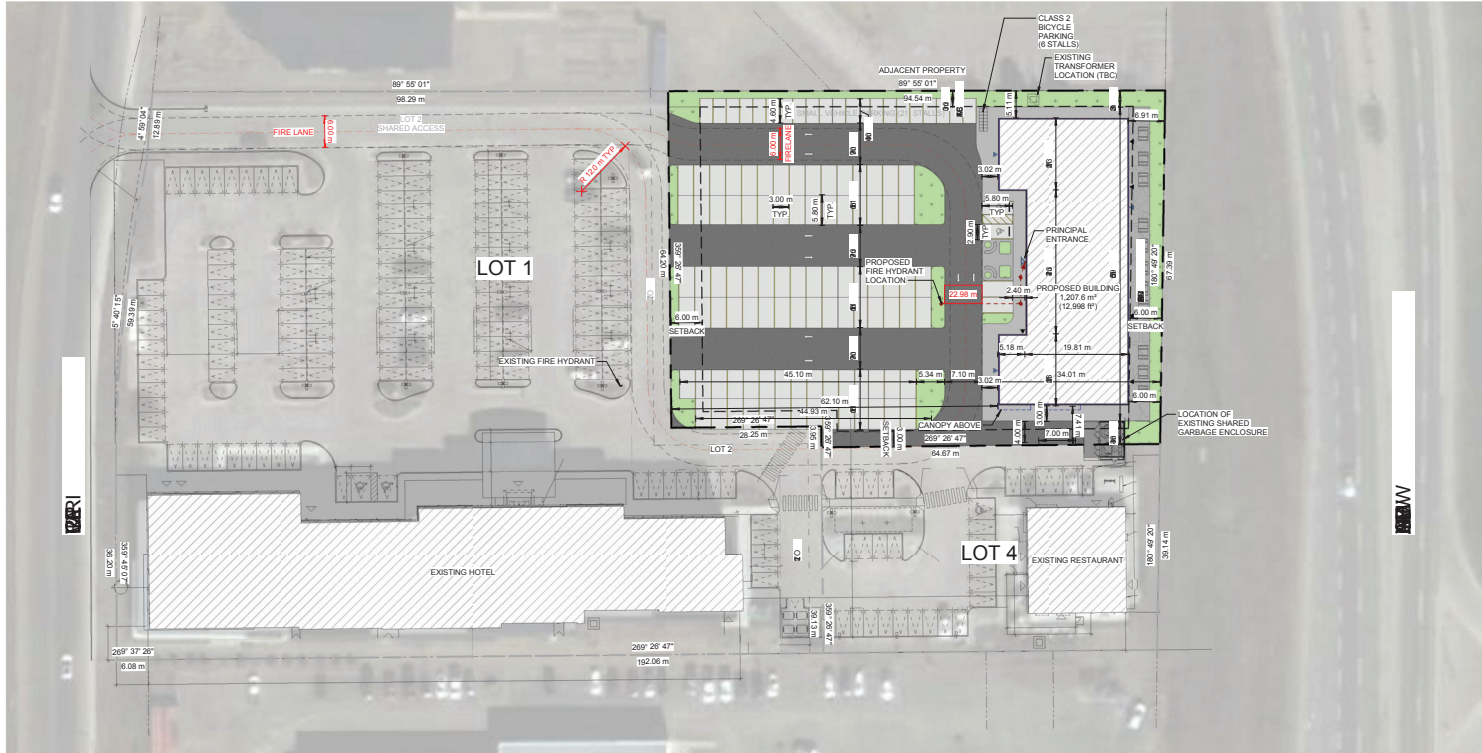
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A0.0



<https://bit.ly/3hXMF6c>



SITE SIZE:
6,239.3 m² (67,159 ft²) (1.5 acre)
BUILDING AREA:
1,054.0 m² (11,345 ft²)
GROSS FLOOR AREA (G.F.A.):
1,054.0 m² (11,345 ft²) A.3
3,162.9 m² (34,035 ft²)
FLOOR AREA RATIO (F.A.R.):
0.168 (0.17) / 0.235 (0.24)
SITE COVERAGE:
PROVIDED: 17%
MAX: 75%

NOTES CONCERNING BUILDING LOCATION

- THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER, AND NOT A SURVEY OR ACTUAL SITE MEASUREMENTS. ENGINEER IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UNKNOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
- THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
- ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED ALBERTA LAND SURVEYOR.
- LANDSCAPING IS SUBJECT TO CHANGE.

PARKING SCHEDULE	
Stall Type	Count
BARRIER FREE PARKING STALL	2
LOADING STALL	2
Standard Parking Stall	114
TOTAL STALLS	118

SITE PLAN LEGEND	
PROPERTY LINE	---
SETBACK LINE	---
RIGHT OF WAY LINE	---
RIGHT OF WAY MATCH	---
PROPOSED BUILDING	---
FENCE	---
MAIN DOOR	---
OVERHEAD DOOR	---
BARRIER FREE ENTRANCE	---

SITE SCHEDULE		
ON SITE		
APRON	572.11 ft ²	53.2 m ²
HARD LANDSCAPING	2,554.89 ft ²	237.4 m ²
HARD LANDSCAPING 2	359.93 ft ²	33.4 m ²
HEAVY DUTY ASPHALT	20,060.02 ft ²	1,863.6 m ²
LANDSCAPING	6,676.74 ft ²	620.3 m ²
LIGHT DUTY ASPHALT	20,534.46 ft ²	1,907.7 m ²
SIDEWALK	14,369.77 ft ²	1,335.0 m ²
	65,127.92 ft ²	6,050.6 m ²
	65,127.92 ft ²	6,050.6 m ²

SITE MATERIAL LEGEND

APRON	GRAVEL
SIDEWALK	LANDSCAPING
LIGHT DUTY ASPHALT	HARD LANDSCAPING
HEAVY DUTY ASPHALT	MULCH

Bylaw Information

ZONING: C2 - REGIONAL COMMERCIAL

SETBACKS

FRONT YARD (W):

REAR YARD (E):

REQUIRED: 6.0m

REQUIRED: 6.0m

SIDE YARD (S):

REQUIRED: 3.0m

SIDE YARD (S):

REQUIRED: 3.0m

SITE SIZE:

6,239.3 m² (67,159 ft²) (1.5 acre)

SITE COVERAGE:

PROVIDED: 17%

MAX: 75%

BUILDING HEIGHT:

PROVIDED: = 13.716m (45'-0")

MAX: 20.0m (65' - 7 3/8")

PARKING:

PARKING REQUIREMENTS:

RETAIL: 5 STALLS / 100m² G.F.A. OR

2.2 STALLS / 100m² OF G.F.A.

WHICHEVER IS GREATER.

OFFICE: 3.4 STALL / 100m² G.F.A.

STALLS REQUIRED:

RETAIL: 1,020.5m² / 100m² (5)

51.1 = 52 STALLS

OFFICE: 1,020.5m² (2) / 100m² (3.4)

69.4 = 70 STALLS

TOTAL: 122 STALLS

UNIVERSAL STALLS REQUIRED: 1 STALL

STALLS PROVIDED: 139 STALLS

UNIVERSAL STALLS PROVIDED: 2 STALLS

BICYCLE PARKING REQUIREMENTS:

CLASS I: 5% OF REQUIRED NUMBER OF

VEHICLE PARKING SPACES

123 STALLS x (0.05)

6.15 = 6 STALLS

CLASS II: 2 PER BUILDING WITH LESS THAN 500 M² G.F.A.

5 PER BUILDING WITH 500 M² G.F.A. OR GREATER.

6 STALLS

LOADING STALL REQUIREMENTS:

COMMERCIAL USES: 1 PER 1,500 M², MINIMUM 1

2 STALLS

"USED 3.4 STALLS/100M²

(OFFICE/BUSINESS SUPPORT SERVICE) INSTEAD

OF 4 PER PRACTITIONER (MEDICAL, MINOR),

TBC"

1 Site Plan
A1.0 1:400



PRELIMINARY
NOT FOR CONSTRUCTION

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design studio ltd.

EAGLE
BUILDERS
THE PRECAST CONCRETE CONNECTION
(403) 885-5325 P.O. BOX 1190
BLACKFALDS, AB, T0M 0J0



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1	ISSUED FOR PRELIMINARY REVIEW	2021-07-21
2	ISSUED FOR PRELIMINARY REVIEW	2021-07-21
3	ISSUED FOR PRELIMINARY REVIEW	2021-08-10
4	ISSUED FOR PRELIMINARY REVIEW	2021-09-03
5	ISSUED FOR PRELIMINARY REVIEW	2021-09-03

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Site Plan
Overall

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**EAGLE
BUILDERS**
THE PRECAST CONCRETE CONNECTION
403.885.5125 P.O. BOX 1690
BLACKFALDS, AB, T0M 0J0



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1	ISSUED FOR PRELIMINARY REVIEW	2021-08-11
2	ISSUED FOR PRELIMINARY REVIEW	2021-08-11
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3	ISSUED FOR PRELIMINARY REVIEW	2021-09-07

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