



1210 Fourth Avenue
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Date: March 2, 2022

File: 1766-01

City of Prince George
1100 Patricia Blvd.
Prince George BC, V2L 3V9

Attention: Ms. Kali Holahan
MPlan, MCIP, RPP,
City Planner II

Reference: RZ1007111 – 1299141 BC Ltd. – 3221 Highway 16
Power Sports Dealership & Commercial Mini Storage Facility
Traffic Analysis Letter

Dear Kali,

On behalf of 1299141 BC Ltd. and Forest Power Sports Ltd., L&M Engineering (L&M) is pleased to provide you with this Traffic Analysis letter for the subject property, located at 3221 Highway 16. The property is currently undergoing the rezoning process to rezone the 2.71 hectares (ha) of the property from **C5 – Visitor Commercial** to **C6 – Highway Commercial** to facilitate the development of a power sports dealership and a commercial mini storage facility. The rezoning application requests a site-specific text amendment to allow warehousing and storage as a permitted on the subject property.

The purpose of this Traffic Analysis letter is to summarize the proposed trip generation for the subject development and provide trip distribution percentages for four intersections surrounding the subject site. The three intersections include:

- Highway 16 & Marleau Road
- Highway 16 Frontage Road South & Marleau Road
- Highway 16 Frontage Road South & Westgate Avenue

Trip Generation

The proposed trip generation for the powersports dealership and mini-storage facility was developed using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition rates according to the proposed land use. The trip generation was based on a conceptual site plan prepared for the developer. The site plan contains a 27,000 ft² mini-storage facility and a 19,000 ft² powersports dealership. The ITE manual does not provide generation rates for a powersports dealership; therefore, an automobile sales dealership was used to reflect the projected trip generation.

Table 1 – Existing Zoning Trip Generation								
Peak Period	Trip Gen. Variable	Projected Trip Gen. Variable Value	Average Rate	Total Trip Gen.	In %	Out %	In (vph)	Out (vph)
Mini Storage – Mini Warehouse (ITE Code: 151)								
AM	1000 ft² GFA	27	0.10	3	60	40	2	1
PM		27	0.17	5	47	53	2	3
Powersports Dealership – Automobile Sales (New) (ITE Code: 840)								
AM	1000 ft² GFA	19	1.87	36	73	27	26	10
PM		19	9.77	46	40	60	18	28
Summary								
			AM	39	72	28	28	11
			PM	51	39	61	20	31

* Trip Generation for AM & PM Peaks were calculated using the methods and equations outlined in the ITE Trip Generation Manual (10th Ed).

Table 1 indicates that a Powersports Dealership and a Mini-Storage development on the subject property would generate 39 vehicles per hour (vph) during the AM Peak and 51 vph during the PM Peak.

Trip Distribution

The trip generation was produced using engineering judgement and knowledge of the College Heights area. Exhibit 1 illustrates the proposed trip distribution for the subject development.

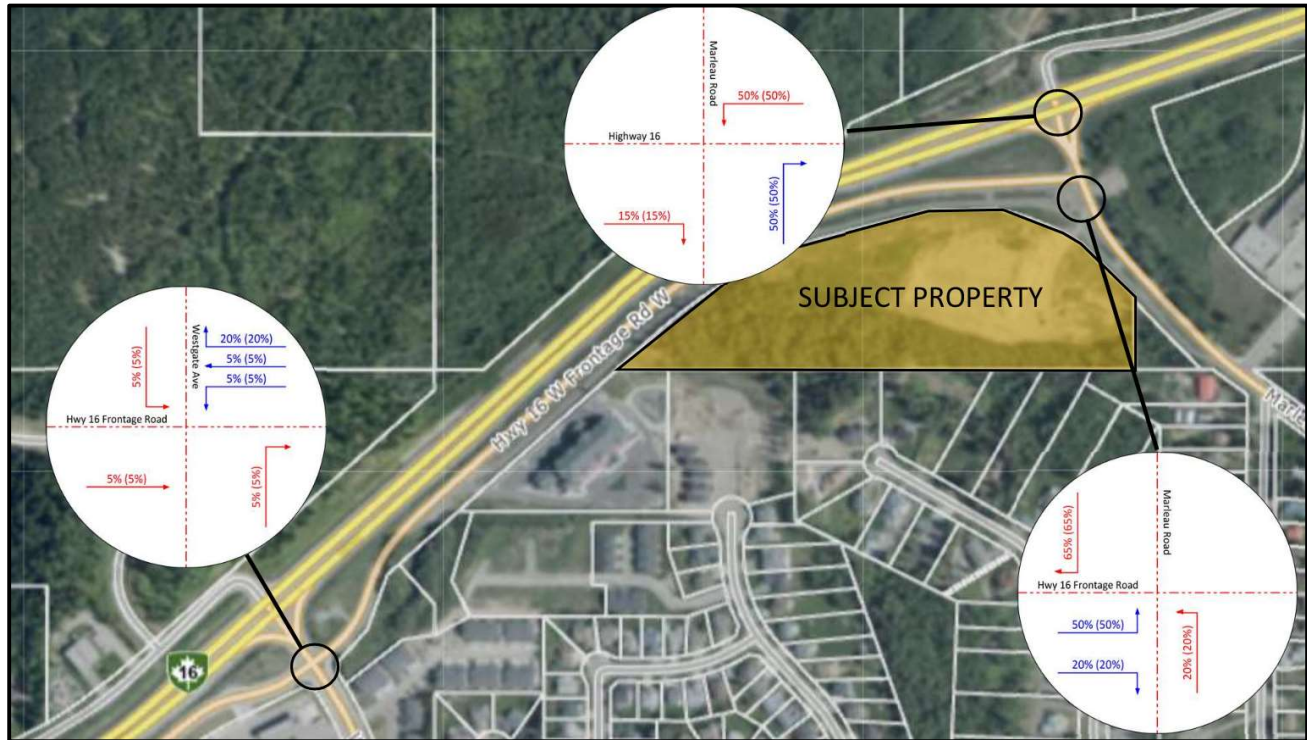
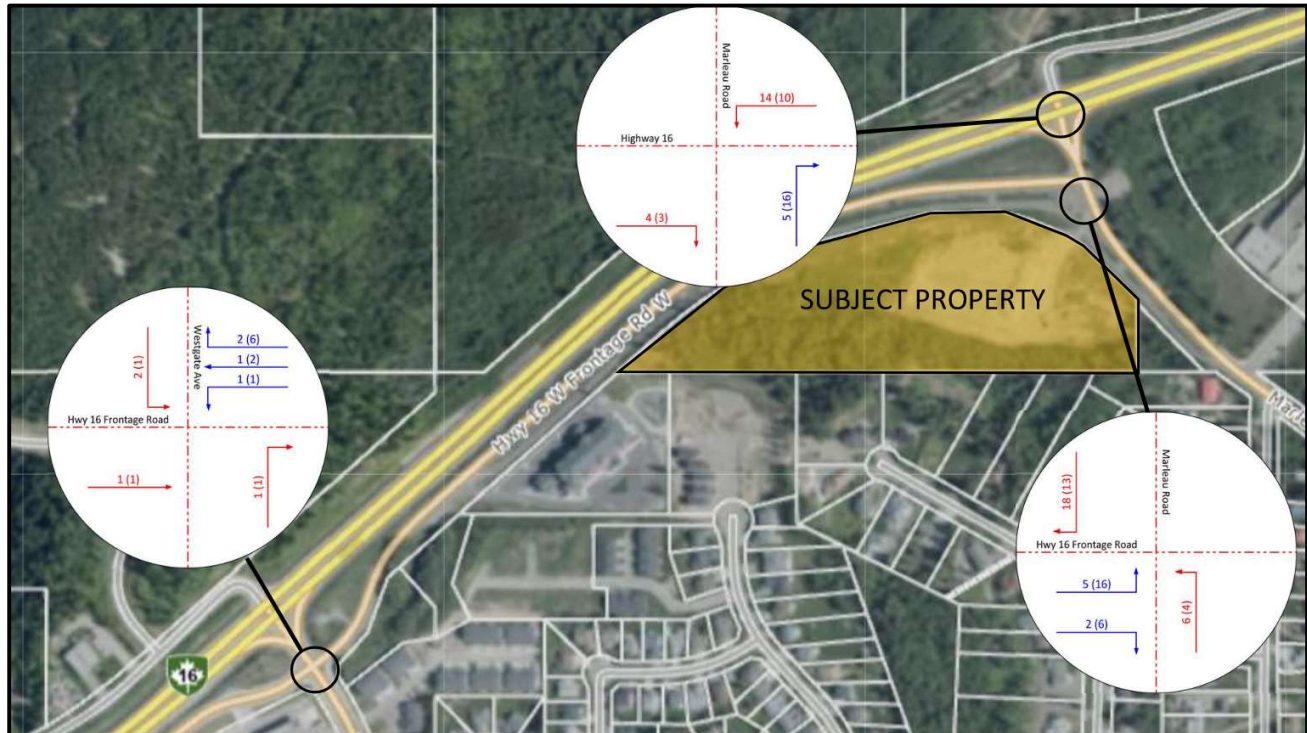


Exhibit 1: Trip Distribution

Trip Assignment

The trip assignment was prepared using the trip generation values and trip distribution percentages summarized above. Exhibit 2 illustrates the trip assignment volumes for the proposed Powersports Dealership and Mini-Storage facility.



Summary

As indicated in Exhibit 2, the trip assignment volumes for the Powersports Dealership and Mini-Storage Facility are relatively low. Based on the trip assignment volumes, the proposed development does not generate enough traffic to trigger any upgrades at the study intersections.

Please confirm that the City will not require a full TIS. Should you have any questions please feel free to contact the undersigned directly.

Sincerely,

L&M ENGINEERING LIMITED

Prepared by:

Tanner Fjellstrom

Tanner Fjellstrom, P. Eng.
Project Engineer



Reviewed by:

Terry Fjellstrom

Terry Fjellstrom, P.Eng.
President