



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 subject property located at 7171 Hart Highway is on the ancestral territories of the Lheidli T'enneh First Nation, for it is on their traditional lands that we live, work and play.

On behalf of Kidd Group of Companies, we would like to thank you for the opportunity to submit this planning rationale letter for Council consideration. The subject property is one of the remaining undeveloped parcels along Highway 97 which makes this an exciting rezoning proposal as it represents significant investment and confidence in the Hart community. The application proposes to rezone approximately 4.1 ha of the subject property from C3: Neighbourhood Commercial and C6: Highway Commercial to C2: Regional Commercial and RM5: Multiple Residential in order to facilitate the development of commercial, residential, and mixed-use buildings. As the proposed land use amendments are entirely consistent with the Service Commercial and Neighbourhood Corridor Official Community Plan Future Land Use Designations, an amendment to the City's Official Community Plan will not be required.

PROPOSED LAND USE

The vision for the subject property is to provide a mix of standalone commercial, standalone apartment and mixed-use residential/commercial buildings as permitted within the proposed C2 and RM5 zones. The development will be accessed via Handlen Road and Kelly Road South. Depending on the local economy, the proposed development timeline is expected to take approximately 5 to 7 years for full build out and is proposed to be completed in multiple phases. The mixed-use and standalone residential buildings would be tailored towards all demographics in the Hart including seniors, families and young professionals. The main floor of the mixed-use buildings would consist of commercial uses permitted in the C2 zone that are currently in need within the Hart community such as life labs, doctors office, service personal uses, restaurants, cafes etc., and the top floors would consist of apartment units. The apartment units will be built in accordance with the City's accessibility/visibility guidelines and elevators will be added into each of the buildings. In order to ensure that the overall site is developed in a way that fits the form and character of the surrounding

neighbourhood, underground parking will be provided for the apartment units for each stand-alone residential and mixed-use building. It is envisioned that landscaped surface parking lots will be located to the rear of the buildings located adjacent to Highway 97 in order to create and give the appearance of a continuous, active highway frontage. In order to enhance the public realm paved pedestrian walkways would front these buildings. If the Rezoning Application is approved by Council, the subject property will be required to go through an extensive Commercial Form and Character and Multiple Residential Form and Character Development Permit process prior to the issuance of Building Permits. 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 snow storage plan. This is all done to ensure that these types of commercial and 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 OCP 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. The OCP further indicates that target transit coverage should be within ... "150 m walking distance of all designated senior's residences...". The subject property 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 development will have multiple transportation options to various amenities throughout Prince George. Further, the subject property is approximately 400 m to Heather Park Elementary, ~ 90 m to Shas Ti Kelly Road Secondary, ~ 500 m to Heather Road Park which includes the Elks Centre Arena and is located directly adjacent to Day and Night Hoods and General Store/gas station. Given the walkability of the site with respect to the distance to public transit, schools, parks as well as supported by the OCP for this type of development, the property provides an ideal location for multiple residential and commercial buildings.

SERVICING BRIEF AND TRAFFIC ANALYSIS

Professional Engineers at L&M Engineering are currently working on a Servicing Brief for the proposed development which will be required to be submitted to the satisfaction of Administration as a condition of 3rd Reading for this application. The Servicing Brief will address water supply, sanitary sewer collection, storm water runoff and ensure that the project's fire flow requirements prescribed

by the Fire Underwriters Survey (FUS) can be met. The Servicing Brief will further confirm downstream capacity for sanitary sewer and storm water drainage.

We are also in the process of working closely with City Staff and the Ministry of Transportation and Infrastructure to conduct a Traffic Impact Analysis for the proposed project as a condition of 3rd Reading. The Traffic Impact Analysis will utilize the proposed development trip generation and distribution to determine the level of service at the following intersections:

- Highway 97 & Handlen Road
- Kelly Road South & Handlen Road
- Kelly Road South & Austin Road

Traffic counts for the intersections above were conducted on Tuesday May 17th, 2022 and Wednesday May 18th, 2022 during peak AM (6:00 am – 9:00 am) and PM (3:00 pm – 6:00 pm) hours. The Traffic Impact Analysis will also analyze active transportation and pedestrian connectivity to ensure that the proposed development can be utilized via the entire Hart community through all transportation methods.

SUMMARY

Currently, large scale commercial and apartment housing developments are lacking in the Hart community and as per the land use rationale above, the subject property provides an ideal location for a mixed-use commercial and residential development. We would like thank Administration for their support and assistance with this application to date. We would also like to thank Your Worship and members of Council for your thoughtful consideration of the proposed land use amendment.

Sincerely,

L&M ENGINEERING LIMITED



Ashley Thandi, BPI
Community Planner