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City of Prince George
1100 Patricia Boulevard
Prince George BC V2L 3V9

Date: July 21st, 2022
L&M Project: 1792-01

VIA EMAIL

Attention: Kali Holahan, Acting Supervisor of Planning

**Reference: Urban Lifestyle Homes Ltd. – 69 Unit Multi-Family Development
Multiple Residential Form & Character Development Permit Application
PID: 027-427-641; Legal Description: Lot 1 District Lot 2616 Cariboo District Plan
BCP35295 Except Plans BCP46243 EPP17616 And EPP72860**

Dear Ms. Holahan,

Please accept this letter along with the enclosed information as a new Multiple Residential Form and Character Development Permit Application for a portion of the above-referenced subject property. Enclosed with this letter, please find the following information:

- Development Permit Application Form;
- Appointment of Agent Form (2);
- T.R. Projects Letter of Authorization;
- Certificate of Title CA9213588;
 - Covenant BB207914;
 - Covenant BB1227354;
 - Covenant CA4661768;
 - Statutory ROW CA6642057;
- Site Disclosure Form;
- Application Drawings;
 - DP01: Conceptual Site Plan;
 - 3D Rendering & DP Elevations – Duplex;
 - 3D Rendering & DP Elevations – Townhouse (3-plex);
 - 3D Rendering & DP Elevations – Townhouse (4-plex);
 - Landscape Plan;
- Landscape Cost Estimate;
- Application Fee (To be paid by property owner upon receipt of fee slip).

INTRODUCTION

The subject property is located at 2332 Tyner Boulevard, is approximately 5 hectares (ha) in size and is entirely contained within the municipal boundary of the City of Prince George. The subject property is zoned RM3: Multiple Residential, RS2: Single Residential, and AG: Greenbelt in the *City of Prince George Zoning Bylaw No. 7850, 2007* and is currently designated as a Neighbourhood Residential Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011 (OCP)*.

The subject property is currently subject to an active subdivision application (SD100682) to subdivide the RM3 zoned portion of the property (2.8 ha) from the parent parcel. The subdivision proposes to create 1 lot, which is the subject of this Multiple Form and Character Development Permit Application. The subdivision is anticipated to be complete and registered this summer, with construction of the multi-family lot beginning next year.

MULTIPLE RESIDENTIAL FORM & CHARACTER DEVELOPMENT PERMIT

Building Form and Character

The proposed development will include a total of 69 townhomes, per the attached DP01: Conceptual Site Plan. The proposed townhomes will feature varied rooflines, with exterior building materials including fiber cement plank siding and smooth panels, fiber cement woodgrain plank, and smart board trim for an attractive and modern aesthetic appeal. Two colour schemes for the townhomes have been designed, and one for the proposed duplex to provide a varied yet cohesive overall colour scheme. Each unit has been provided with an outdoor patio and wood privacy screen between each unit. A Good Neighbour style wood fence has proposed to be installed along the eastern and southern property lines, as shown on the attached L1: Landscape Plan.

Landscaping

A landscaping plan (L1: Landscape Plan) has been prepared by Lazzarin Svisdahl Landscape Architects to provide year-round variability, colour, and interest in accordance with the *City of Prince George Zoning Bylaw No. 7850, 2007*. Once the landscape plan has been accepted by the City, securities will be paid for the works to install the landscaping materials. Ongoing maintenance will be the responsibility of the future strata corporation. As shown on drawings DP01 and L1, the existing vegetated berm along Tyner Boulevard is to remain and be enhanced with the addition of Lodgepole Pine and Trembling Aspen trees. The vegetated berm will aid with noise attenuation from traffic on Tyner Boulevard. For details of the proposed landscaping, refer to the attached L1: Landscape Plan drawing.

As per the Zoning Bylaw, 50 m² of open space is required per dwelling with three or more bedrooms. As each unit will have 3 bedrooms, 3,450 m² is required for the development. A total of approximately 15,902 m² of open space is provided.

Crime Prevention Through Environmental Design (CPTED)

There are four main principles of CPTED which include natural surveillance, access control, territorial reinforcement, and space management. The incorporation of the following CPTED design elements in the proposed development will help toward the establishment of a safe and secure environment for the strata residents, as well as future and existing surrounding residents of the University Heights neighbourhood.

Natural Surveillance: Building mounted lighting will be installed on each unit to illuminate the road and driveways to provide a sense of security throughout the strata. As shown on the attached renderings, each townhouse unit will be constructed with windows and a balcony at the front, also facing the road to help toward providing natural surveillance and keeping ‘eyes on the street’. In addition to the front porches, each unit will have additional windows and a concrete patio at the rear also providing natural surveillance in communal areas throughout the property. Also contributing toward the principal of natural surveillance, would be the ongoing landscaping maintenance by the future strata corporation to maintain sightlines.

Access Control: Natural access control will be managed by the single entrance/exit point of the development off Rowe Street. Vegetation will also be used as a barrier to deter unauthorized access and has been incorporated into the landscape plan by proposing Lodgepole Pine and Trembling Aspen trees to be planted in addition to existing trees on the berm to the west of the property. This will create a buffer between the paved public trail along Tyner Boulevard and the development and will help toward reinforcing that the only access point to the strata is through the driveway entrance along Rowe Street.

Territorial reinforcement: Territorial reinforcement will be achieved in the design of the development by having distinct transitions and boundaries between the public and private areas, such as the proposed installation of a wood privacy fence along the southern property line next to the existing paved pedestrian trail connecting to Tyner Boulevard. By clearly defining spaces, this will help to express a sense of ownership amongst the future strata residents and ideally will help to reduce any potential illegitimate use and/or entry on the property.

Refuse Disposal and Snow Storage

Each strata unit will have an individual garbage bin, with disposal to be managed by the future strata corporation.

The following snow storage calculations for this development are based on an average snowfall accumulation during a typical winter in Prince George. During each phase of development, there will be room in future phases to store snow. At full buildout, snow will be temporarily stored in the boulevards and within the snow storage areas identified on DP01. If needed, any additional snow can be trucked off the property.

We have utilized the method employed by the Ministry of Transportation and Infrastructure (MoTI) to calculate the snow storage areas for the full buildout of the site, as detailed in section 1520.05 of the MoTI Supplement to TAC Geometric Design Guide. The method assumes that snow that lands on a surface has a density of 100 kg/m³ but when piled and stored that density increased to 500 kg/m³.

The calculation is summarized below:

Historic Average Snowfall Depth = 2.05m*
Compacted Snow Depth = $2.05\text{m} \times (100\text{kg}/\text{m}^3 / 500\text{kg}/\text{m}^3) = 0.41\text{m}$
*Based on Environment Canada Data.

Area Subject to Snow Clearing = 2,940 m²
Compacted Snow Volume = $2,940 \times 0.41 = 1,205 \text{ m}^3$

Total Snow Storage Available = 616 m²

Height of Snow Pile = $1,205 \text{ m}^3 / 616 \text{ m}^2 = 1.9 \text{ m}$

Parking

Section 7.0 Parking and Loading of the *City of Prince George Zoning Bylaw No. 7850, 2007* requires 1.75 parking spaces per 3+ bedroom dwelling. Each unit within the development have been designed with three bedrooms. With a total of 69 three-bedroom units, 121 parking spaces are required by the Zoning Bylaw. Each unit in the strata has a two-car garage with a driveway large enough to accommodate an additional two vehicles. The overall development will provide 276 parking spaces, providing more than enough parking for both residents and visitors.

Covenant CA4661768

Covenant CA4661769 registered on title restricts the number of dwelling units which can be located within the multi-family site and limits the number of units within each building to no more than four units. A total of 70 units are permitted by this covenant (2.8 (parcel size in hectares) x 25 (per Section 1.2 (a) of CA4661769)), with 69 units proposed. As shown on DP01 and the attached building elevations, the strata will have a max of four units within each building, in accordance with the conditions of this covenant.

Restrictive Covenant BB1227354

The number of units created by University Heights Phases 1-6 and the proposed Phase 7 multi-family development equals a combined total of 355 dwellings. Restrictive Covenant BB1227354 registered on title for the subject property requires an updated Traffic Impact Study once the development results in the construction of 420 dwellings. An updated Traffic Impact Study will not be required as part of this phase of the University Heights subdivision.

SUMMARY

We are very pleased to submit this Multiple Residential Form and Character Development Permit application on behalf of Urban Lifestyle Homes Ltd., and we look forward to Administration's review. As always, if you have any questions or require additional information, please do not hesitate to contact L&M at your convenience.

Sincerely,

L&M ENGINEERING LIMITED



Megan Hickey, BPI
Planner

Copies To: Kal Panaich, Urban Lifestyle Homes Ltd.
Jason Boyes, P.Eng, Principal, L&M Engineering Ltd.

Enclosures: As Noted.