

TROIKA

Proposal Letter, 6100 O’Grady Road, Prince George, BC

March 29, 2023

To: Kali Holahan, Planner
City of Prince George
1100 Patricia Blvd., Prince George, BC, V2L 3V9

From: Stephen Duke, MBA
Per, Troika Management Corp.
302-554 Leon Ave., Kelowna BC, V1Y 6J6

Dear Ms. Holahan,

Troika Management Corporation is pleased to introduce our zoning amendment application. Located in the western end of Prince George in the College Heights district, our project addresses an ever-growing need for the city. Our proposal creates the opportunity for a variety of housing typologies to meet the needs of Prince George young couples, families, and empty nesters.

We are applying for a Zoning Amendment on the three existing lots (PID: 014 993 368, PID: 005-785-154, PID: 005-760-127) to bring the zoning from **U2** (Major Utilities) **C1** (Commercial), and **P3** (Major Institutional) to **RM6** (Midrise Multifamily Residential) per the proposed Subdivision Application Plan.

Troika agrees to **voluntarily** register a Section 219 Covenant on Parcels #1, #2, and #3 that will limit the height of the RM6 zone to Six (6) Stories in consideration of the human scale and neighboring buildings.

Per the table below, Troika **voluntarily** proposes a Section 219 Covenant on the proposed 17-acre Parcel #1 restricting the total dwelling unit count to 556 (*instead of 974*) to facilitate a master plan including 6-story multi-family, some commercial secondary uses, duplexes, and townhomes.

Proposed Section 219 Covenant:

	Previous Proposed Dwelling Units Based on RM3/RM5 (60 to 125 du/ha)	New Dwelling Units Based on RM6 (140 du/ha)	Suggested Density Limitation	
Parcel 1	455	546 974	556	80 dwellings/ha per Covenant
Parcel 2	0	93	93	No Covenant
Parcel 3	367	383	383	No Covenant
Total	822	1022 1450	1032	



Adding Dimension.

Troika Management Corp.
302-554 Leon Ave | Kelowna, BC | V1Y 6J6
Phone: 250.869.4945 | Fax: 1.866.824.9417

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Parcel #3:

While Administration does not support the requested RM6 Zone on Parcel #3 due to the height restrictions on this parcel outlined within Official Community Plan Policy 8.3.35, it does meet the Official Community Plan Policy 8.3.34 with respect to a mix of residential/commercial/retail/services and Troika would **voluntarily** limit building height in the RM6 zone to 6-stories. In addition, there are other factors to consider in support of RM6 on this parcel:

- The site-specific text amendment to Section 8.3.C of the OCP, added under Bylaw 8860, permits 6 storeys at the intersection of O'Grady and Stringer Crescent, but this was before the extension of Stringer was contemplated. We now have an opportunity to consider land uses along the future Stringer Road as it now a condition of future development on Parcel's #1, #2, & #3.
- When the OCP was drafted in 2011, the housing needs were not as well defined as they now are per the City's 2021 Housing Needs Study. The proposed zoning amendment responds to its call for "***much needed housing.***"
- The proposed density will **increase** the tax-base at **no cost** to the City and generate \$3m in Development Cost Charges for Parks, Roads, Water and Sewer.
- The RM6 zone provides the necessary density for this parcel to contribute to the \$7.5 m cost of upgrading **existing** traffic and infrastructure identified in the College Heights Comprehensive Development Study. Without this density, the proposed subdivision would be untenable, and the application withdrawn.
- The proposed traffic and infrastructure upgrades provide benefits to the **existing** population and would be constructed entirely at the developer's cost.
- The RM6 zone is the only zone available which meets the OCP Policy to provide a mix of residential/commercial/retail/services.
- While the applicant **voluntarily** restricts its maximum building height to 6-storeys, its form and character remains subject to a future Form and Character Development Permit Application.
- A 6-story building on this site is consistent with neighboring buildings on Stringer/O'Grady, and the single-family homes across Domano have a significant green buffer Park dedication which screens their view of any building on Parcel #3.

We believe the RM6 Zone helps to address the City's housing needs for under-housed groups such as young couples and empty nesters. It enables a variety of housing with human scale and attainable mid-market options. The location of this property is ideally situated for those who want amenities within a short walk, which are key attributes attractive to both groups and the City's objectives to reduce car-centric development and promote active transportation where possible.

Sincerely,

Stephen Duke

Per, Troika



Adding Dimension.

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