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

Date: June 30th, 2023
L&M Project: 1853-01

Attention: Ms. Kali Holahan
Supervisor, Land Use Planning

Reference: RZ100746 – 145 Brunswick Street
Traffic Analysis Letter

Dear Kali,

On behalf of 446065 B.C. Ltd., L&M Engineering is pleased to submit this Traffic Analysis Letter in support of the rezoning application RZ100746. The developer is proposing to amend the Official Community Plan (OCP) and Zoning Bylaw to facilitate a warehousing facility within the existing building located at 145 Brunswick Street. The rezoning application proposes to rezone the property from C1: Downtown to M1: Light Industrial. The existing building on the property is approximately 1,050m² in size.



Exhibit 1: Proposed Zoning Area

1.0 TRIP GENERATION

The proposed trip generation for the development site was developed using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition rates for warehousing.

Table 1 – Trip Generation								
Peak Period	Trip Gen. Variable	Trip Gen. Variable Value	Fitted Equation/Average Rate	Total Trip Gen.	In %	Out %	In (vph)	Out (vph)
AM	1000 Sq.	11.3	0.17	2	77	23	2	0
PM	Ft. GFA		0.19	2	27	73	0	2

The trips generated by the proposed warehousing development will have little to no impact on the surrounding road network.

2.0 PARKING PLAN

As requested by the City of Prince George, a parking plan was created to determine the parking yield on the existing property. Based on the City's Zoning Bylaw a warehousing land use requires 0.5 parking stalls per 500m² of gross floor area. The gross floor area for the existing building is approximately 1,050m² which requires 2 parking stalls. As shown on the attached parking plan, the existing site can achieve at least 4 parking stalls while maintaining sufficient aisle widths.

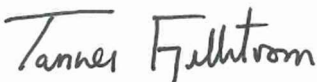
3.0 SUMMARY

Based on the analysis, no offsite improvements are required as a result of this development. The development will generate a low traffic volume and will have a negligible effect on the surrounding road network. The existing site can achieve the required amount of off-street parking, as per the zoning bylaw.

Sincerely,

L&M ENGINEERING LIMITED

Prepared by:



Tanner Fjellstrom, P. Eng.
Associate

CIVIC ADDRESS
143 BRUNSWICK STREET

DEVELOPMENT AREA
0.19 ha

EXISTING ZONING
C1 - DOWNTOWN

PROPOSED ZONING
M1 - LIGHT INDUSTRIAL

PARKING CALCULATION - WAREHOUSING
0.5 STALLS PER 500m² GFA
2,100m²/500m² x 0.5 = 2.1 STALLS



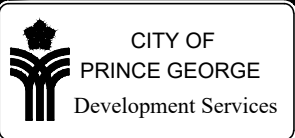
LEGEND

--- SUBJECT PROPERTY BOUNDARY

NO.	DATE (D/M/Y)	REVISION	BY



NOT FOR CONSTRUCTION

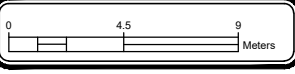


CONSULTANTS PROJECT No.:	1853-01
DRAWN:	MLH
CHECKED:	TF
ENGINEER:	TF
DATE:	MAY 2023
SCALES:	HORZ. 1:150
SCALES:	VERT. 1:150

446065 B.C. LTD.
143 BRUNSWICK STREET

CONCEPTUAL PARKING &
LANDSCAPE PLAN

DRAWING No.
001



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