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Attention: Imogene Broberg-Hull Planner I

## Reference: RZ100811 – 1788, 1798, & 1804 Upland Street Trip Summary Letter

Dear Imogene,

J'S

On behalf of Lithium Homes One Ltd., L&M Engineering is pleased to submit this Traffic Summary Letter in support of the Rezoning Application RZ100811 for the subject properties located at 1788, 1798, and 1804 Upland Street. The rezoning application proposes to rezone the property from **RM4: Multiple Residential** to **RM5: Multiple Residential**. The purpose of the rezoning is to allow for higher density housing than the existing RM4 zone permits. The proposed RM5 zone allows for a residential density of 125 dwelling units per hectare. Additionally, an OCP amendment from "Neighbourhood Residential" to "Neighbourhood Centre, Corridor" is required to facilitate the proposed rezoning.



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* - 10<sup>th</sup> Edition rates according to the proposed multi-family land use. The maximum number of dwelling units permitted under the proposed zoning is 25.

Table 1 – Trip Generation								
Peak Period	Trip Gen. Variable	Projected Trip Gen. Variable Value	Fitted Equation/ Average Rate	Total Trip Gen.	In %	Out %	In (vph)	Out (vph)
Multifamily Housing – Mid-Rise (ITE Code: 221)								
AM	Occupied	25	0.42	11	26	74	3	8
PM	Units		0.42	11	64	36	7	4

\* Trip Generation for AM & PM Peaks was calculated using the methods and equations outlined in the ITE Trip Generation Manual (10<sup>Th</sup> Ed).

The proposed development is expected to produce low peak hour traffic volumes. As such, the impact to the surrounding road network should be minimal.

## 2.0 SITE ACCESSES

The developer is proposing to construct a paved parking lot with access to the laneway on the east side of the property. The laneway has direct access to 17<sup>th</sup> Avenue on the north end and access to both Upland Street and Tamarack Street on the south end.

Sincerely, L&M ENGINEERING LIMITED Prepared by:

Tannes Fulltrom

Tanner Fjellstrom, P. Eng. Associate

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