



1210 Fourth Avenue
Prince George, B.C. V2L 3J4
Tel. (250) 562-1977
Fax (250) 562-1967

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

Date: April 22, 2025
L&M Project: 1839-02

Attention: Keone Gourlay
Planner 1

Reference: RZ100837 & CP100214 – Monterey Road West
Trip Generation Letter

Dear Keone,

On behalf of 646257 BC. Ltd., L&M Engineering is pleased to provide you with this Trip Generation Letter to support the zoning and OCP amendment application RZ100837 & CP100214 for the subject property located on Monterey Road West (refer to Exhibit 1).

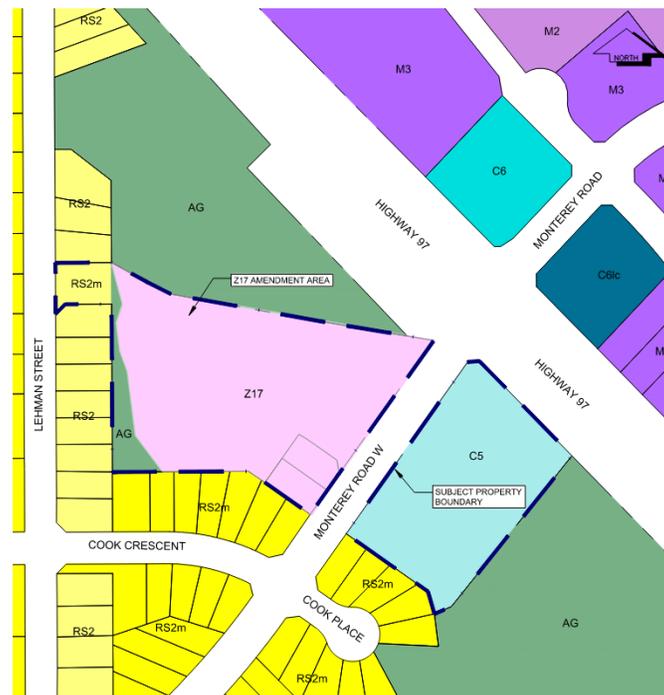


Exhibit 1: Proposed Rezoning Area

The subject properties herein referred to as the Subject Area, are approximately 2.9 ha in size and are entirely located within the municipal boundaries of the City of Prince George.

The Subject Area is currently split-zoned a mix of AG: Greenbelt; Z17: Monterey Road Commercial; and C5: Visitor Commercial in the *City of Prince George Zoning Bylaw No. 7850*,

2007. Additionally, the subject area is designated as a mix of Neighbourhood Residential and Service Commercial Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011 (OCP)*.

The property owner is proposing to amend 1.7 ha of the existing Z17: Monterey Road Commercial zone on the subject property to allow a mix of stand-alone residential and commercial uses, with potential for mixed-use development. Additionally, the OCP land use designation is proposed to be amended from Service Commercial to Neighbourhood Corridor.

Trip Generation

The proposed trip generation for the site was developed using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition rates according to the proposed land use. Based on the proposed site-specific text amendment, the development could consist of up to 213 dwelling units and a mixture of commercial uses.

To estimate the traffic generated by the development, L&M prepared multiple conceptual plans to determine the potential density of commercial development. The commercial uses chosen for this Trip Generation letter include a grocery store, day-care, and sit-down restaurant (refer to Table 1). This provides a realistic mix of commercial uses while still allowing the development to meet the onsite parking requirements.

Table 1 – Peak Hour Trip Generation Rates								
Peak Period	Trip Generation Variable	Units	Trip Gen. Equation	Total Trips	In%	Out%	In	Out
Multifamily Housing - Mid Rise (ITE Code: 221)								
AM	Occupied Dwelling Units	213	$T=0.44(X)-4.16$	90	26%	74%	23	67
PM			$T=0.46(X)-8.22$	90	64%	36%	58	32
Day Care Center (ITE Code: 565)								
AM	Per 1,000 Sq. Ft. GFA	3.40	11.00	37	53%	47%	20	17
PM			11.12	38	47%	53%	18	20
Supermarket (ITE Code: 850)								
AM	Per 1,000 Sq. Ft. GFA	11.84	3.82	45	60%	40%	27	18
PM			9.24	109	51%	49%	56	53
High Turnover (Sit-Down) Restaurant (ITE Code: 932)								
AM	Per 1,000 Sq. Ft. GFA	3.77	9.94	38	55%	45%	21	17
PM			9.77	37	62%	38%	23	14
Summary								
AM Peak							91	119
PM Peak							155	119

Trip Distribution

The site shall only accommodate one access location off Monterey Road. It was assumed that the main draw would be to Highway 97 in the south direction towards/from the Bowl, with a lower percentage travelling North towards/from the Hart. Refer to Exhibit 2.

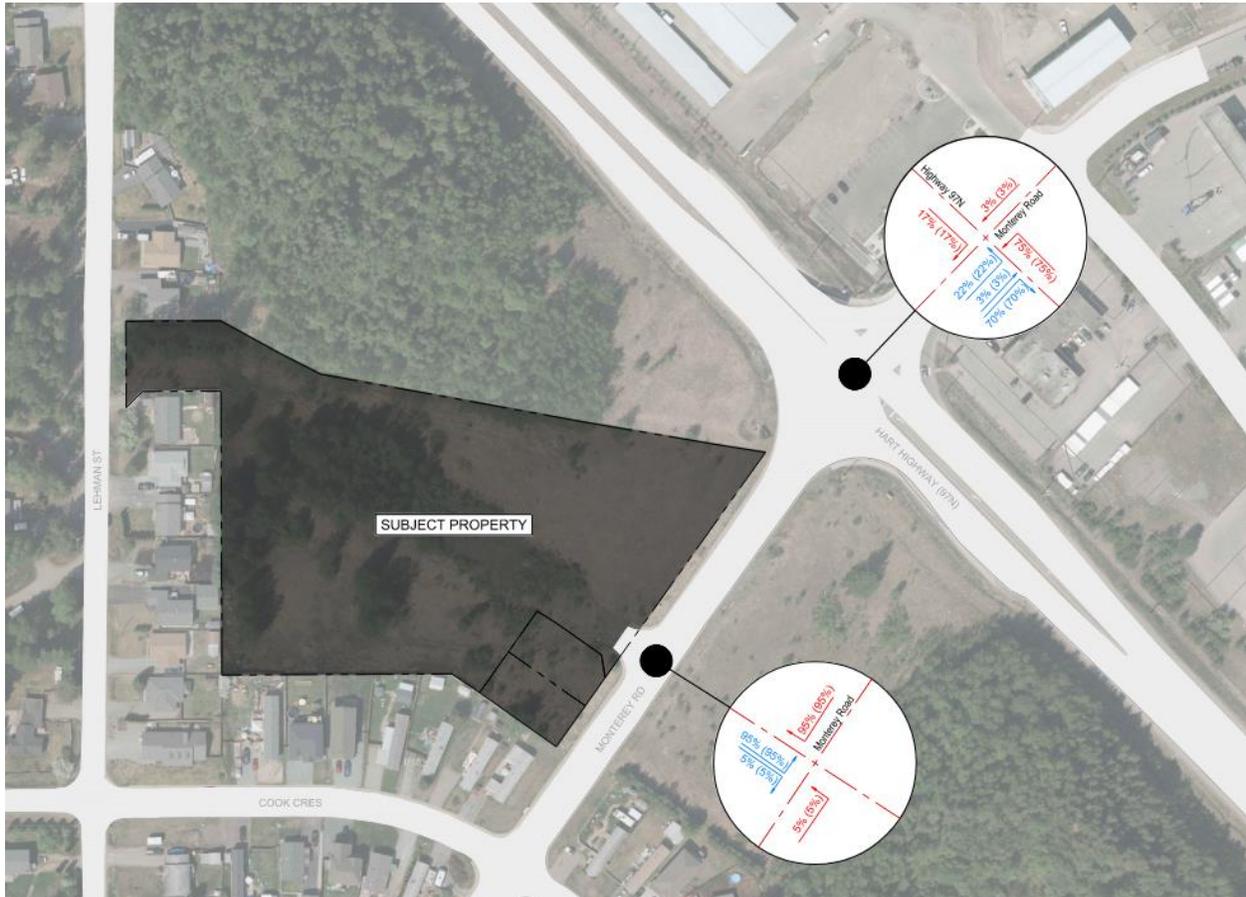


Exhibit 2: Trip Distribution

Trip Assignment

Using the trip distribution percentages in conjunction with the trip generation volumes, the trip assignment volumes can be calculated. Refer to Exhibit 3.

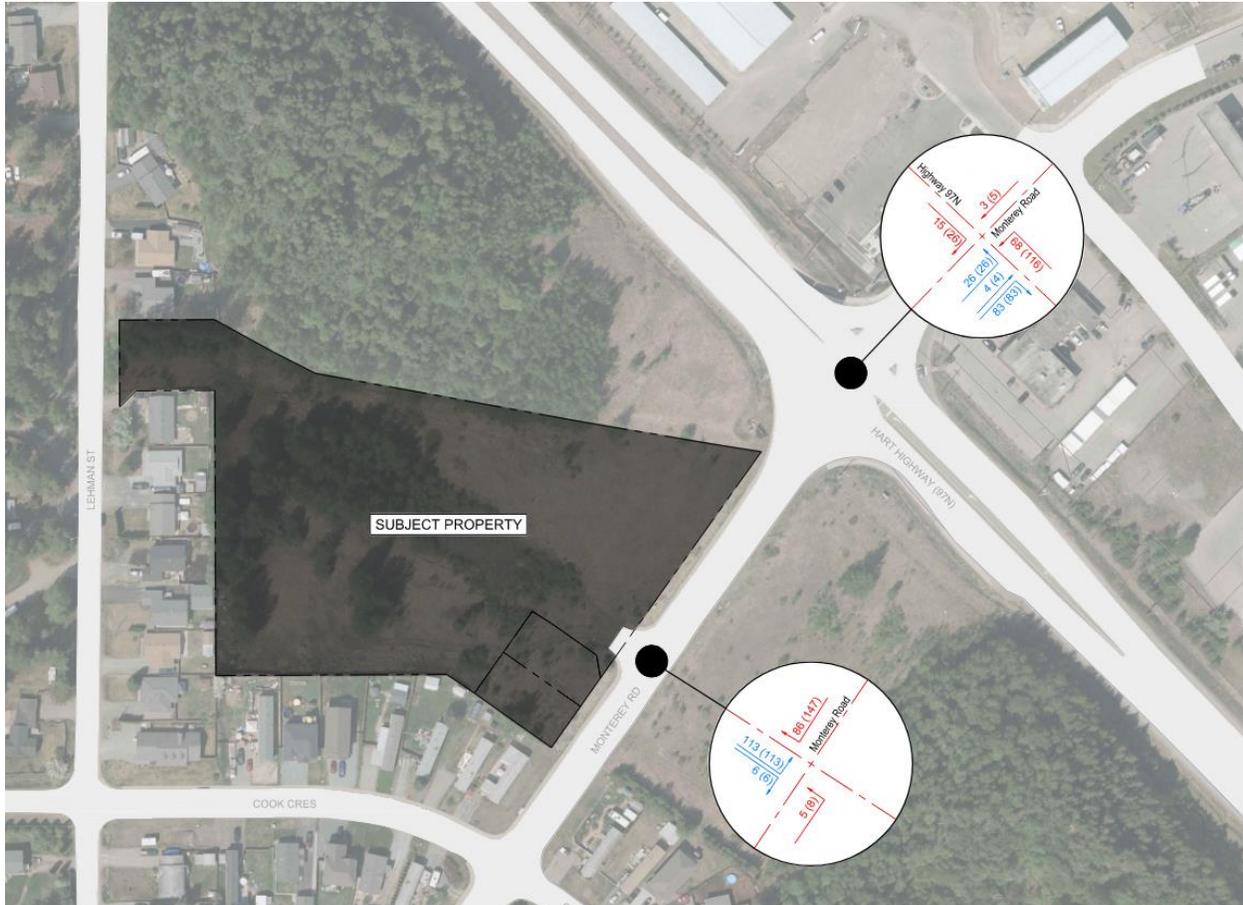


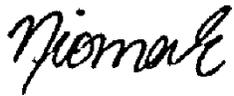
Exhibit 3: Trip Assignment

Summary

The development will generate 235 vehicle trips during the AM peak and 295 vehicle trips during the PM peak. Most of the traffic generated is expected to utilize Highway 97 to access and egress the site.

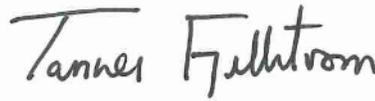
Sincerely,
L&M ENGINEERING LTD

Prepared by:



Nioma El-fatihi,
Civil Eng. EIT

Reviewed by:



Tanner Fjellstrom, P.Eng.
Associate