



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: June 6th, 2025
L&M Project: 1787-04

**Attention: Bryce Deveau
Planner I**

**Reference: CP100218 & RZ100841 – 4330 Giscome Road
Trip Summary Letter**

Dear Bryce,

On behalf of McWalter Consulting Ltd., L&M Engineering is pleased to submit this Trip Generation/Trip Distribution Letter in support of the land use change applications RZ100841 and CP100218 for the subject property located at 4330 Giscome Road. The land use change applications propose to rezone the subject property from Z16: Blackburn Commercial to M2: General Industrial which permits Vehicle Sale, Major and Minor, Vehicle Repair, Major; and Vehicle Rental, Major and Minor. The subject property consists of 33.58 acres of land and was previously operated as a major greenhouse facility. The property is divided by a major drainage channel which is located within a protected legal right-of-way.



Exhibit 1: Proposed Zoning Area

The primary motivation for the current land use change applications is to facilitate the relocation of SMP RV Sales from its existing site on First Avenue (a City-owned property) to 4330 Giscome Road. In addition, the O'Brien Group has recently made an internal decision to consolidate all of its operations at the Giscome Road location. These operations include O'Brien Training, Bid Right Contracting, and Taylor Professional Driving.

The relocation of these businesses will occupy the majority of the site, requiring significant space for RV display and storage of logging equipment associated with Bid Right Contracting. As a result, the available area for future large-scale buildings on the property will be substantially reduced.

While the O'Brien Group has expressed interest in constructing additional warehousing in the southwest corner of the property, the form and scale of this potential development remain undefined. Possibilities range from a single large structure (similar to U-Haul on Highway 16 West) to a cluster of low-rise mini-storage buildings, such as those developed by Make Space along Highway 97.

Due to this uncertainty, the updated Conceptual Plan and the Traffic Summary Letter do not include any future building footprints. Should new structures be proposed in the future, further traffic assessments will be required at the time of Building Permit application.

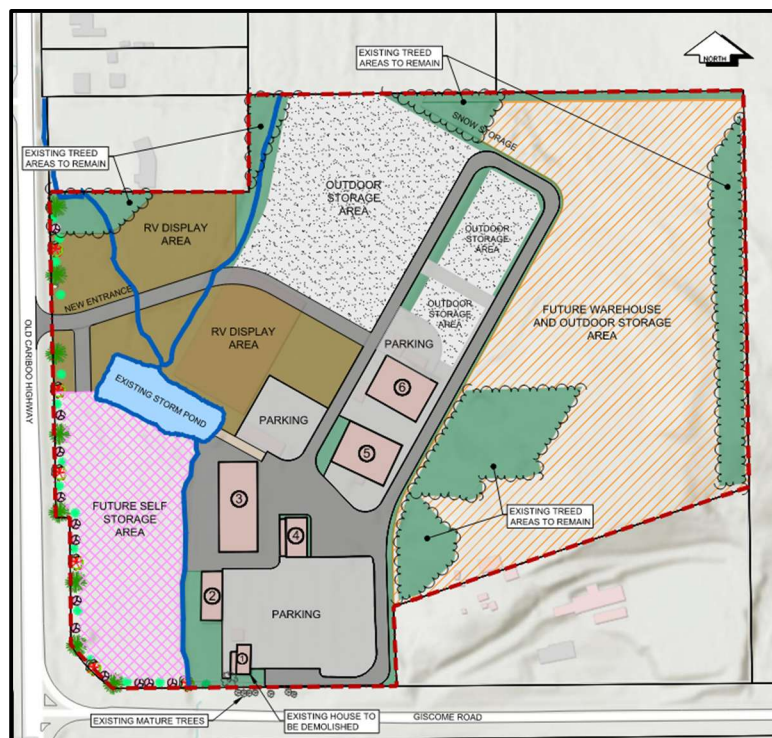


Exhibit 2: Conceptual Site Plan

1.0 TRIP GENERATION

The trip generation estimates for the development site were prepared using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The selected land use categories correspond to the current buildings and their intended functions. The site currently contains six buildings, as shown in the attached conceptual plan. Building 1 is scheduled for demolition. Buildings 2, 3, and 4 are currently used for warehousing. Building 5 will be partially occupied by office space for O’Brien Training, with the remainder used by SMP RV Sales. Building 6 will also be occupied by SMP RV Sales. SMP RV Sales has indicated that their maximum number of employees during peak months will be 23. Refer to Table 1 for the estimated Trip Generation.

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)
Buildings 2, 3 & 4: Warehousing (ITE Code: 150)								
AM	Per 1,000	24.9	0.17	4	77	23	3	1
PM	Sq. Ft. GFA		0.19	5	27	73	1	4
Building 5 Office Space: Small Office (ITE Code: 712)								
AM	Per 1,000	4	1.92	8	83	17	7	1
PM	Sq. Ft. GFA		2.45	10	32	68	3	7
Building 5 & 6 SMP RV Sales: Recreational Vehicle Sales (ITE Code: 842)								
AM	Employees	23	0.72	17	85	15	14	3
PM			0.91	21	29	71	6	15

Summary					
AM Peak		29	83	17	24
PM Peak		36	28	72	10
				26	

* Trip Generation for AM & PM Peaks was calculated using the methods and equations outlined in the ITE Trip Generation Manual (10th Ed).

2.0 SITE ACCESSES

2.1 Old Cariboo Highway Access

The developer recently submitted an Access Permit application for a new access point on the Old Cariboo Highway. The access has been strategically located approximately 135 metres south of the Boeing Road intersection to comply with the Transportation Association of Canada’s (TAC) minimum turning sight distance requirement of 120 metres. The design of this access was approved by the City of Prince George and construction is currently underway.

2.2 Giscome Road Access

The developer proposes to upgrade the existing driveway access on Giscome Road. The proposed upgraded access will feature a partially paved driveway which will be positioned perpendicular to Giscome Road. The present angled driveway configuration will be eliminated with the addition of a grassed boulevard area.

The City of Prince George plans to relocate the existing load restriction signage on Giscome Road to a point east of the current driveway location. This change will permit heavy truck traffic to access the property without being subject to load restrictions.

3.0 TRIP DISTRIBUTION

The vision for the warehousing component of the development will be to use 50% of the space for long term winter storage. This would include items such as boats, campers, RV's and other "recreational toys". The remaining 50% of the warehousing will be used for a mix of residential industrial type storage. It has been assumed that the majority of the long-term storage users will be local and the majority of this traffic will be from the Highway 16 side of the Old Cariboo Highway. The traffic from the industrial storage users will most likely be split evenly from Highway 16 and Highway 97.

It has been assumed that the majority of the RV Sales customers will also be local; therefore, more of the traffic will be generated from the Highway 16 side of the Old Cariboo Highway. Using these assumptions, the trip distribution for the development was generated (Exhibit 3).

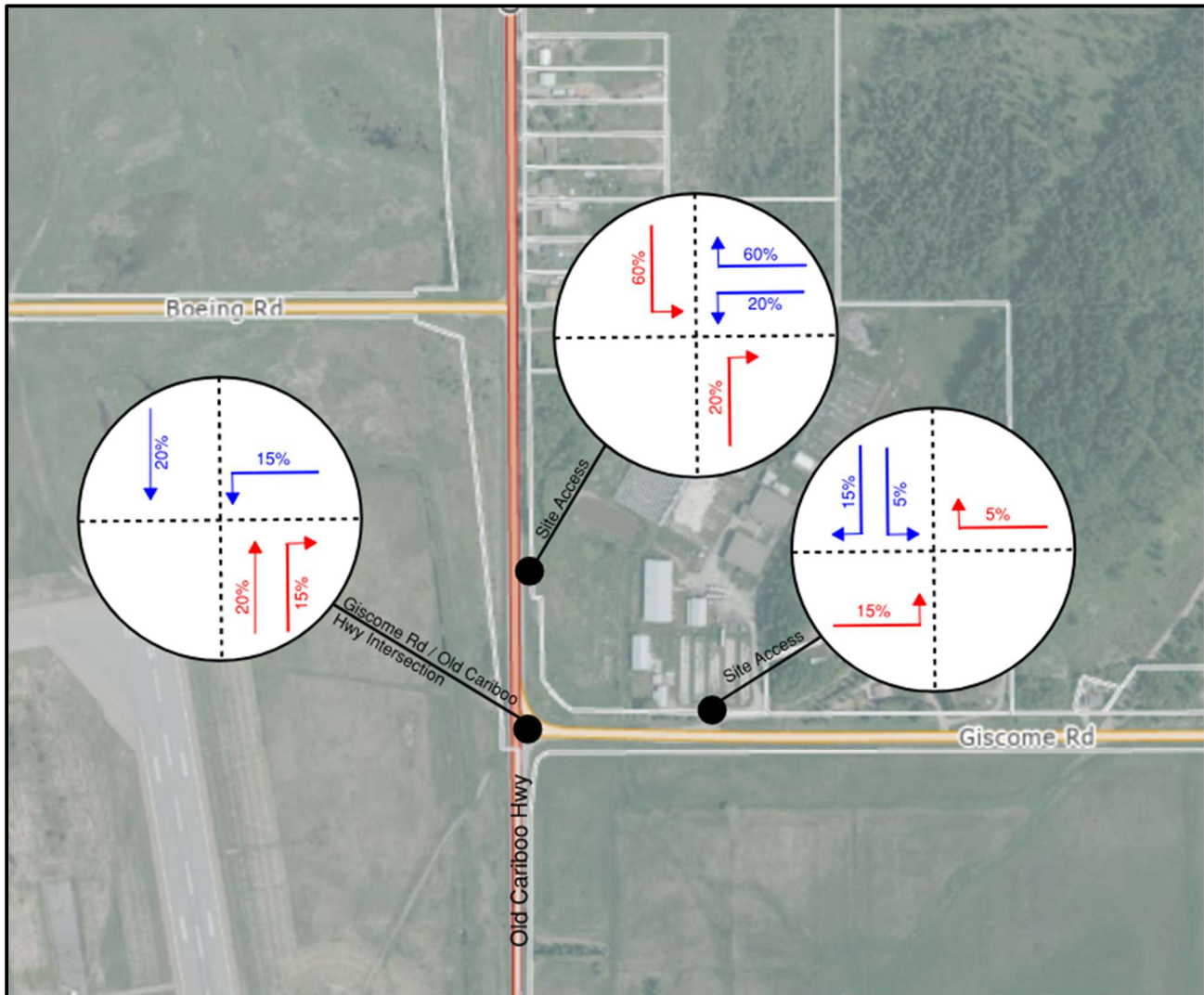


Exhibit 3: Trip Distribution

Using the trip generation from Table 1 and applying the trip distribution percentages in Exhibit 3, the trip assignment was generated (Exhibit 4).

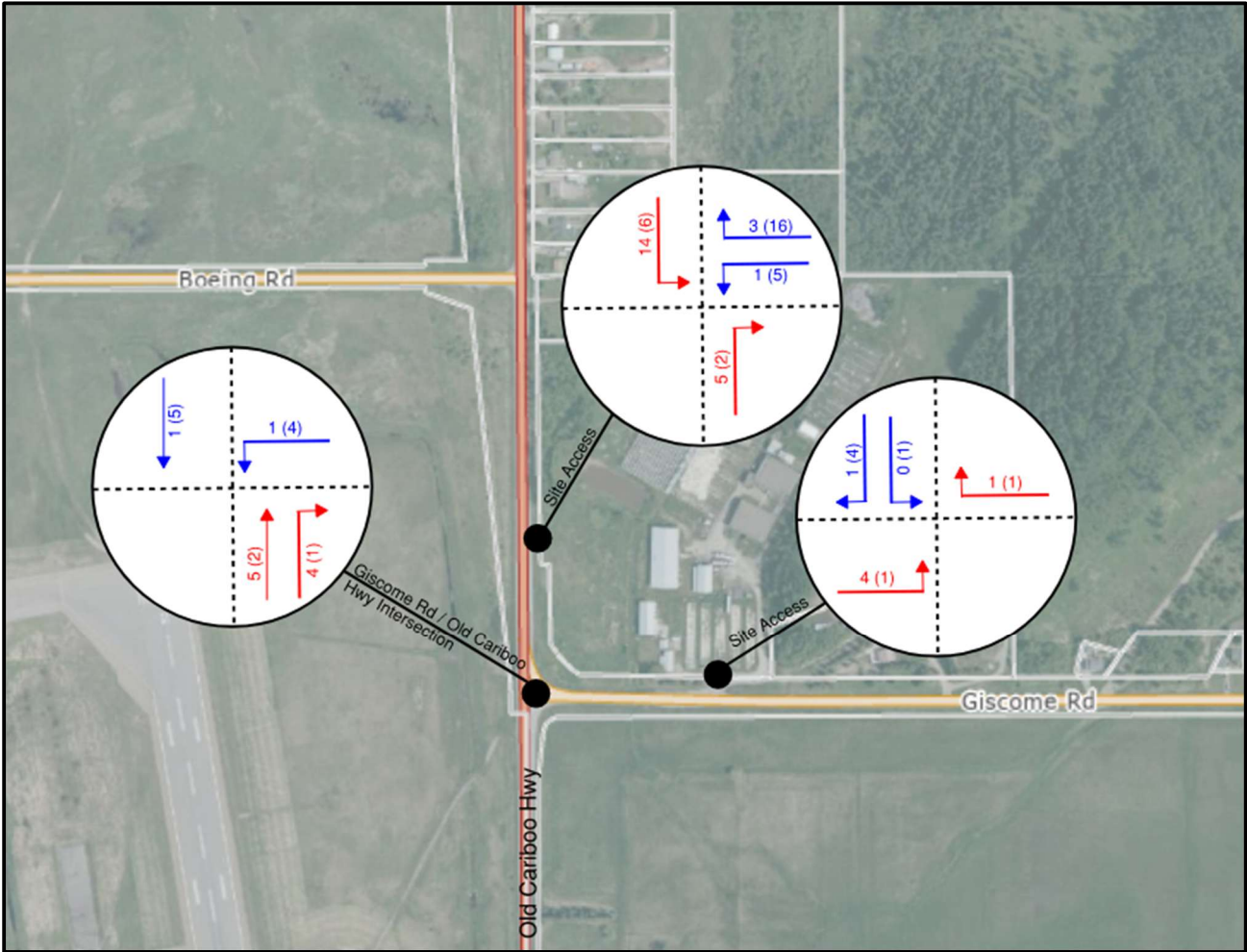


Exhibit 4: Trip Assignment

In summary, the traffic generated by the existing warehousing operations, along with the proposed office space and RV sales, is not sufficient to require a full Traffic Impact Study at this time. Should the developer pursue further development on the site in the future, additional traffic analysis should be conducted at the Building Permit stage for any new structures. If you have any questions or require further information, please do not hesitate to contact the undersigned.

Sincerely,

L&M ENGINEERING LIMITED

Prepared by:

A handwritten signature in black ink, appearing to read 'T. Fjellstrom', with a horizontal line extending to the right.

Tanner Fjellstrom, P. Eng.
Associate

G:\Job Files\1700\1787 - 1127415 BC Ltd. - O'Brien Group\04 - 4330 Giscome Rd\00 - Planning\04 - TIS\Trip Generation Letter\2024.05.28 - 1787-04 Traffic Analysis Letter (Trip Generation Letter).Docx



LEGEND

- SUBJECT AREA BOUNDARY
- 8.0m WIDE ACCESS ROADS
- PARKING AREAS
- EXISTING MATURE TREES
- QUALITY FENCING AND LANDSCAPING
- GREEN SPACES
- CREEKS & POND

DEVELOPMENT VISION

- EXISTING BUILDING 2, 3, 4, 5 AND 6 TO BE REHABILITATED FOR WAREHOUSING (48,000 ft²)
- FUTURE SELF STORAGE AREA (APPROX. 3.4 ac)
- FUTURE OUTDOOR STORAGE AREA (APPROX. 4.5 ac)
- FUTURE RV DISPLAY AREA (APPROX. 3.9 ac)
- FUTURE WAREHOUSE AND OUTDOOR STORAGE AREA (APPROX. 9.1 ac)

NO.	DATE	REVISION
2	05/06/25	AS PER CLIENT COMMENTS
1	01/04/25	AS PER COMMENTS



DRAWN:	
CHECKED:	
ENGINEER:	
PLANNER:	
DRAWING FILE:	CAD 1787-04 OCP&RZ BASE.dwg
DATE:	10/19/23
SCALE:	AS NOTED

NUMBER 270 HOLDINGS LTD.
4330 GISCOME ROAD
CONCEPTUAL SITE PLAN

L&M PROJECT No.
1787-04
DRAWING No.
C001

SHEET No.	REV. No.
1 OF 1	2