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

Date: September 5th, 2025
L&M Project: 1146-19

Attention: Keone Gourlay
Planner I

Reference: RZ100857 – 1538 Highway 97 South
Trip Generation Letter

Dear Keone,

On behalf of Matte Bros. Group, L&M Engineering is pleased to submit this Trip Generation Letter in support of the Rezoning Application RZ100857 for the subject property located at 1538 Highway 97 South. The rezoning application proposes to rezone the property from C5: Visitor Commercial to C6: Highway Commercial. The property is currently developed and occupied by the Carmel Restaurant.



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*. The land uses permitted under the C6: Highway Commercial Zone include the following:

Principal Uses

- auction, minor
- building & garden supply
- Community Care Facility, Major
- education, commercial
- greenhouse & plant nursery
- health service, minor
- liquor primary establishment, minor
- office
- parking, non-accessory
- recreation, indoor
- recycling centre, intermediate
- recycling centre, minor
- restaurant
- retail, adult-oriented
- retail, cannabis only in C6c
- retail, convenience
- retail, farmers market
- retail, general

Principal Uses (Continued)

- retail, liquor, only in C6I
- self-storage facility
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, major
- service station, minor
- vehicle rental, minor
- vehicle repair, minor
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor
- veterinary service, minor

Secondary Uses

- residential security/operator unit

As requested by the City of Prince George, this Trip Generation Letter evaluates the maximum potential trip generation for the proposed zoning. Within the C6: Highway Commercial zone, the highest trip-generating land use is a Service Station (Gas Station). The adjacent property at 2780 Spruce Street is currently developed as a gas station with eight fueling pumps. Given the similar size of the subject property, it is reasonable to assume that a comparable facility, an eight-pump gas station with an associated convenience store, could also be constructed on the site. Accordingly, the trip generation analysis for the subject property has been based on this land use scenario.

The site is presently occupied by the Carmel Restaurant. Development of a gas station would

require demolition of the existing restaurant to provide adequate space. As such, in calculating the net new trip generation, the existing restaurant traffic volumes have been subtracted from the total. This adjustment is reflected in Table 1, below.

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)
Proposed Development: Gasoline/Service Station with Convenience Market (ITE Code: 945)								
AM	Per Fueling Position	8	12.47	100	51	49	51	49
PM			13.99	112	27	73	30	82
Existing Development: High-Turnover (Sit-Down) Restaurant (ITE Code: 932)								
AM	Per 1,000 Sq. Ft. GFA	4.6	9.94	- 46	55	45	- 25	- 21
PM			9.77	- 45	62	38	- 28	- 17
Net Trip Generation Summary								
				AM Peak	54		26	28
				PM Peak	67		2	65

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

As shown in Table 1, the proposed gas station development is expected to generate approximately 54 new vehicle trips during the AM peak hour and 67 new vehicle trips during the PM peak hour. According to the City of Prince George’s Design Guidelines, a Traffic Impact Study is required for developments anticipated to generate 100 or more peak-hour trips. Since the projected trip generation remains below this threshold for both peak periods, we do not believe that a full Traffic Impact Study is necessary.

Sincerely,

L&M ENGINEERING LIMITED

Prepared by:



Tanner Fjellstrom, P. Eng.
 Associate