



201-879 Anders Rd
West Kelowna, BC
V1Z-1K2

March 27, 2020

Via email only: kali.holahan@princegeorge.ca, Ian.Wells@princegeorge.ca, Mandy.Stanker@princegeorge.ca

City of Prince George
Planning and Development
1100 Patricia Blvd, Prince George, BC V2L 3V9
P: 250.561.7600

RE: Letter of Justification for Development Variance Permit Application No. VP100561 – 3030-3036 Recplace Drive Lot B
District Lot 8180 Cariboo District Plan BCP 25328 Except Plan EPP43542

Introduction

Further to our emails and phone calls over the last week please accept this as our letter of justification for the Variance permit application referenced above. While we have always intended and planned for a 6 story project which we discussed in person with Ian Wells and subsequently applied for, we do realize there needs to be some clarification on the reasoning for the variance request on building height from 16.0M to 24.0M.

A quick overview of our proposed project is a 6 Story 110 unit Marriott TownePlace Suites. All Suites are extended stay kitchenette units. Featured amenities include a swim area (hot tub, pool, waterslide and some kid play structures to be determined), 2 meeting rooms, 1000sf fitness center for guest use only. Marriott has some of the most stringent design standards and quality control in the industry so the project will be first class in all facets of the construction process.

In light of the City's concerns that a 24.0M height could potentially allow more stories with a flat top roof we are agreeable to a restrictive covenant to limit the build to a maximum of six stories. Due to the small footprint of the parcel we need to build up to allow for a.) Sufficient room density to support the project, b.) Amenities that will allow us to be competitive in all market segments, c.) Brand requirements d.) Other local zoning requirements with respect to landscaping, parking etc...

Construction methodology and reasoning

While drawings have not proceeded beyond what is required for variance application (site plan, floor plans, elevations) we can provide some insight into our preliminary planning with our consultants. The overall project will consist of a primarily wood frame structure with structural steel supporting the areas required.

Main Floor – At this point we are not sure of the HVAC sizing requirements, based on past projects we have found that we require 11'0" to 12'0" main floor to allow services to be run within the ceiling and distributed to vertical chases for floor to floor distribution while avoiding conflict with other services and structural elements. It should be noted that these past projects are 4 story wood frame structures and due to the extra stories the structural elements will likely be larger thus we may need more main floor height than we've required previously. Once the requirements are determined in the construction drawing process the main floor height will be adjusted to suit. Total height from slab to top of second floor gypcrete shown in the preliminary drawings is 12'10" (3.91M). Assumption of typical floor assembly thickness based on past project is 1'3-5/8" which leaves us 11'6-3/8" clear on main floor.

Upper floors – All upper floors are typical and currently shown on the drawings as 10'6" from gypcrete to gypcrete. Marriott requires guest rooms to be 9'0" ceiling height. 9'0 plus 1'3-5/8" floor assembly gives us floor to floor measurement of 10'3-5/8" . I am assuming that joists will be 11-7/8" and typical all floors so it looks like the current drawings have an "allowance" of 2-3/8" based on that per floor and it is likely that the overall floor to floor measurement will be less than shown but some of that allowance may need to be used to support the main floor services once those requirements are determined.

Overall height – Overall height to roof deck is 65'4" (19.91M). We're hopeful the final drawings will improve on this overall height. Overall height to the uppermost part of the buildings architectural features / sloping roof line is shown at 75'8" (23.1M). This height will shrink commensurate with what can be achieved on a floor by floor case. These features are a signature component of the prototypical brand image and make the building architecturally pleasing.

We completed a 4 story wood frame TownePlace Suites in Medicine Hat, AB which opened in December of 2019. The uppermost height of that project was 55' (16.76M), the addition of 2 extra guest room floors to that project would have increased the height to 75'7-1/4" which is in line with our variance request here. In summary we have planned for worst case with this variance application at 24M in height. Current drawings have the height shown at 23.1M so in all likelihood we will be able to maintain that and hopefully improve on it, however we do request a full 24M allowance in case more height is absolutely required by engineering. It should be noted that it is in our best interest to keep this as compact as possible and through design and engineering we will strive to improve on the height as much as possible.

Variance impact on neighbouring properties

The surrounding properties consist of Prince George Golf club to the West, Sandman hotel to the north, River Point landing development to the East and South of our project. We feel that our building is mindfully situated in the center of the parcel in order to create open area between the neighbours, and thus the impact of our variance request from 16.0M to 24.0M is negligible. We also feel if this variance is granted and our project proceeds we will provide a positive impact to not only the surrounding community, but to the entire City of Prince George. We try our best to utilize qualified local tradespeople and suppliers for our projects and strive to continue that relationship well past the projects completion by utilizing the same familiar trades for any capital improvements and required maintenance.

I trust this document meets your needs for a justification letter. If anything further is required please don't hesitate to contact me at 250-870-1569 or brandon@thebraemargroup.com.

Respectfully,



Brandon Hazard

March 27, 2020

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Re: Letter of support for Development Variance Permit Application No. VP100561

We, 0948523 B.C. Ltd., owner of River Point Landing shopping center and current title holder of the adjacent parcel subject to the above referenced application, fully support the development variance permit application to change the maximum allowed height from 16.0M to 24.0M. We do not foresee any negative impact to our shopping center or tenants due to the variance requested. The applicant (purchaser) has been upfront on their need to build up to six (6) stories due to the smaller footprint size of the parcel and we have been supportive of this from the beginning.

We expect our tenants and the surrounding area to see economic benefits due to development of this new Marriott TownePlace Suites.

Yours truly,

Kyle Shury
President
0948523 B.C. Ltd.