

City of Prince George  
1100 Patricia Blvd.  
Prince George, BC V2L 3V9

Dear Sirs:

Re: RDFFG DP Variance Permit Application Preamble

This proposal is to develop a Public Safety Operations Building (PSOB) to provide a real-time back up fire dispatch center, to function as an alternate fire dispatch location should the primary fire dispatch center need to be evacuated, or is no longer functional. The site will also provide for an Emergency Operations Center. The site will be operated by the Regional District of Fraser-Fort George staff, and will be occupied with fire dispatch staff provided through Prince George Fire/Rescue along with RDFFG staff. The building has 15 identified spaces. Out of the 15 spaces, 6 have been identified as having potential to be occupied space. The remaining 9 spaces are for 911 equipment, storage, mechanical rooms (2), electrical room, washrooms (2), janitor room, and common areas such as lobby and staff room.

#### Rooms – Use and Expected # of Persons' Occupying Space

- Room #101 (Vestibule) = 0
- Room #102 (EOC/Training Room) = 4 RDFFG Staff
- Room #103 (EOC Breakout Room) = 1 RDFFG Staff
- Room #104 (Staff Room) = 0 (persons that would occupy this space on break are already accounted for elsewhere)
- Room #105 (Janitor Closet) = 0
- Room #106 (Fire Dispatch) = 4 PGFR Staff
- Room #107 (Office 3 – 911 Tech) = 1 RDFFG Staff
- Room #108 (Office 2 – FOCC Super) = 1 PGFR Staff
- Room #109 (Equipment Room) = 1 (mass square footage use is for 911 equipment racks/911 equipment storage) RDFFG Staff
- Room #110 (Tech Shop) = 0 (mass square footage use is for 911 equipment storage)
- Room #111 (Electrical Room) = 0 (building utility use)
- Room #112 (Mechanical Room) = 0 (building utility use)
- Room #113 (W/C #1) = 0
- Room #114 (W/C #2) = 0
- Room #115 (Mechanical Mezzanine) = 0 (building utility use)

The calculations above result in a total occupancy of 12 people. This calculation would be a HIGH calculation as it represents building being occupied should the primary fire dispatch center need to be evacuated and the back-up fire dispatch center needs to be activated, and the EOC is concurrently activated and populated with 6 RDFFG staff.

A more typical daily occupancy would likely be the following;

- 911 Technicians – 2
- Fire Dispatch – 4 (for training purposes)

This more typical daily occupancy calculation results in a total daily occupancy of 6 people.

Building footprint: 509.5m<sup>2</sup>

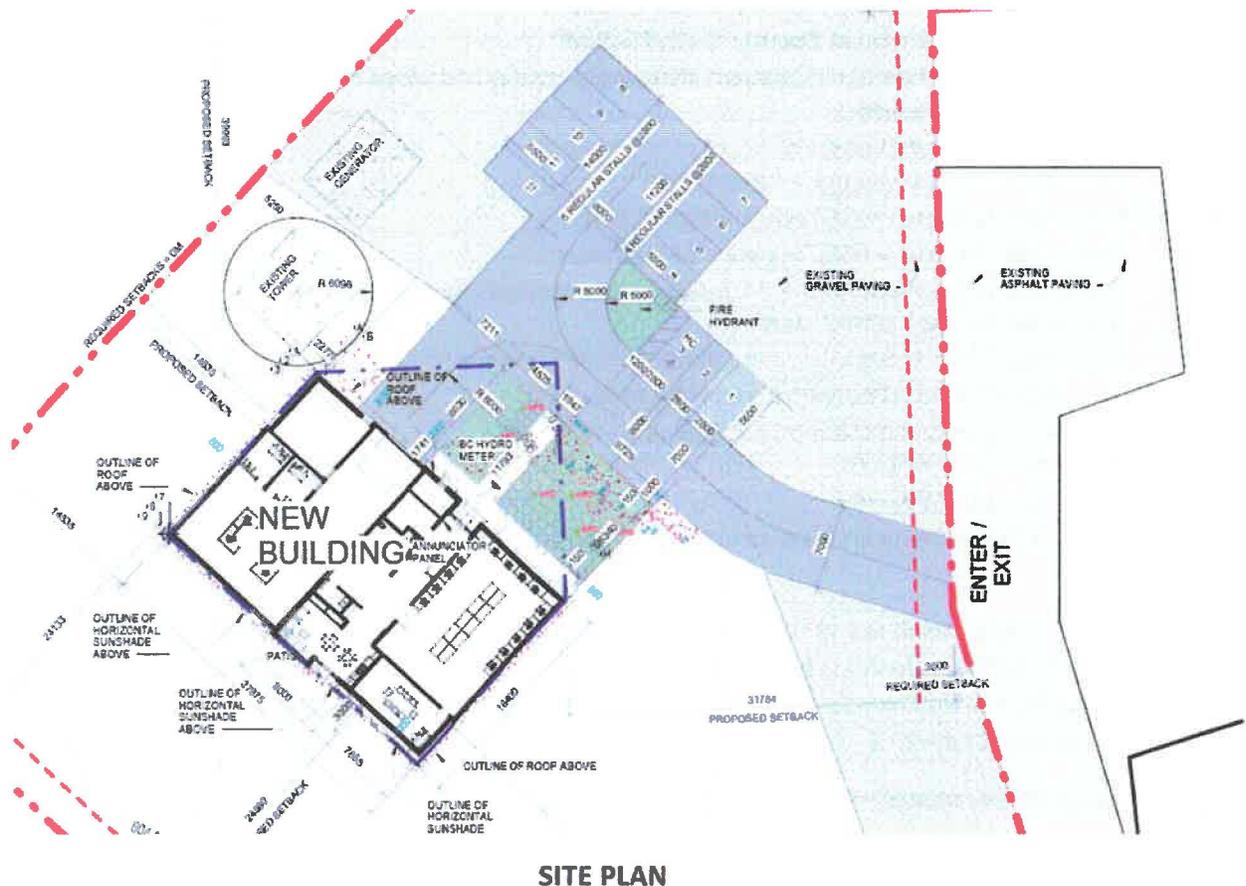
Required Parking as per zoning bylaw: Emergency Service, 10/100m<sup>2</sup> = 60 stalls

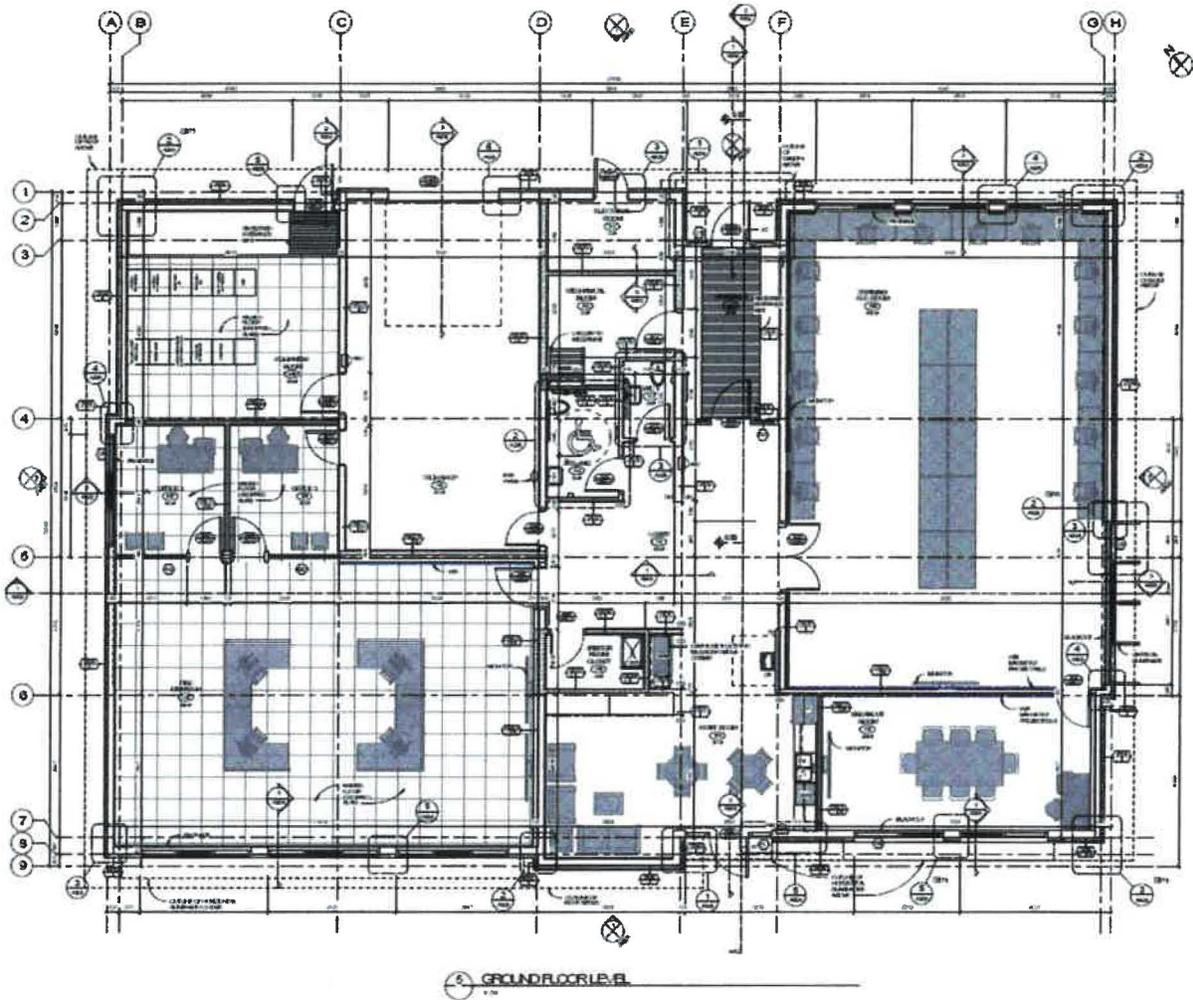
Proposed parking based on use and number of FTE building users: 12 stalls

#### PARKING RATIONALE: VARIANCE REQUIRED

Parking needs for the Public Safety Operations Building back-up fire dispatch center is based upon the calculated typical daily staffing of 6 people, with an expected high-staffing of 12 people. The building is not for public access, and therefore additional parking space to accommodate the public is not required. Additionally, there is also a potential alternate parking area located on site that could be accessed in the highly unlikely situation that more parking would be required.

Parking for the PSOB assumes a daily occupancy of 6 people, with a potential for a high-occupancy day of 12 people.





### FLOOR PLAN

The building user and building use information above was received from the Regional District of Fraser Fort John, KMBR cannot guarantee the future use of the building.

