

January 31, 2022

Re: "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9260, 2021"

7023 Irene Road – Rezoning Application RZ100723

Your Worship Mayor Hall and City of Prince George Council Members,

We have the following concerns with regards to the rezoning application; to rezone to RS2 and RT1 from the original RS1 zoning of 7023 Irene Road, with the anticipation of moving forward with a proposed 4 lot future subdivision.

The staff report to Council, dated December 13, 2021, notes that the Applicant is proposing to keep the existing single detached house and create 3 additional lots. Regarding the south lot, there is approximately 17m+/- (less side yard setbacks) of frontage available on the south side of the house. Part of this area encompasses a 'shared' drainage easement (Encumbrance EPP 12891) from an adjacent, earlier and constructed subdivision. This drainage ditch runs full of water most of the year and the proposed parcel is typically very wet and saturated. There is a high ground water table in this area with the clay soils and there are noted underground springs that run year around.

This adjacent subdivision, constructed in 2011 (SD 100344) compromised of drainage easements being constructed along the property along the sides and at the back of the property. It was achievable with maintaining the 20m width of the RS1 zone. We anticipate that a similar drainage design and review will be proposed with a project of this nature, as the only storm management in the area is the open ditch. The concern lies with the proposed smaller lot(s) and the infill that will result in building narrow house(s) and two unit housing just to fit the lot; this will set a precedent in developing smaller lots with these construction challenges. The 'RS1' existing' lots in the area can adequately manage the drainage and the soil conditions and multiple vehicle on site parking within a larger footprint. The proposed 15m width frontages of the RS2 and RT1 would also require multiple driveway openings and culvert installs. Irene Road is very narrow during the winter with snow storage and plowing. The narrowness of the road cannot support off street parking in this area as

well. Front yard setbacks on a tighter lot, multiple driveways and parking will present conflicts moving forward.

Future land use, OCP is designated as a Neighbourhood Residential and promotes Infill. However, the existing RS1 zoned lots with previous subdivision development have been successful with integrating into this neighbourhood and without having to rezone. Promoting the higher 'density' with the rezoning of the RS2 and RT1 in an already challenging area will not incur any improvements to this street and area. This area is designated as Urban, however, as a taxpayer, our neighbourhood will **not** see any improvements (City street lights, improvement to our failing roadway, ditches, servicing upgrades, safe pedestrian connectivity, etc.) that will come from this rezoning and future development; other than an increased density and burden to the servicing, roadway and management. All improvements required with a urban development will be easily waived due to the existing nature of this area. That has been established in the past.

The one RT1 lot (currently a trailer resides) that was introduced in the report to council is the only RT1 zoned lot in a 8 City block radius and doesn't truly depict the character of this neighbourhood. If we are going to move forward with infill and change the density with rezoning and future development, the City infrastructure, works and services will need to catch up to this demand. I don't foresee that happening in an established area.

We respectfully support maintaining the existing zoning RS1 only and the development of one or two permitting new SFD lots and not the proposed 4 lots and RT1 and RS2 zones as proposed under this application.

Thank you,

Tanja Puhlmann & Ben Berland

7040 Irene Road

Prince George, BC

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