



March 28th, 2022

Attention: Your Worship and Members of Council

Reference: Rezoning Application RZ100733 - 1613 5th Avenue

On behalf of our client, we would like to thank you for the opportunity to submit this letter for Council's consideration regarding rezoning application no. RZ100733.

The intent of this rezoning application is to facilitate the establishment of a tattoo parlour on the subject property, under the 'Service Personal' use of the proposed C8: Commercial Conversion zone. Currently, the subject property is zoned RS4: Urban Residential in the *City of Prince George Zoning Bylaw No. 7850, 2007* and designated as a Downtown Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011* (OCP).

The C8 zone has been selected in order to maintain the land use compatibility of the property with the surrounding commercial and commercial conversion uses along Vancouver Street and within the Crescents Neighbourhood. By utilizing the existing dwelling on the property, it further ensures that the residential character of the existing neighbourhood and Vancouver Street commercial corridor will remain and will act as a suitable transition between the commercial development to the east and residential development to the west of the subject property.

As noted, the subject property is designated as Downtown Future Land Use in the OCP. Prince George's Downtown serves as the heart of the City, by providing its residents with a variety of cultural, civic, and recreational amenities, as well as offices, shopping, and housing. Policy 8.3.4 of the Downtown Future Land Use section in the OCP, states that "the City should focus commercial growth within the urban area, with an emphasis on downtown, Neighbourhood Centres, and Corridors to match residential growth directions". By adhering to OCP Policy 8.3.4, and continuing to encourage commercial growth downtown, the City will continue to attract new residents and businesses to the area and maintain the downtown as the central business district and a primary location for offices (OCP Objectives 8.3.7 & 8.3.8). In addition, as noted by OCP Policy 8.3.30, the expansion of Commercial Conversion uses for lots fronting the west side of Vancouver Street, between 4th and 11th Avenue are supported for a range of non-retail commercial uses.

The Crescents Neighbourhood Plan was prepared with the intention of being a guiding document which provides policy direction on future land use and redevelopment within the Plan area. The subject property is located near the eastern Plan area boundary along Vancouver Street, which is identified by the Neighbourhood Plan as a corridor for commercial infill. It is clear that the Vancouver Street commercial corridor has clearly developed in the direction which was intended by the Neighbourhood Plan, and as such provides an excellent location for a new commercially zoned property.

The proposed commercial use for this property will contribute to the maintenance of a balanced downtown, as well as the OCP's aim to create a complete community where residents have the ability to shop, play, and work close to home.

We would like to thank Melissa Nitz, Planner, as well as City Administration for their support and assistance of this application to date. We would also like to thank Your Worship and Council for your time and consideration of this application.

Sincerely,

L&M ENGINEERING LIMITED

A handwritten signature in black ink, appearing to read 'Megan Hickey', written in a cursive style.

Megan Hickey, BPI
Planner