

From: *Redacted*
To: [devserv; Nitz, Melissa](#)
Subject: Comment for CP100184 - Bylaw No.9257
Date: Thursday, June 30, 2022 9:38:36 AM

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Greetings,

I am writing with concerns to the rezoning application to 1677 7th Avenue from RS4 to C8.

Like the applicant, our family is also a long term resident of Prince George and contribute through multiple residential and recreational properties within Fraser Fort George. Of most concern, we live at 1722 7th and also own 1734 7th, just a couple doors down and across the street from the applicants property. I do agree with one statement in the letter from the applicant in that they have been great neighbors so far, in fact we haven't noticed any change at all. We do have significant concern with what any zoning changes might lead to in the future if the business were to change hands and how it might open things up to something that might negatively impact our residential neighborhood.

We have kids that are currently in elementary school and we are excited for the day that they will be able to walk a short distance to attend Duchess Park school. Although 7th Avenue can be a slightly busier street, it still retains a residential feeling. I am quite discouraged with the direction downtown has taken in the past few years. Our children see open drug use, major accumulation of garbage and open "camping" frequently. I am extremely reluctant to support any changes that might take away from any residential areas when we can't even deal with the current situation downtown, and I hope Council can recognize that our downtown is in a very serious state of disorder.

If there was a way to support the current owners with their business venture, without a zoning change, I would 100% support that. However, if it means opening a door to any other business, should choose to sell in the future, I can not support the unknown so close to home.

Thank you for taking our family's concerns into consideration when looking at this application.

Kindest regards,

Bryce Lamont
EFAP Committee Co-Chair
Vice Local Chairmen L/E
TCRC Division 843
Prince George



Email- *Redacted*
Phone- *Redacted*

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Request for Comment CP100184-Bylaw No. 9257
Date: Friday, July 08, 2022 1:27:04 PM

From: Philip Gobbi *Redacted*
Sent: Friday, July 8, 2022 1:23 PM
To: devserv <devserv@princegeorge.ca>
Subject: Request for Comment CP100184-Bylaw No. 9257

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CP100184-Bylaw No. 9257

In response to your request for comment on the aforementioned Project.

I am in favour of allowing this Project in Our neighbourhood with the insurance that property meet all the Parking requirements for rezoning from RS4 to C8, and that the Owners somehow inform their clients that there is a parking option at the rear of the property.

The current Business at this property has been operating for several months and the improvements have enhanced the neighbourhood without causing a significant change to the Lifestyle of the Residential Community.

The only concern I have is that on street parking for residents during the day has been affected somewhat.

The current multi unit buildings on the street have been required to have some offstreet Parking for their tenants .

My request is that Regulations for the rezoning from RS4 to C8 are adhered to as per:

Section 7: Parking and Loading

In particular the descriptions in:

Section 7.3. through 7.3.3 Off-street Parking and Loading development standards

It appears that the current parking at the rear of the property do not meet the standards for C8.

Thank You
Phil Gobbi.
1694 7th Avenue.

From: "Redacted"
To: [devserv](#); "Redacted"
Cc: [Nitz, Melissa](#)
Subject: Rezoning Comment 1677 7th Ave.
Date: Monday, July 11, 2022 9:13:29 AM

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Attn: Mayor and Council

Date: July 11, 2022

Re: C8 Rezoning 1677 7th Avenue

Thank you Melissa for providing information regarding 1677 7th Ave.

On April 2010, my husband and I purchased a lot and building on 1613 7th Avenue. I had a dream to open a salon and spa.

We hired a local realtor to help us find a suitable place with the proper zoning which would be required for me to conduct my business and to follow the rules set by The City of Prince George and OCP.

We looked at buildings downtown and when we found the house on the corner of 7th and Vancouver, it was ideal.

The OCP would allow for the services and we paid premium dollars at the time since the lot allowed rezoning by the city.

We made the purchase and went ahead to change the zoning to C8 according to the OCP. A few years later, 2 Doctors bought and built on Vancouver Street down one block from me (zone C8).

Next, an Engineering firm bought and built beside me (zone C8). Vancouver street has become an area with potential with room to grow.

I understand the parking lot on Vancouver Street across from my business is for sale now as well.

There are still many places available to businesses in the area which are properly zoned and within the guidance of the OCP.

All well-developed cities that have a plan and a direction on how they want the city to look in one hundred years must follow through to keep the integrity of the dream or bigger plan of the city intact.

I have been at my location for 10 years now and over the years have seen many buildings and lots for sale in the area.

There has been ample opportunity and there still is for new businesses to come into the area without disrupting the OCP.

When there are no options available, it would seem the next step would be to allow the next building beside the C8 zone to start rezoning.

Jumping onto the 8th location in the middle of a residential area to start a downtown business makes no sense and ignores the available lots in the C8 zoning area.

The owner of this building knew that this lot was not in the C8 zoning and according to the OCP it is not in the city plan to develop into downtown businesses.

Why is the city going against OCP for one business? There are many available lots for the service area they are looking for.

It could devalue the houses around it too. How many people living in a residential area would be upset to have a downtown business in the next house to them?

Could it affect a new buyer looking at buying a home in our neighbourhood?

I have read the OCP and I understand the Administration is not for the rezoning. Why is the city going against the Administration?

Respecting the vision laid out in the OCP is important for the citizens of Prince George and I would expect our elected officials to honour it.

My husband and I are both business people here in Prince George and employ approximately 130 employees between us.

We both continually invest in our businesses and keep updating them. Our families are rooted here and we plan on staying long-term.

A couple of years ago a woman was running a home-based bridal business out of the house on 1677 7th Avenue.

Did she apply for rezoning at 1677 7th Avenue? She has now relocated her bridal shop downtown.

The new owner of 1677 chose the house because of its charm not because it fit into the C8.

Now they expect the city to change the OCP for them. There seems to be a different set of rules for different people.

Once you start allowing people to change the OCP, people will avoid bringing their businesses downtown if they can go in the nice residential area on 7th, 6th and 8th.

It won't be residential anymore and the downtown will have lost those opportunities.

The proposal does not meet the policy direction of the OCP or the Crescents Neighbourhood Plan.

Administration is unable to support the proposed OCP amendment and rezoning application.

They are following the OCP and are trying to keep the integrity of the residential neighborhood intact and I hope you can too.

There is a reason why cities pay for an OCP. There is no concrete reason to start changing the zoning in the Crescent neighbourhoods.

Kind regards,
Tanya Wood

From: "Redacted"
To: devserv; "Redacted"
Cc: Nitz, Melissa
Subject: Rezoning Proposal
Date: Tuesday, July 05, 2022 5:54:57 PM

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To who it may concern,

I own a business on 1613 7th Avenue, located on Vancouver Street. I purchased the land and building because of the zoning available on Vancouver Street to start my business in 2012. I chose this area because of the residential streets and school down the road.

Downtown's issues have come up to Vancouver Street.

Having people living in this area and street keep the neighbourhood safe as there are eyes on the area day and night. Changing the zoning would eventually have this street only being used during the day and that brings in the issues from downtown.

Claude's Barber Shop just shut down and was sold this year after he spent a lot of time and money but the crime on Vancouver Street drove him away. Very sad to see as he was a welcome business.

I am very concerned that changing a 'walking street' for locals and students from Duchess Park to a 'Downtown' would hurt the good vibe that is currently there now.

During the fires a few years back we had so many people walking this area. My store got hit by many shoplifters and we had to lock the door to my business. I was assaulted by one shoplifter and we lost many expensive items out the door.

I am surprised The City of Prince George would start bringing Downtown into a beautiful residential neighbourhood instead of pushing towards Queensway. I think it would be a shame to start moving Downtown with all its problems into an older and a part of history when it comes to character homes that were built in the 1940's.

My building was built in 1948 and I have met many people over the years that grew up in this neighbourhood and many still do.

Losing Save-On Foods down the street is a tell-tale sign of what is happening when 'Downtown' starts coming into neighbourhoods.

I purposely chose this area and paid more for it because it was safer and prettier than downtown. I hope The City could focus on making our Downtown better before spreading the downtown problems into good areas. I am very proud of what I have down with my business and my neighbours and customers are very happy too.

Changing 7th Avenue to 'Downtown' would be a huge mistake and I would consider selling and shutting down my business if it goes through.

I will be talking with my neighbours about this proposal.

It is upsetting to say the least to change for one business that knew it was not zoned. I understand this business got a 'special zoning' to go ahead with the services. Does the special zoning allow this business to contribute business taxes like myself? Home-based businesses in Prince George have been growing at an alarming rate and I know many that do not follow the criteria set out by The City.

Such as the number of clients seen per day and staff allowed to work in the home-based businesses.

I welcome any questions you may have. I think the idea of townhouses and condominiums is exactly what this neighbourhood needs, not businesses.

During the day, parents drop off and pick up their children from Duchess Park School and use Vancouver Street to park. There is not a lot of parking for residents already.

Also, we have Driving School cars using 7th Avenue street during the day as well.
7th Avenue just got new Condominiums and a new house built not that long ago. Do you really think these people want to live on a Downtown street?
7th Avenue is a short street and it is in the middle of a residential neighbourhood. It makes absolutely no sense to turn it into a 'Downtown.'

Tanya Wood
THE LONDON

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July 20, 2022

City of Prince George
Development Services

RE: OCP AMENDMENT – 1677 – 7TH Avenue, Prince George, BC

Thank you for the opportunity to participate in this application.

The applicant has applied to amend the Official Community Plan (OCP) from Neighbourhood Residential to Downtown, and rezone the subject property from RS4: Urban Residential to C8 Commercial Conversion. I concur with the City of Prince George Planning and Development Administration that the Temporary Use Permit application granted on July 12, 2021 and the recent proposal, do not meet the policy direction of the (OCP) or the Crescents Neighbourhood Plan (CNP) and I do not support the proposed OCP amendment and rezoning application.

The CNP 2003 describes its relationship to the OCP as the first neighbourhood level plan to address “some specific issues that arise at the neighbourhood level”. Section 5.2 of the CNP regarding Office Use Policies identifies the blocks on 13th Avenue adjacent to the hospital may be considered for medical and/or dental offices citing the local Crescents Community has a legitimate interest in ensuring any such uses jeopardize the quality and integrity of the neighbourhood.” Section 5.3 Commercial Policies states, “Some minor expansion of commercial confined to the service commercial and office use is encouraged on the west side of Vancouver Street, permitting redevelopment with consideration of lots fronting on Vancouver Street. No further expansion westward is recommended in this area, as most of the lots in this area are proposed for various housing densities”. The neighbourhood has supported such recent redevelopment as The London and Access Engineering on 7th and 8th Avenues fronting Vancouver Street and several other conversions from Residential to Commercial zoning all along the west side of Vancouver Street from 4th Avenue to Parkwood Mall within the guidelines of the OCP.

The applicant is currently operating at the subject property under Temporary Use Permit No. TU000070 that was approved by Council on July 12, 2021 against the advice of the city administration. A business licence was issued in December 2021. The applicant supplied a rationale letter to support the development of the property in May of 2022 when the renovations were completed and refers to the property as the “outskirts of downtown Prince George”. A change to the OCP to accommodate rezoning to C8 Commercial west of Vancouver Street will set a precedent that this neighbourhood is ‘open for business’ and this area will become part of downtown. I chose my property several years ago as it had the character and charm of a property I always dreamed of and worked hard with many others to develop the Crescent Neighbourhood Plan to preserve this area and its character. Only 5 council members out of 9 were present to vote on June 13, 2022 at the 1st and 2nd reading and again ignored city administration recommendations to uphold the OCP for the area.

The *Local Government Act* tells us that all bylaws enacted or works undertaken by Council after adoption of the OCP must be consistent with the Plan. Then comes the codicil, “An OCP, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.” I don’t believe ‘careful consideration’ was given by the 5 council members present at the June 13th council meeting and absolutely no consideration was given to the input from the Planning and Development Administration.

We have an upcoming election for Mayor and Council in October of this year. The applicant has a Temporary Use Permit in place for another two years until July 2024, and I suggest this matter be put on hold and this time be used wisely to consider the implications of amending the OCP and re-zoning Urban/Residential to C8: Commercial Conversion. All households within the Crescent Neighbourhood who chose their properties for the charm and character of the properties on the outskirts of downtown should be aware of an impending precedent to introduce a Commercial Conversion zoning whose principal uses include restaurants and minor/major community care facilities. They should be involved in any significant zoning changes and amendments that affect the original plan. Soliciting the 30-metre buffer of subject residents is not indicative of the neighbourhood whose boundaries stretch from 15th Avenue to Crocker Avenue and from Carney Street to Vancouver Street. Several neighbours rent their properties and received notices, so I suspect the owners of the properties have not been notified. I am aware that 177 Requests for Comment were mailed to residents surrounding the property requesting the amendment and I myself received 3 as my land was rezoned to facilitate the infill housing even though the lots remain my principal residence. It is not a fair representation of the area 5 council members have been tasked to change.

Respectfully submitted,

Maureen Massini
1623, 1637, 1651 – 7th Avenue
Prince George, BC

From: "Redacted"
To: [devserv](#); [Nitz, Melissa](#)
Cc: "Redacted"
Subject: OCP Amendment 1677 - 7th Avenue, PG,BC
Date: Thursday, July 21, 2022 9:45:48 AM

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Regarding the application.

I would like to add that because the applicant has a Temporary Use Permit that was approved by Council on July 12, 2021, that the time be used to give the neighbourhood some time to consider the implications of this amendment.

The fact that no one has complained is because the business just started this spring in 2022 and the applicant is there very few hours a week currently and at this time most residents do not even know the applicant is here. The hours would change drastically when or if the amendment is approved. Realistically, the business is not operating as normal right now. I ask that the Council turn this amendment down or at least postpone this decision until the 3 year Temporary Use period is due to expire.

Thank you,

Tanya Wood