



INDUSTRIAL FORESTRY SERVICE LTD.

Natural Resource and Geomatics Consultants

March 25, 2022

City of Prince George
1100 Patricia Blvd
Prince George Canada
V2L3V9
Attention: City Council

Regarding: rezoning of Lots 11 and 12 Block 160 District Lot 343 Cariboo District Plan 1268, from urban residential to C8 Commercial Conversion, under Zoning Bylaw No 7850, 2007 Amendment ByLaw 9274, 2021

Dear Councilors,

Industrial Forestry Service Ltd. (IFS) is located at 1595 Fifth Avenue, which is immediately across the street to the subject property. IFS does not support the proposed rezoning application of the subject property.

We believe the information provided in the application to be flawed. While the Future Land Use analysis suggests that the conversion will result in a “revitalization” of the downtown, and the conversion and replacement of older dwellings, we feel the conversion of the subject property to a tattoo parlor is highly unlikely to result in any kind of capital investment or improvement to this property. Other properties in the area have experienced significant capital investment in the form of improvements in residential habitation. There is no indication that the proposed future land use will result in improvements in the downtown or the neighbourhood.

City staff reports a Growth Management argument to Council which we believe is flawed. While it is true the current property may be underutilized, the conversion of the site to a tattoo parlor (or similar commercial venture) provides no indication that the site will result in infrastructure improvement, and in fact indicates they would use the existing dwelling on site.

While Industrial Forestry Service Ltd is supportive of the concepts in the City’s Crescents Neighbourhood Plan, these concepts assume “redevelopment” of properties in this area. The current proposal for a conversion to C8 zone indicates no redevelopment will occur.

Thank you for the opportunity to provide comments regarding this proposed zoning amendment.

Sincerely Yours

INDUSTRIAL FORESTRY SERVICE LTD.

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