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Date: March 27th, 2023

Attention: Mayor Yu and Members of Council

Reference: Rezoning Application RZ100763 – Dawson Road (PID: 015-258-360)

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. RZ100763.

As explained in the City's Staff Report to Council, the overall intent of this rezoning application is to facilitate a future multi-phase residential subdivision, which will contain a mix of housing forms. This mix of housing forms will ensure that there is more housing choice and housing availability in the area which will help to create a complete and compact neighbourhood that can be available for residents at all life stages. We would like to take this opportunity to break down the rezoning proposal in a bit more detail to provide further clarity on the proposed land use amendments. There are two Subject Area's for consideration under this specific rezoning application:

Subject Area 1

The intent of the proposed rezoning in this area from RT3: Residential Cluster and RS2: Single Residential to RM2: Multiple Residential, is to facilitate a future multiple-residential strata development. Further, you will notice that a portion of land being rezoned in this area is proposed to be rezoned from RS2: Single Residential to AG: Greenbelt, meaning it will not be developed as residential.

Subject Area 2

The intent of the proposed rezoning for this 0.1 hectare area is to facilitate a housekeeping amendment to adjust the AG: Greenbelt and RS2: Single Residential zoning boundaries on the parcel. The reason for this housekeeping amendment is to facilitate the first phase of a single-family residential development on the subject property and to ensure that areas requiring natural protection are zoned as AG: Greenbelt.

As mentioned in the Report to Council, Administration is supportive of the proposed rezoning for Subject Areas 1 and 2, as the proposal is consistent with the Future Land Use direction of the City's *Official Community Plan No. 8383, 2011*.

Other Land Use Considerations

As shown on the City's Appendix A of the Staff Report to Council, there are additional portions of the property that have already been zoned previously for residential land uses. As these are existing residentially zoned areas they are not included in this rezoning application. Based on the market demand and local economy, full build out of the overall residential development of the parcel is anticipated to take approximately 15 to 20 years.

We understand that there have been concerns expressed by residents in the surrounding neighbourhood over the loss of greenbelt that includes the informal trails that have been formed over time on portions of the subject property. While the informal trails are currently situated on private property, we recognize that pedestrian connectivity within the new overall residential development is very important and as such, the developer will be required to include concrete pedestrian sidewalks within all future development phases. Unfortunately, if there are existing roadways outside of the subject property and development area that do not contain sidewalks, the developer is not responsible for developing these sidewalks as this is outside of the scope of what can be done as a result of the future overall development.

Further, there are large portions of the subject property that will remain zoned AG: Greenbelt in order to protect the significantly sloped areas on the parcel and ensure that these areas remain in their natural state.

In summary, the proposed land use amendments will facilitate the development of different housing forms on the subject property which help fill the gap of the current housing need. The proposed land use amendments will further clean up current zoning boundaries which will ensure that future residential development is developed in an efficient manner and that significantly sloped areas remain protected in their natural state.

We would like to thank Mayor Yu and members of Council for your thoughtful consideration of the proposed land use amendments as well as the surrounding neighbours for expressing their questions and concerns during the public consultation process.

Respectfully Submitted,

L&M ENGINEERING LIMITED

A handwritten signature in black ink, appearing to read 'Megan Hickey', is written over a light blue horizontal line.

Megan Hickey, BPI
Planner