



Comments on Planning and Land Use Applications

Date Completed: Tuesday May 2nd 2023 12:57 PM

Reference Number: 2023-05-02-021

First Name *

Margaret

Last Name *

Jones-Bricker

Address *

2617 Hazelton Street

City / Town *

Prince George

Please provide a valid telephone number or email address for internal use only. *

Email Address *

Redacted

Email Address

Telephone Number

For which application would you like to provide comments? (One form per application) *

RZ100784 - Bylaw 9387 (2690 Queensway) - Meeting Date: May 8, 2024

Comments:

Mayor and Council,

Regarding the proposed rezoning of 2690 Queensway Street from C7 Commercial to RM4 Multi-Residential, and further to my comments submitted on March 21, 2023, I am reasserting the primary concerns related to access, infrastructure, and scale:

1. ACCESS is a multi-pronged issue, with concerns related to the laneway access from Queensway at the base of a hill and a corner. Facilitating primary access via Inlander Street compounds this issue with density related concerns (55 apartments may mean 100+ vehicles using this side street, not including visitors). Access from the corner of La Salle Avenue and Queensway has a flashing pedestrian crossing at present. At very least, a traffic light and left-turn signal would be a necessary workaround for this issue.

2. INFRASTRUCTURE is currently unable to support the projected increased usage with no curb and gutter in place. There is no structural support for Inlander Street to enable an increase in traffic. Safety concerns for pedestrians in the area are also a concern.

3. SCALE is not in keeping with the Official Community Plan with respect to the form and character of the neighbourhood. Scale can arguably said to be beyond the ability for this size of property to support this size of building. Parking will be a huge issue as the building itself will occupy the majority of the site. The attached .PDF file has a superimposed apartment of similar size shown on this lot. The view is facing north with the Fraser River on the east side, taken from the adjacent commercial building parking lot. It is said that a picture is worth a thousand words and sometimes a visual image is what is needed to demonstrate the impact of such a proposal.

Thank you for providing an opportunity for a public hearing.

Respectfully,

Margaret Jones-Bricker

Provide documents or photos related to your comment. You may attach:

- A maximum of 3 files.
- Files up to 50MB each.

Add Attachment (optional)

File Name



Queensway_ProposedApartmentBldg copy.pdf

2.9 MB

Personal information is collected under the authority of section 26(g) and disclosed under the authority of section 33(2) of the *Freedom of Information and Protection of Privacy Act*. For information or questions, contact the City's FIPPA Coordinator at 250-561-7600 or 1100 Patricia Boulevard, Prince George, BC V2L 3V9.

[Learn more information about the collection of personal information under the *Freedom of Information and Protection of Privacy Act*.](#)

