



Comments on Planning and Land Use Applications

Date Completed: Sunday May 7th 2023 5:05 PM

Reference Number: 2023-05-07-009

First Name *

Scott

Last Name *

Brown

Address *

2688 Inlander St

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:

I am a resident of Inlander street and a Prince George citizen since 2016. I have major concerns over the proposed development at 2690 Queensway and the way that this rezoning has felt pushed through. There has been little information that has been provided in both notices from the city. There is no information available online and the city has only provided 7 days to view this application or any other information and only available during working hours and I was unable to get in during this time to understand what is the projected size of this development. From the last council meeting, my understanding is the proposed development will be an apartment building that would support up to 55 units. Although I understand the need for housing during this time, I feel that this is a massive increase to the current neighborhood. Both with a physical building of that size and how the landscape would change, but also for the safety of the neighbourhood with a huge increase in the amount of residents and their vehicles.

My main point of concern with this development is the use of Inlander as a vehicular route. From the information provided at the last reading, I understand that the intent is to use Inlander street for the access and exit points to this apartment building. Inlander St is a small residential street with no side walks or storm drains. An influx of more than 100 cars a day would severely impact the safety of Inlander Street and its residents. It is my understanding that there was a vehicle impact study done, I am unable to understand how it would be recommended to put 100 cars a day on a side street like Inlander versus Queensway, which is already a busy thoroughfare for traffic and has proper sidewalks and infrastructure in place. Inlander is used by residents and visitors to walk, ride or otherwise enjoy the neighbourhood and surrounding parks. Council should also be aware that Inlander is used throughout the summer as an addition to the city's bikeway as there is no safe way to travel down Queensway. During the spring and summer we see many families that bike down from College Heights area and use Inlander and other side streets as a safer route to access Lhedli T'enneh Memorial Park as well as the downtown area. The current city planned bike route that links the College Heights area of our city stops abruptly at the end of Ferry Ave. (see attached maps).

I would like to urge Council, the City Planners and the developer to ensure the safety of the residents of this neighbourhood and other Prince George citizens by requiring this development use Queensway as the point of entry and exit for vehicles and prohibit any vehicle access points to this property via Inlander Street.

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



Prince George Bikeway Map (Poster) edited.pdf

10.2 MB



This map is provided free of charge for your use to identify the City of Prince George bikeways.

For bikeways outside of Prince George see the Ministry of Transportation & Infrastructure website www.th.gov.bc.ca

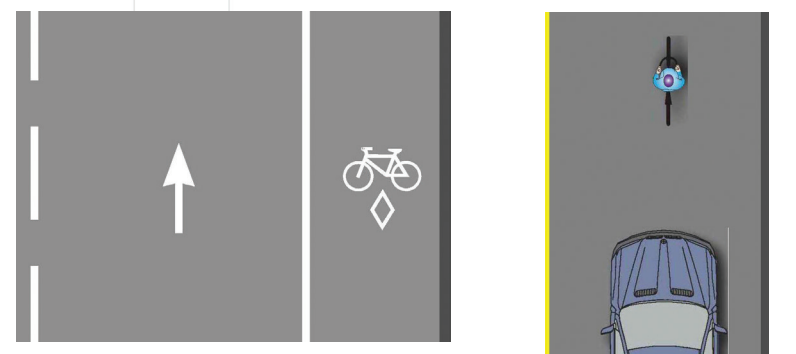
PUBLIC TRANSIT
The entire PG Transit bus fleet is equipped with bicycle racks. Bicycles can be loaded onto racks any time of the day.

DOWNTOWN BICYCLE PARKING
Free public bicycle racks are available throughout the downtown & at the Civic Facilities.

RIDE SAFELY: FOLLOW THE RULES OF THE ROAD
Cyclists have the same rights and responsibilities as drivers. The Motor Vehicle Act and City by-laws apply to cyclists too.

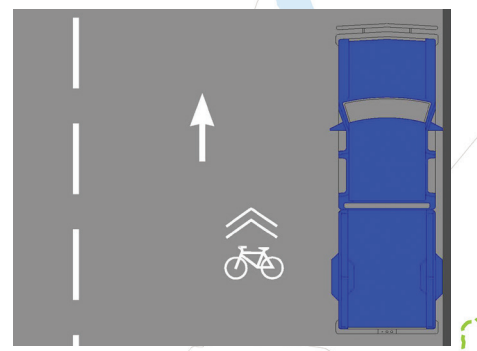
- Cyclists are required by law to:**
- Wear approved bicycle helmets
 - Have a front white light and rear red light if riding after sunset or before sunrise
 - Ride on the right, in the same direction as traffic
 - NOT ride abreast of another cyclist
 - NOT pass on the right, unless in a bike lane or passing a vehicle turning left
 - NOT ride on sidewalks
 - NOT ride on crosswalks
 - Yield when transit buses signal their intention to pull out into traffic

SYMBOLS TO KNOW: LOOK FOR THESE ON STREETS AND SIGNS



Dedicated Bicycle Lane: Motor vehicles, buses, and motorcycles are not permitted to travel or stop in this lane unless making a right turn onto a cross street. Transit buses may stop at designated stops for passengers.

Shared Use Lane: Where there is not sufficient width for the cyclist and motorist to share the road side by side, they must use it in a single file.



Share the Road: Indicates where the cyclist should generally position themselves while sharing the road with other vehicles.

Bicycle: Indicates you are on a bicycle route.

Bike Yield to Bus/Car: Indicates cyclists must yield to transit buses or cars.

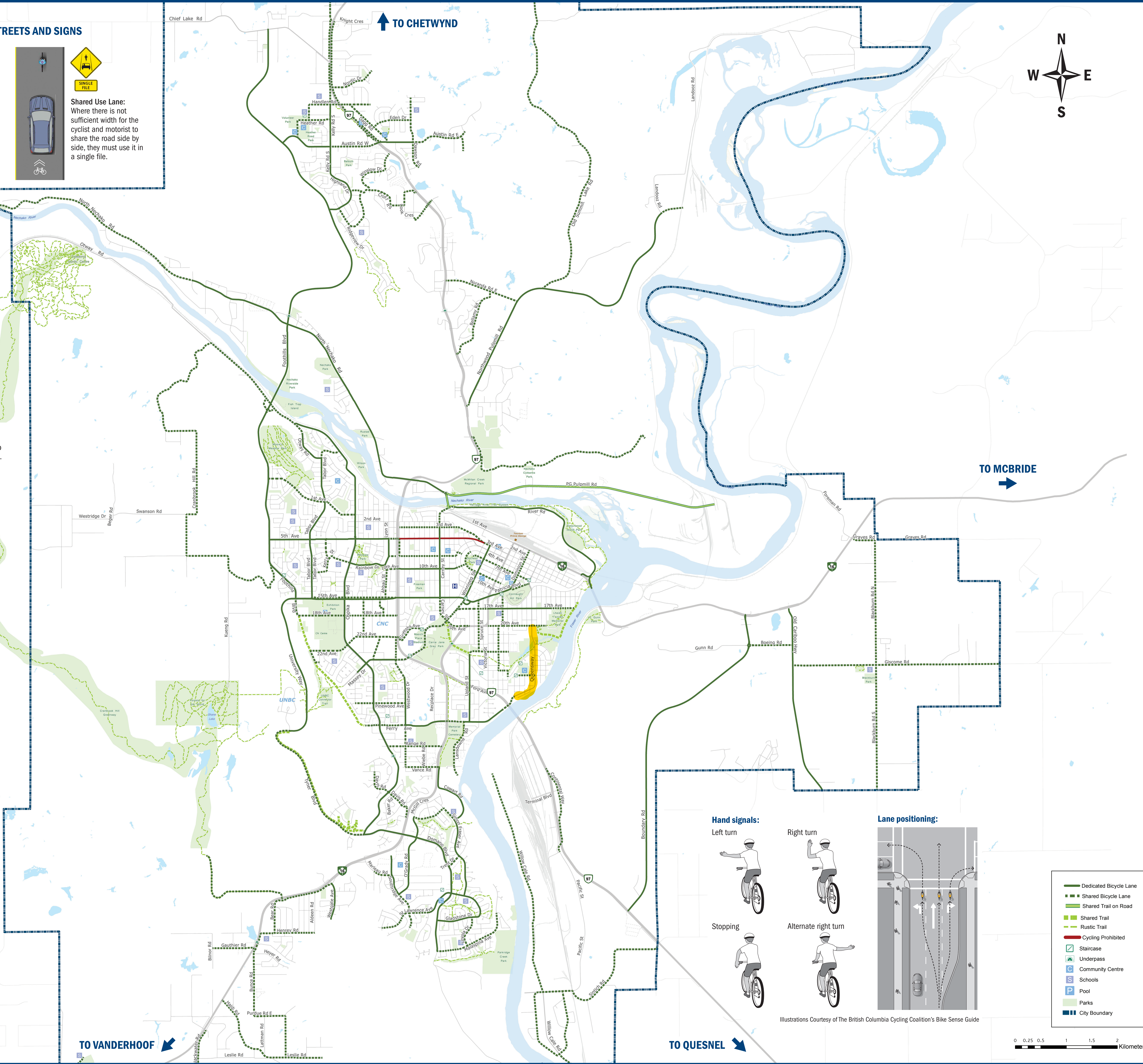
Shared Trail: Indicates an off-street pathway shared by pedestrians and cyclists. Cyclists must yield to pedestrians.

- Cyclists should:**
- Put reflective materials on your bicycle and clothing
 - Use a bell to alert others
 - Ride 1m from the edge of the road or parked cars
 - Choose to take up the whole lane when the curb lane is narrow
 - Ride in a straight line
 - Use hand signals
 - NOT make a left turn from the right side of the road
 - NOT wear headphones

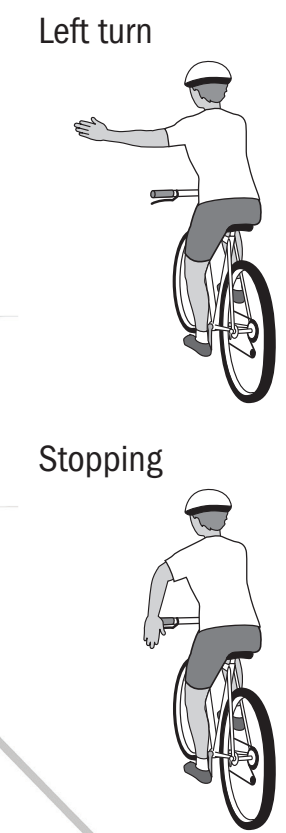
Contacts
City of Prince George
250.561.7600
www.princegeorge.ca
@cityofpg /cityofpg @cityofpg

Emergency Services
911

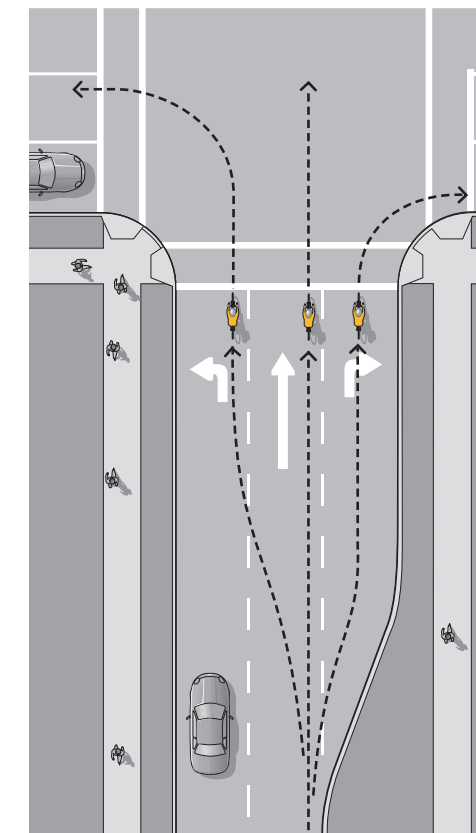
Prince George Transit System
250.563.0011
www.bctransit.com/prince-george



Hand signals:



Lane positioning:



- Dedicated Bicycle Lane
- Shared Bicycle Lane
- Shared Trail on Road
- Shared Trail
- Rustic Trail
- Cycling Prohibited
- Staircase
- Underpass
- Community Centre
- Schools
- Pools
- Parks
- City Boundary

0 0.25 0.5 1 1.5 2 Kilometers