



Sunday, May 7, 2023

To the Council members and Mayor of the City of Prince George:

I write this letter and attend the Monday, May 8th Council due to a strong and concerned conviction that the building zone application for 2690 address of Queensway is ill advised, short sighted, and based on a misinformed concept of appropriate housing required at this address on this street.

Safety is a primary concern.

The amount of traffic accessing this very dangerous curve would likely seriously imperil other motorists, pedestrians, cyclists and wildlife that are abundant in this area.

The Fraser River, as noted in the Purpose of this application, makes access on all four sides impossible as per rules and regulations for Fire Access Roads. Fire department access roads require 20 feet (6.1m) of unobstructed width.

Fire Department access roads must be provided so fire apparatus can drive within 50 feet (15m) of an exterior door that allows access to the interior of the building. This 50 foot distance can be increased to 150 feet (46 m) for one or two family dwellings or town houses that are protected by an automatic sprinkler system.

The minimum 20 foot access of unobstructed width allows for two-way vehicular traffic and for one fire apparatus vehicle to pass while another is working at a fire hydrant.

Another requirement is that if an area is designated as a fire lane, cars are not allowed to be parked there. In addition, the width of the width of the fire department access road needs to be maintained and unobstructed.

In Addition:

1) Application of the endangered Riparian zone . . . as this applies to the physical properties at large, how will it be applied to this property? It states in the riparian assessment that "A 20 m average leave strip is considered adequate to sustain riparian values". Those are the same values listed that apply to neighbouring properties, however, those properties are quoted a 30 m leave.

2) The 30 meter river easement rule that applies to surrounding properties, how will this be applied?

3) The solid, double line on Queensway . . . how will this be enforced?

4) The single dwelling residential property owners on Inlander Street as well as Hazelton Avenue . . . Inlander Street is, like the majority of streets located in South Fort George, front onto a street that isn't even legal width. Winter conditions make this street a definite single lane "street".

5) The 200 year flood plain . . . according to Ministry of Environment , Lands and Parks:

In 1933 Railway yards were submerged,

In 1937 water over railway tracks by two feet

In 1957 highest reading occurred at beginning of available record

In 1957 mills and homes flooded

In 1968 at Island Cache flooded, basements blocks of ice

In 1972 homes threatened

In 1976 basements flooded

Section 219 Covenant No. PG9697: Registered on title March 30, 1993, the Ministry of

“Environment and Climate Change Strategy and the City of Prince George are named on a flood protection covenant requiring development to maintain a 30.0 meter setback from the natural boundary of the Fraser River and a flood construction level of 569.5 meters”.

When we consider climate change, and for the second time in two years we see the devastating flooding occurring in the Fraser Valley . . . I believe it behooves us to honour nature and the power inherent within what only the planet can dictate.

Let's get the housing options into areas where they are needed!

SIGNATURE
REDACTED

LORRAINE BRASH