

April 30, 2024

Mayor Yu and Council
c/o Corporate Officer
1100 Patricia Boulevard, 5th Floor
Prince George, BC V2L 3V9
Canada

(For inclusion in the Council meeting May 6, 2024 agenda – RZ100816 - Bylaw 9466 - City Wide)

Re: Council Consideration of 1st/2nd Reading of Proposed Zoning Amendment Bylaw No. 9466, 2024

Dear Mayor and Council,

The proposed Zoning Amendment Bylaw No. 9466, 2024 represents a significant and positive step forward by the City to comply with a challenging schedule and fundamental change in the way the City conducts its business related to housing. Thank you and Administration, very much, for your work on this.

I wish to note, however, that retaining existing regulations on the total maximum combined gross floor area of accessory structures (often 90 sq. m.) leaves in place historical biases established in local regulation that have contributed, in part, to the current housing issues within our community.

Existing site coverage regulations, as proposed, will remain essentially unchanged (with a minor exception to Zone RS4), and do represent one of the City's primary, and effective, methods of maintaining the character of Prince George's neighbourhoods.

Retaining the existing accessory structure gross floor area regulations supports two fundamental biases:

- 1) A bias against the creation of single storey, ground level accessory dwellings, that support aging members of Prince George in their effort to age independently and in place, and
- 2) A continued bias towards large, less affordable principal dwellings, as a method to maximize dwelling units on a given property.

With respect, will Council consider directing Administration to review the need to retain the existing accessory structure gross floor area regulations, or modify them to more effectively address the biases noted, given the effectiveness of site coverage regulations as a primary method of maintaining a neighbourhood's character?

Sincerely,

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