

STAFF REPORT TO COUNCIL

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DATE: May 17, 2023

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Additional Information regarding Rezoning Application No. RZ100784 (Bylaw No. 9387) – 2690 Queensway – Traffic Impact Analysis

ATTACHMENT(S): Traffic Impact Analysis prepared by L&M Engineering Ltd., revised May 26, 2023

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated May 17, 2023, from the Director of Planning and Development titled “Additional Information regarding Rezoning Application No. RZ100784 (Bylaw No. 9387) – 2690 Queensway – Traffic Impact Analysis”.

PURPOSE:

The purpose of this report is to provide Council with additional information pertaining to Rezoning Application No. RZ100784 (Bylaw No. 9387) for 2690 Queensway.

DISCUSSION:

At the Regular Council Meeting on May 8, 2023, Council passed the following resolution:

That the Public Hearing regarding Rezoning Application No. RZ100784 (Bylaw No. 9387) be adjourned and reconvened on Monday, June 12, 2023, in City Hall Council Chambers.

That Council DIRECTS Administration to invite the applicant to present the Traffic Impact Analysis prepared by L&M Engineering Ltd. for Rezoning Application No. RZ100784 and to return a report to Council regarding traffic impacts surrounding the subject property at 2690 Queensway including access for solid waste service and fire rescue emergency vehicles.

The applicant has provided the City with a revised Traffic Impact Analysis prepared by L&M Engineering Ltd., revised May 26, 2023, attached to this report.

Traffic Impact Analysis

The applicant has provided the City with the Traffic Impact Analysis prepared by L&M Engineering Ltd., dated December 15, 2022, revised May 26, 2023, which has been received to Administration’s satisfaction. The Traffic Impact Analysis addresses technical issues related to traffic for the proposed development, such as trip generation, distribution, and assignment, as well as site access and recommendations for future road configurations. The Traffic Impact Analysis is attached to this report as a supporting document for Council’s consideration.

The following information has been received from internal departments:

Fire & Rescue Services

Fire & Rescue Services has confirmed that the fire apparatus does not respond using laneways. The minimum access route width for a fire apparatus is 6.0 m. Through the Building Permit process, the City will review the application to ensure that the proposed development is designed to reflect and align with design guidelines for emergency services (i.e., truck turning radius and distance to fire hydrants).

Parks & Solid Waste

Should this application be approved, and the adjacent laneway be converted to one-way access only, Parks & Solid Waste would work with the property owner at 2684 Queensway to ensure that an alternate location or service is secured for regular refuse collection.

Transportation & Technical Services

The City of Prince George Design Guidelines (Section 7.5.4.6) state that access onto arterial roads (i.e., Queensway) shall not be permitted when other means of access are available. Where a property abuts a lane or road of a different classification, access shall be granted from the lower road classification. The primary function of an arterial road is to deliver traffic from collector roads to highways, and between urban centres at the highest level of service possible. Arterial roads are generally characterized by having a reduced number of intersections and access points compared to collector and local roads. Fewer intersections and access points reduce the number of vehicle conflict points, increase the corridor's level of service, and improve traffic safety.

SUMMARY AND CONCLUSION:

Administration recommends that Council receive this report for information.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull, Planner I

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/06/12