



Comments on Planning and Land Use Applications

Date Completed: Tuesday March 21st 2023
12:30 PM

Reference Number: 2023-03-21-010

First Name *

Margaret

Last Name *

Jones-Bricker

Address *

2617 Hazelton St

City / Town *

Prince George

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

Telephone Number *

Redacted

Email Address *

☒ Email Address

☐ Telephone Number

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

RZ100784 - Bylaw 9387 (2690 Queensway) - Meeting Date: March 27, 2023

Comments:

The request to rezone 2690 Queensway property in support of an Apartment development has raised concerns related to lot size, alignment with the Official Community Plan, proposed usage, and traffic impact.

Chief among these concerns include the size of the lot and its relationship to the proposed density of the development. The City of Prince George and BC Assessment have both confirmed that the lot is 1.192 acres in size, not 1.5 acres as indicated in earlier and current reports provided to Council. This effectively shifts the density from 55 units to 43 units. (Calculated based on the RM4 Zoning at 90 dwellings/ha).

The Official Community Plan or OCP is in its final year as a 10 year document guiding the City of Prince George in its vision for growth and development. The relevant Policies cited by Administration make

reference to supporting infill and redevelopment that is “incremental,” “respecting the scale of existing neighbourhoods,” and “considering access and traffic impacts.”

Developing a 55 (or 43) unit Apartment adjacent to a residential neighbourhood is neither ‘incremental’ nor ‘minor.’ These are relative terms and prone to bias in supporting a specific recommendation.

Supporting documents related to setback and environmental concerns do not take into account the form and character of adjacent residential properties. It is necessary to understand how the addition of a 55 (or 43) unit Apartment is “consistent with the form and character of the existing neighbourhood” in order for City Council to make an informed decision.

The Traffic Impact Analysis prepared by L&M Engineering was conducted on November 10, 2022 at the intersection of Queensway and La Salle Avenue. This analysis records the flow of traffic along Queensway; it does not take into account the impact of traffic along the primary access point along Inlander Street. The analysis has no bearing on the residents of Inlander who will be most impacted by the proposed change in traffic patterns. Inlander Street is a side street with no curb or gutter, necessitating additional consideration related to winter access as the street becomes narrower with snow and grading. Traffic noise and parking concerns are also a component of traffic impact and must also be considered.

The proposed Bylaw 9387, 2023 references facilitating the development of an apartment building on the subject property, ‘or other uses’ pursuant to the RM4: Multiple Residential zoning designation. As noted in the Zoning Regulations provided by Development Services, RM4 Zoning may include Community Care facilities (Major or Minor), Row Housing or Stacked Row Housing. Rezoning this property then opens a window for other developments should the proposed apartment not materialize. This is concerning as the current C7 Zoning for Commercial use is more in keeping with the Commercial Queensway corridor.

The Staff Report to Council dated March 1, 2023 includes reference to Council’s strategic priorities for economic growth and development by increasing market housing and affordability to maximize the quality of life. This begs the question, just whose quality of life is being maximized? Citizens of Prince George have chosen to live in this quiet neighbourhood precisely because they are enjoying a maximized quality of life.

The principle of ‘highest and best use’ is primarily related to economics and in this instance, one must also note the ‘best’ use may apply to quality of life for those impacted by such a development. This particular project will actually minimize quality of life for those of us who have called South Fort George home for many decades.

At the January 16, 2023 Council meeting a motion was made for a public hearing to be held in the matter of the proposed Zoning change for this property. Since the applicant withdrew the original application and has resubmitted a revised application, rescinding the ‘hotel’ portion of the development, there is a need for Council to make a new motion for a public hearing, should Council decide to pass the first and second reading of this revised application.

It bears noting that the revised application to RM4 Zoning has actually increased the proposed density of the site from 43 units to 55 units. The initial application with 43 units was already a stretch given the land area is barely more than 1 acre in size (1.19 according to records noted in the Appendices).

The following points are essential to consider prior to first and second reading of this re-zoning request and any subsequent decision.

1. The size of the property is inconsistent with the size noted on the Development plan and is therefore inconsistent with the proposed density;
2. The OCP states that the neighbourhood is of primary concern when adjacent to proposed infill

development;

3. Inlander Street is a residential secondary street with no curb or gutter.

In addition to the essential points made above, the neighbourhood itself is historic. Visitors to Prince George are greeted by the 'Welcome to historic South Fort George' sign that has been in place for many decades. Developing this neighbourhood in a hodgepodge fashion is a short-term solution rather than a long-term vision. Economic development that is cohesive, thoughtful, and engages the citizens that are most impacted is demonstrably preferable to fostering a vibrant city of tomorrow.

In conclusion, I believe that the rezoning proposal is not consistent with the current OCP and I respectfully ask Council to maintain the current zoning of this property.

Margaret Jones-Bricker

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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



MJB_Rezoning_RZ100784.pdf

1.4 MB

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



Report to Prince George City Council

Proposed Rezoning for 2690 Queensway
Rezoning Application No. RZ100784 (Bylaw No. 9387)

Legal Description

BLOCK 28 DISTRICT LOT 933 CARIBOO DISTRICT PLAN
727 EXCEPT PLAN PGP37011 (PID 014-141-582)

March 21, 2023

Margaret Jones-Bricker

Redacted

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Summary

The request to rezone 2690 Queensway property in support of an Apartment development has raised concerns related to lot size, alignment with the Official Community Plan, proposed usage, and traffic impact. These concerns are addressed in this document, provided to Prince George City Council for further consideration of the proposed rezoning.

Chief among these concerns include the size of the lot and its relationship to the proposed density of the development. The City of Prince George and BC Assessment have both confirmed that the lot is 1.192 acres in size, not 1.5 acres as indicated in earlier and current reports provided to Council. This effectively shifts the density from 55 units to 43 units. (Calculated based on the RM4 Zoning at 90 dwellings/ha).

The Official Community Plan or OCP is in its final year as a 10 year document guiding the City of Prince George in its vision for growth and development. The relevant Policies cited by Administration make reference to supporting infill and redevelopment that is “incremental,” “respecting the scale of existing neighbourhoods,” and “considering access and traffic impacts.”

Developing a 55 (or 43) unit Apartment adjacent to a residential neighbourhood is neither ‘incremental’ nor ‘minor.’ These are relative terms and prone to bias in supporting a specific recommendation.

Supporting documents related to setback and environmental concerns do not take into account the form and character of adjacent residential properties. It is necessary to understand how the addition of a 55 (or 43) unit Apartment is “consistent with the form and character of the existing neighbourhood” in order for City Council to make an informed decision.

The Traffic Impact Analysis prepared by L&M Engineering was conducted on November 10, 2022 at the intersection of Queensway and La Salle Avenue. This analysis records the flow of traffic along Queensway; it does not take into account the impact of traffic along the primary access point along Inlander Street. The analysis has no bearing on the residents of Inlander who will be most impacted by the proposed change in traffic patterns. Inlander Street is a side street with no curb or gutter, necessitating additional consideration related to winter access as the street becomes narrower with snow and grading. Traffic noise and parking concerns are also a component of traffic impact and must also be considered.

The proposed Bylaw 9387, 2023 references facilitating the development of an apartment building on the subject property, ‘or other uses’ pursuant to the RM4: Multiple Residential zoning designation. As noted in the Zoning Regulations provided by Development Services, RM4 Zoning may include Community Care facilities (Major or Minor), Row Housing or Stacked Row Housing. Rezoning this property then opens a window for other developments should the proposed apartment not materialize. This is concerning as the current C7 Zoning for Commercial use is more in keeping with the Commercial Queensway corridor.

The Staff Report to Council dated March 1, 2023 includes reference to Council's strategic priorities for economic growth and development by increasing market housing and affordability to maximize the quality of life. This begs the question, just whose quality of life is being maximized? Citizens of Prince George have chosen to live in this quiet neighbourhood precisely because they are enjoying a maximized quality of life.

The principle of 'highest and best use' is primarily related to economics and in this instance, one must also note the 'best' use may apply to quality of life for those impacted by such a development. This particular project will actually minimize quality of life for those of us who have called South Fort George home for many decades.

At the January 16, 2023 Council meeting a motion was made for a public hearing to be held in the matter of the proposed Zoning change for this property. Since the applicant withdrew the original application and has resubmitted a revised application, rescinding the 'hotel' portion of the development, there is a need for Council to make a new motion for a public hearing, should Council decide to pass the first and second reading of this revised application.

It bears noting that the revised application to RM4 Zoning has actually increased the proposed density of the site from 43 units to 55 units. The initial application with 43 units was already a stretch given the land area is barely more than 1 acre in size (1.19 according to records noted in the Appendices).

The following points are essential to consider prior to first and second reading of this re-zoning request and any subsequent decision.

1. The size of the property is inconsistent with the size noted on the Development plan and is therefore inconsistent with the proposed density;
2. The OCP states that the **neighbourhood** is of primary concern when adjacent to proposed infill development;
3. Inlander Street is a residential secondary street with no curb or gutter.

In addition to the essential points made above, the neighbourhood itself is historic. Visitors to Prince George are greeted by the 'Welcome to historic South Fort George' sign that has been in place for many decades. Developing this neighbourhood in a hodgepodge fashion is a short-term solution rather than a long-term vision. Economic development that is cohesive, thoughtful, and engages the citizens that are most impacted is demonstrably preferable to fostering a vibrant city of tomorrow.

In conclusion, I believe that the rezoning proposal is not consistent with the current OCP and I respectfully ask Council to maintain the current zoning of this property.

Margaret Jones-Bricker

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Proposed Development for 2690 Queensway.

The legal description of the property is:

BLOCK 28 DISTRICT LOT 933 CARIBOO DISTRICT PLAN 727 EXCEPT PLAN PGP37011 (PID 014-141-582)

Land Size

Further to my comments provided to Prince George City Council on January 16, 2023 (Appendix A), I have followed up with City Administration to seek answers to my questions regarding the Lot size of the proposed Development and the recommendations that have been provided by Development Services, based on the current Official Community Plan.

Tammy Stever, Legislative Clerk, Records Services, confirmed via e-mail on January 24, 2023, (see Appendices) that the property size of the Lot at 2690 Queensway is 1.192 acres. The following screenshot with this information was also provided (Appendices B and C).

City of Prince George Land Folio

Folio Number	80-00341-000	Property Number	111033
Parcel Type	LAND	Civic Address	2690 QUEENSWAY

Folio 80-00341-000 PID 014-141-582 LTO CA357594 Plan 727 Block 28 Lot BLK 28 REM Lot Size 1.192 ACRES ☐ Pending MH Reg # Map Reference 014141582 Map Layer PROPERTY Jurisdiction 226 PRINCE GEORGE	Civic Address <table border="1"> <tr> <td>Unit</td> <td>House</td> <td>Street</td> </tr> <tr> <td></td> <td>2690</td> <td>QUEENSWAY</td> </tr> <tr> <td colspan="2">City</td> <td>Prov.</td> </tr> <tr> <td colspan="2">PRINCE GEORGE</td> <td>BC</td> </tr> <tr> <td colspan="3">Postal Code</td> </tr> </table>	Unit	House	Street		2690	QUEENSWAY	City		Prov.	PRINCE GEORGE		BC	Postal Code		
Unit	House	Street														
	2690	QUEENSWAY														
City		Prov.														
PRINCE GEORGE		BC														
Postal Code																

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		Sep 8, 2016 05:03:36 PM	TSTEVER

BC Assessment details for this property are provided on the following page.

BC Assessment Information

2690 QUEENSWAY PRINCE GEORGE V2L 1N2

Area-Jurisdiction-Roll: 26-226-80-00341.000





Favourite Compare Print



Total value **\$332,000**

2023 assessment as of July 1, 2022

Land	\$332,000
Buildings	\$0
Previous year value	\$316,000
Land	\$316,000
Buildings	\$0

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

Property information [Are the property details correct?](#)

Year built

Description Vacant IC&I

Bedrooms

Baths

Carpports

Garages

Land size 1.192 Acres

Legal description and parcel ID

BLOCK 28, PLAN PGP727, DISTRICT LOT 933, CARIBOO LAND DISTRICT, EXCEPT PLAN PGP37011

PID: 014-141-582

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

The confirmed property size of 1.192 Acres means that the maximum number of units for the proposed development is 43, not 55, as noted in the Information Package provided to City Council on March 1, 2023. This has been confirmed by both the City of Prince George and BC Assessment.

Property size is one consideration with respect to density. Economic development must take into account the adjacent neighbourhood and the end use of any potential development. There are questions related to suitability for this proposed development that this report will address within the context of the Official Community Plan, the neighbourhood, and access. First and foremost, the historic nature of South Fort George (the sign on south Queensway welcomes all visitors to this historic neighbourhood) is essential to bear in mind before approving any further zoning amendments to the current zoning plan.

Official Community Plan

The Prince George Official Community Plan (OCP) is in its final year of the 10-year duration generally utilized for municipal OCP's. Consultation on the new OCP is soon to begin.

There are multiple references to OCP Policies in the March 1, 2023 Staff Report to Council for this proposed Rezoning Application. The OCP is an essential tool to guide the development of our City. There are additional Policies within the OCP that are noted below as being particularly relevant to this proposal:

Policy 8.3.33 Such sites should not fragment neighbourhoods or lead to undue traffic within local neighbourhood streets.

Policy 8.3.38 Housing in these locations should ensure the development can effectively buffer residents from traffic noise and visual impacts through appropriate building and site design; and, where the housing form is adjacent to lower density uses, the bulk of the building be mitigated through appropriate setbacks, landscaping, and/or terracing of the building form.

Policy 8.3.46 The City should develop a housing typology that meets the needs of the community's aging population and their general desire to age-in-place, and is compatible with the scale and character of existing neighbourhoods.

Policy 8.3.50 Proposed development along Corridors should be subject to access and traffic analysis considerations.

Policy 8.3.55 The City should require buildings to be of a size and scale that is compatible with nearby (e.g., on the same street or block) buildings. The following restrictions apply to all development:

- The maximum building height is four storeys

- Such sites should not fragment neighbourhoods or lead to undue traffic within local neighbourhood streets

- Proposed development along Corridors should be subject to access and traffic analysis considerations

Policy 8.3.58 The City should maintain a similar scale of housing to that typical to existing neighbourhoods, by limiting the size of new buildings and encouraging ground-oriented multiple residential forms.

The above noted Policies are particularly relevant to the proposed development, given the Neighbourhood Residential designation. Council is asked to ensure that all relevant OCP Policies are considered prior to accepting the proposed change in Bylaw.

Future Land Use and Neighbourhood

The Staff Report to Council dated December 21, 2022, section on Future Land Use is based on the current OCP. Administration has supported the application by noting that it is consistent with the OCP's Future Land Use policy direction and will create infill and redevelopment of an underutilized site.

The relevant Policies cited by Administration make reference to supporting infill and redevelopment that is "incremental," "respecting the scale of existing neighbourhoods," "mitigating visual impacts to adjacent low density uses," and "considering access and traffic impacts." The final statement is also notable in its reference to encouraging "development that is consistent with the form and character of the existing neighbourhood and having relatively minor immediate impacts on the surrounding area." (Policy 8.3.45 and 8.3.48).

Developing a 55 (or 43) unit Apartment adjacent to a residential neighbourhood is neither 'incremental' nor 'minor.' These are relative terms and prone to bias in supporting a specific recommendation. The mitigation of visual impact is nearly impossible based on the proposed scale of the development and the sole buffer being a narrow (one lane) laneway.

Reliance on the OCP for zoning changes has resulted in a hodgepodge of zones within a few blocks radius of the proposed development.

It was noted by Mayor Yu during the January 16, 2023 Council Meeting that the Proposed Development is adjacent to a neighbourhood consisting of multiple zones, ranging from R2 single residential, to C7 Commercial. It is necessary to understand how the addition of a 55 (or 43) unit Apartment is "consistent with the form and character of the existing neighbourhood" in order for City Council to make an informed decision.

Supporting documents provided to Council in the December 21, 2022 Staff Report related to the Proposed Development are in reference to setback and environmental concerns. These documents do not consider the impact on adjacent residential properties.

The proposed Bylaw 9387, 2023 includes the following:

AND WHEREAS the Council of the City of Prince George has deemed it desirable that the subject property be rezoned from C7: Transitional Commercial to RM4: Multiple Residential to facilitate development of an apartment building on the subject property, **or other uses, pursuant to the RM4: Multiple Residential zoning designation.**

As noted in the Zoning Regulations provided by Development Services, RM4: Multiple Residential is not restricted to the proposed apartment; 'other uses' may include Community Care facilities (Major or Minor), Row Housing or Stacked Row Housing, among other uses. Rezoning this property opens a window for other developments should the proposed apartment not materialize. This is concerning as the current C7 Zoning for Commercial use is more in keeping with the Commercial Queensway corridor.

Access

Access for the proposed development is noted to be via Inlander Street despite the property address being 2690 Queensway Street (Appendix D).

The Traffic Impact Analysis prepared by L&M Engineering was conducted on November 10, 2022 at the intersection of Queensway and La Salle Avenue. This analysis records the flow of traffic along Queensway; it does not take into account the impact of traffic along the primary access point along Inlander Street. The analysis is incomplete and has no bearing on the residents of Inlander who will be most impacted by the proposed change in traffic patterns.

Traffic Impact Analyses are by their very nature a quantitative measure of trip generation and distribution over time. These issues are solely technical in nature and do not address the impact of noise or street capacity should on-site parking overflow into the existing neighbourhood.

The block of Inlander Street adjacent to the proposed development property is primarily single residential with one 4 unit residential rental property. Inlander is a narrow secondary street with no curbs or gutters and with single lane access during the winter owing to snow and ice buildup.

The laneway adjacent to the property is also single lane and has risks related to the speed of traffic on Queensway and the proximity to both a hill and a curve in the roadway.

The use of a secondary neighbourhood street as primary access is not an incremental use of Neighbourhood Residential development.

If the OCP is the guiding document for this recommendation, it is necessary to understand the reasoning a development of this magnitude be located in a primarily residential area. The overall vision for the development of Prince George includes additional housing and hotel properties; these are in relation to existing developments and the downtown area. When OCP goals are in direct conflict with the vision for existing neighbourhoods, does this mean that the OCP policies must be accepted? How do we balance the need for economic development with the need to ensure that our citizens are heard?



Inlander Street looking south, Feb 2, 2023



Inlander Laneway looking west, Feb 2, 2023

Appendices

A. Comments for Prince George City Council January 16, 2023 Meeting

The proposed development of 2690 Queensway includes information stating that the Lot is 1.51 acres (Block 28 DL 933 Plan 727 PID 014-141-582). BC Assessment information states that this Lot is 1.192 acres.

The proposed development has a maximum of 70 units/hectare resulting in 43 units. If the Lot is 1.192 acres (.48238529 hectares) as stated by BC Assessment, then the maximum number of units is 34.

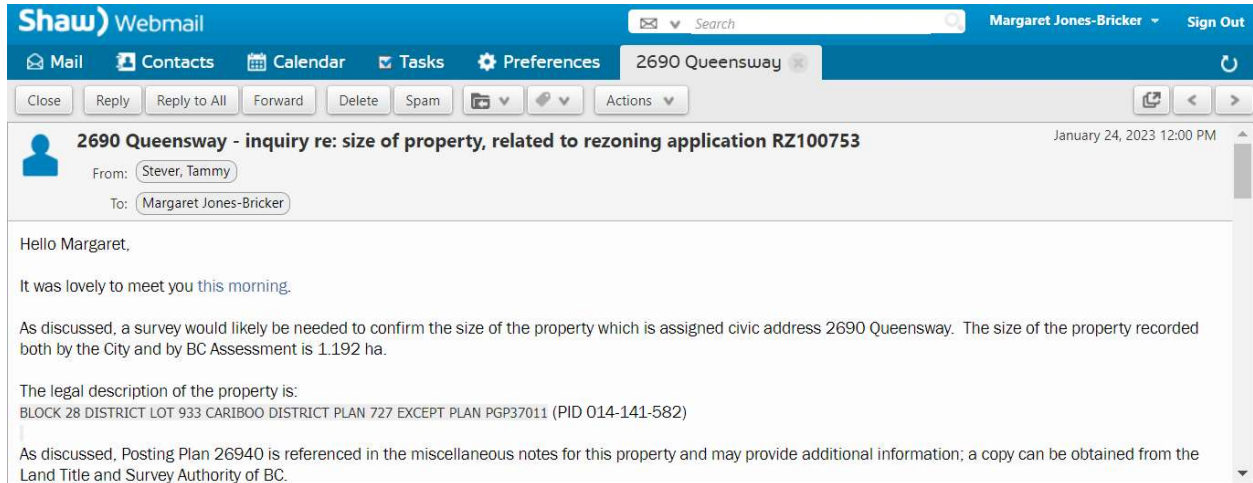
I am seeking clarity on this development as my home is located within one city block of the proposed development. Should a 43-unit apartment/hotel be built on this vacant land it will directly impact the primary access road (Inlander Street) which is a side street with no curb or gutter and has considerations related to winter access as the street becomes narrower with snow and grading.

The existing zoning of C7 – Commercial may also pose considerations for the development of this property. I respectfully ask Council to consider whether this density is appropriate for this location and to seek clarity on the proposed use as an apartment/hotel vs. a potential condominium development.

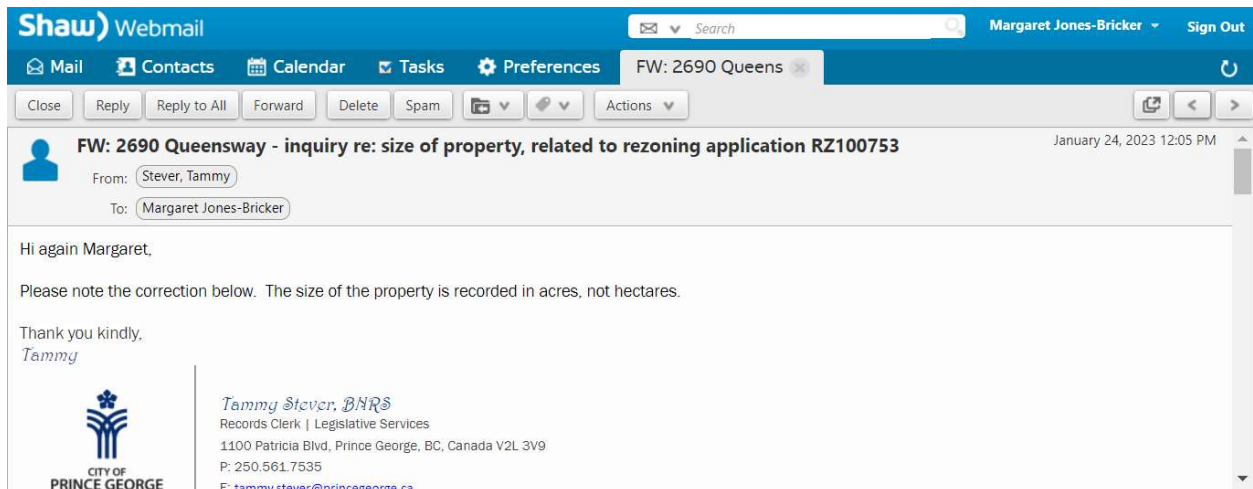
I am a proponent of economic development as it fits the principle of highest and best use, however I believe that considerations must be given to the existing neighbourhood in addition to the potential for infill development.

Margaret Jones-Bricker

B. Email from City of Prince George re: rezoning application RZ100753



C. Second Email from CPG re: rezoning application RZ100753



D. Preliminary Development Map (page 33 - Staff Report to Council, Dec. 21, 2022)

