

From: REDACTED
To: [cityclerk](#)
Subject: Proposed rezoning of 2690 Queensway
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Dear Mr Mayor and Members of Council,

Firstly I should like to thank Council for moving this rezoning application to a public hearing. I was suspicious that the applicant had withdrawn their previous apartment hotel rezoning , considered at the January 16th Council Meeting, to avoid any input the community may have at a public hearing.

The traffic impact analysis notes that direct access onto Queensway is prohibited. Various alternatives are proposed, primarily via Inlander street. This is a quiet ,dead end street with no curb and gutter so it's very narrow. It becomes even narrower in the winter with the infrequent snow removal. Despite the analysis also suggesting the alley/ laneway could be made one way,I do not think this a safe option in any direction.

The analysis suggests there will be low traffic volumes at Queensway and La Salle; I will disagree with this , a possible 55 unit apartment building could have up to 110 resident vehicles ,plus visitors plus others. The impact on that intersection could be huge.

I am also distressed by the reduction of the riparian zone from 30.0m to 20.0m. It is stated in the riparian assessment the building will be closer to Queensway with the parking lot on the river. It also states 'clean snow' can be stored within riparian set back areas. Both of these statements give me cause for concern over the possibility for river pollution and damage to fish habitats. Who will monitor the 'clean snow'?
On page 5, Erosion and Sediment control plan , there are many criteria to be met prior to surface disturbance of the lot to protect the water quality; again who will monitor this?

The Geotechnical Report states a two story apartment is to be built but the later diagram show units not an apartment building. No where in any of these documents could I find a description of what the applicant proposes to build.

We are not in favour of this rezoning and I should like to quote some comments made by Council members a few weeks ago when discussing another rezoning. " The road infrastructure simply isn't built to accommodate that many new residents " and "I don't believe it really fits with the form and character of the neighbourhood ", both of these can equally be applied to this proposed Queensway rezoning.

Yours sincerely

Anne Muirhead
853 Hamilton Ave,
Prince George ,BC V2L 4H1

Sent from my iPad