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**From:** City of Prince George <noreply@princegeorge.ca>  
**Sent:** Saturday, June 10, 2023 11:36 AM  
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## Written Comments Submission Form

Submitted on Sat, 06/10/2023 - 11:35

### Contact Info

#### Contact Info

Margaret Jones-Bricker  
2617 Hazelton Street  
Prince George

Redacted

### Comments

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

RZ100784 - Bylaw 9387 (2690 Queensway) - Meeting Date: June 12, 2023

#### Comments

Thank you for the opportunity to speak to concerns related to the proposed rezoning of 2690 Queensway. Further to my earlier written and verbal comments, there are a few additional points that I would like to draw Council's attention to.

1. The revised Traffic Impact Study has noted the laneway is insufficient in width to accommodate fire emergencies and that the only viable access for the proposed development is from Inlander Street. City policy suggests that secondary roads may be used as access to enhance safety on major arterial roads. This suggestion is counterintuitive as the safety of the secondary road is then compromised. Also, it is not reasonable or sound research practice to extrapolate a statistical analysis based solely on a single day (November 10, 2022) traffic study. Drawing conclusions that the traffic will be minimally impacted on Queensway at the intersection of La Salle Avenue precludes the impact of traffic on the primary access street, namely Inlander.
2. Administration has noted that other proposed infill developments are not being recommended due to not meeting the scale and density of the surrounding neighbourhood (Lot 4, College Heights, Nicholas Avenue). This same principle may be applied to the proposed development for 2690 Queensway. There is no cohesive

nature to the design and development of a 55 unit apartment on the site with adjacency to primarily single family homes.

3. PG Maps has measured the land as 1.51 acres in size; this is inclusive of a 20 meter setback (less than the usual required 30 meters). It would seem reasonable to reduce the total land size by the required setback when calculating density.

I ask Council to give full consideration to the concerns related to access, infrastructure, and density as these relate to the proposed rezoning. Developing this site may be an economic priority and meet with guidelines in the OCP as determined by Development Services; it is important to note that OCP includes 'Community' within the Official Plan.

Sincerely, Margaret Jones-Bricker