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City of Prince George
1100 Patricia Boulevard
Prince George BC V2L 3V9

Date Prepared: May 6th, 2025
L&M Project: 1839-02

Public Consultation Summary Report

<u>Public Consultation Period:</u>	Tuesday April 15th, 2025 – Friday May 2nd, 2025
<u>Open House Date:</u>	April 29 th , 2025
<u>Open House Location:</u>	Northwood Plaza Hotel Banquet Room 2280 John Hart Highway
<u>Open House Duration:</u>	6:15 pm – 7:30 pm
<u>Number of People in Attendance:</u>	5

INTRODUCTION

Enclosed please find a Public Consultation Summary Report for Zoning & Official Community Plan Amendment Application No. RZ100837/CP100214. Included with this Summary Report you will find the following information:

- Appendix A: Open House Invitation to Neighbours
- Appendix B: Open House Notification Map
- Appendix C: Open House Presentation Materials

BACKGROUND

The subject area is located on Monterey Road West and is approximately 2.9 hectares (ha) in size. The subject area is presently split zoned a mix of AG: Greenbelt, Z17: Monterey Road Commercial and C5: Visitor Commercial in the *City of Prince George Zoning Bylaw No. 7850, 2007*. The subject area is additionally designated as a Neighbourhood Residential and Service Commercial Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011 (OCP)*.

The Zoning and Official Community Plan Amendment Application has been submitted in order to update the current Z17 zone to facilitate the development of local level commercial and residential uses on a portion of the property.

PUBLIC CONSULTATION

On Wednesday April 16th, 2025, L&M Engineering hand delivered approximately 144 public consultation invitations (see Appendix A: Open House Invitation to Neighbours) to residents that have properties located on Monterey Road, Cook Crescent, Erickson Street and Lehman Street. Public consultation invitations were also mailed to homes in this area when hand delivery was not an option. Approximately 30 public consultation invitations were mailed to properties located on Hartway Drive, Monterey Road East and Ridge Cove Point (see Appendix B: Open House Notification Map).

Present at the Open House to represent L&M Engineering were Megan Hickey (Community Planner), Tanner Fjellstrom (Project Engineer) and Ashley Thandi (Senior Community Planner).

The Open House was attended by 5 people. Attendees began to arrive shortly after 6:15 pm and were offered coffee, tea as well as sweet and savory treats from Cait’s Sweet Bites & Beanery. The Open House was held in an informal “drop-in” format where attendees were presented with poster boards illustrating relevant project information. Attendees were invited to review the boards and ask questions in a personal one-on-one format and were encouraged to write their comments, questions and concerns down on a sticky note to post on the poster boards. The meeting lasted until roughly around 7:30 pm for a total duration of 1 hour and 15 minutes.

Most of the resident questions and comments were documented and have been provided within this Summary Report below. We encouraged residents to provide their email on the sign-in sheet so that we could create a group email as a means of providing application updates and so that residents could remain in contact with L&M Engineering throughout the current land use amendment process and if applicable, all future development processes.

Comment Summary Tables

The following tables represent a compilation of the comments, concerns and suggestions received by neighbours, as well as L&M Engineering’s response to the comments (if applicable).

Questions and Comments

Resident Comments/Suggestions	L&M's Response (if applicable)
<p>The traffic signal at Highway 97/Monterey Road is dangerous for the left turning vehicles. The increased traffic turning from Starbucks and Carl's Jr has produced more left turning vehicles. The signal needs green arrows to allow left turning vehicles their own separate turn.</p>	<p>L&M is currently working on a Traffic Study to address the signal timing of the intersection and determine if a separate protected left turn phase is warranted based on the Ministry of Transportation and Transit criteria.</p>
<p>I have traffic concerns but wanted to speak directly to a City representative...they should have been here at this meeting.</p> <p>There are way to many accidents and "almost" accidents at the Highway 97/Monterey Road intersection, my house shakes every time this happens.</p>	<p>L&M advised that we do invite City staff to the open house meetings however it is to their discretion on attendance. We did let the resident know that Tanner is a professional traffic engineer from L&M that may be able to assist with questions and concerns.</p> <p>We noted the concern and let the resident know that as part of the overall Traffic Impact Study we will be pulling collision and accident reporting from ICBC for inclusion into the Traffic Impact Study.</p>
<p>I'm concerned with the building height of the apartment buildings, my backyard is right next to the property and I would be looking right into the apartments.</p>	<p>If the land use amendments are approved, the next stage of development will be for this portion of the property to go through a detailed Development Permit Application. The City will be required to approve building materials, building façade and overall site layout. Careful consideration will be taken to ensure that building massing and shadowing do not have a negative effect on the surrounding residents.</p>
<p>Lots of litter in this area, people throw dog poop, beer cans and trash everywhere. We do not have trash cans in this area available for public use.</p>	<p>L&M has taken note of this and will touch base with the appropriate City divisions to discuss the process of having a public trash can available in the area.</p>
<p>I've looked online and have read that commercial development will devalue my property.</p>	<p>L&M encouraged the resident to contact BC Assessment directly to gain more info on this. We also mentioned that L&M has close and frequent contact with representatives from BC Assessment for many of the projects that we have conducted throughout the City. We explained that appraisers consider a property's unique characteristics when conducting property value assessments. So, things like the area of town that homes are in, the size of the home, the age of the home, features on the home like garages, decks, if the driveway is paved or not and also comparable sale prices to other single family homes in the neighbourhood. These all play a part in the valuation of a</p>

	home cohesively and it is all mandated through the Assessment Act of BC so there should be very little opportunity for discrepancies on how the market value of surrounding homes are assessed.
There is wildlife in the area with bear and coyote dens in the forested area around the property.	
I'm concerned that the loss of trees on the property will increase the highway noise for the neighbourhood.	L&M explained that the portions of the parcel zoned AG greenbelt located on the property adjacent to the homes on Lehman Street will remain vegetated and treed. The proposed addition of buildings and further landscape screens on the property should also act as noise attenuation between the highway and the homes in the existing residential neighbourhood.
There should be a buffer between the existing homes and the property.	We explained that the existing AG: Greenbelt zone will remain exactly as it is which creates a buffer between the homes on Lehman Street and the property. We further indicated that there would be updated development setbacks in the new Z17 zone that would allow for more opportunities for heavier landscaping between the existing residents and the subject property.
Will there be access off of Lehman Street?	We explained that there would not be access to the property off of Lehman Street. We further explained that this is enforced through a Restrictive Covenant that is currently registered on the property and this legal document runs with the land so it would not be affected by the land use amendment application.

Prepared by:



L&M ENGINEERING LIMITED

Ashley Thandi,
Senior Community Planner

APPENDIX A

Open House Invitation to Neighbours

You're Invited to Participate in a Zoning and Official Community Plan Amendment Open House

WHAT?

You are invited to participate in an “drop-in” style Open House to discuss an upcoming Zoning & Official Community Plan Amendment Application in your area. This application is proposing to allow the future development of neighbourhood level commercial uses and residential uses on the property (see next page for property location and more information on the proposal). This Open House is intended to be in-formal, which means that you can drop-in at your convenience during the time below to chat with us!

WHEN?

Tuesday April 29th, 2025
6:30 pm to 7:30 pm

WHERE?

Northwood Plaza Hotel Banquet Room
2280 John Hart Highway

QUESTIONS?

If you are unable to attend the Open House, you may use the contact information below to discuss an alternative way to participate in the public consultation period. The consultation period for us to receive additional questions or comments will close on Friday May 2nd, 2025, at 4:00 pm.

If you have any questions that you would like to have addressed prior to the Open House please contact Community Planner, Megan Hickey, RPP, MCIP via email at planningcentre@lmengineering.bc.ca or by phone at **250-562-1977**.



Proposed Land Use Changes

On behalf of the property owner, the L&M Engineering Planning Centre is inviting you to participate in a public consultation period running from **Tuesday April 15th, 2025, until Friday May 2nd, 2025**, for an upcoming Zoning & Official Community Plan amendment proposal. You have received this invitation because you currently own land or occupy a home near the proposed development area. An Open House will be held during this consultation period on **Tuesday April 29th, 2025**. The attached invitation has details on the Open House.

The proposed development area is shown in the image below, located on Monterey Road:



More information on the proposed land use change:

▶ **Zoning Amendment Application:**

- The white area shown on 'Map 1' on page 1 is currently zoned Z17: Monterey Road Commercial.
- The proposal is to amend the existing Z17: Monterey Road Commercial Zone.

▶ **Current Zone Z17: Monterey Road Commercial**

- Currently, the land uses allowed in this zone include warehousing, self-storage, vehicle sales, gas station, car wash, etc.

▶ **Proposed Zone Z17: Monterey Road Comprehensive**

- The proposal is to amend the current Z17 zone to remove the uses listed above in the current Z17 zone (plus some more) and replace them with neighbourhood level commercial uses. For example, this would include small grocery/convenience store, daycare, ice cream shop, hairdresser, etc.
- We are also proposing to include more housing options into the zone, such as townhomes or apartments up to 4 storeys tall.

We are in the early stages of updating the current Z17 zone and would like your help and input on what you would like to see and what you would not like to see in your neighbourhood!

▶ **Official Community Plan Amendment**

- To help facilitate the Zoning Amendment, we will also be required to change the Official Community Plan designation on the property. An Official Community Plan is a high-level policy document that guides decisions related to planning and land use management within our City. It is essentially a roadmap for how our community envisions its future.

▶ **Current Official Community Plan Land Use Designation**

- Currently, the land is designated as Service Commercial in the Official Community Plan. This is mainly used for land uses that are highway commercial uses that are sometimes tourist-focused, and retailers primarily accessed by vehicle.

▶ **Proposed Official Community Plan Land Use Designation**

- We are proposing to change the Official Community Plan land use designation of the white area on Map 1 to Neighbourhood Corridor. The Neighbourhood Corridor designation is used for low intensity neighbourhood level commercial uses mixed with different housing forms.

Neighbourhood Look and Feel

The proposed amendment to the current Z17 zone will ensure that this property will be developed as a transitional land use that will act as a more compatible buffer between the existing single-family homes to the west of the property and the industrial and commercial uses to the east across Highway 97.

How do we know that this development will look nice, I'm concerned about my property values.

If the Zoning and Official Community Plan Amendment Application is approved, this proposed development will be required to go through a very detailed Form and Character Development Permit process with the City of Prince George. As part of the Development Permit, the City will have to approve of the way the buildings look, what building materials/colours will be used and they will ultimately approve of the overall development layout which would include a landscape plan conducted by a Landscape Architect to address required internal landscaping and landscaping buffers. The development layout will also have to identify snow storage areas determined using snow storage calculations, an internal road and sidewalk layout and other types of pedestrian connectivity like trails and walkways. This would be a private development so snow storage for the development will have to be calculated by a Professional Engineer and snow storage areas within the development will be provided per the calculations. **Snow from this development will not be stored within the existing residential subdivision.**

We also understand the fear of residents that this type of development will decrease their property values, and we understand residents wanting to protect their investments into their homes. However, it is important to note that assessments conducted on the value of properties take into consideration a multitude of variables mandated through the Assessment Act of BC, so it is unlikely that the presence of new multi-family housing, new commercial or new mixed-use buildings will have a negative impact on the value of surrounding properties.

My house is on Lehman Street and backs onto this property. Will there still be a buffer between my home and the property?

Yes! There is currently a buffer between the property and homes on Lehman Street that is protected via a AG: Greenbelt zone. This buffer/zone will remain as it is. This is buffer is shown on Map 1.

Is there really a need for these types of housing at this location?

Yes! One of the key housings needs identified in the City's most recent housing report, is a more diverse housing stock. This is especially recognized in the Hart as the majority of homes are single family homes on larger lots. Seniors in this area of town have indicated that they would love to stay in the Hart without having the worry about the "up-keep" of large lots, but they currently have a very limited selection of housing alternatives to stay in their neighbourhood. Further, there are limited housing choices for those wishing to enter the housing market or single folks that would prefer to rent something small. We think that providing flexibility to have townhomes or an apartment developed on the site in a manner that is consistent with the character of the surrounding neighbourhood fills in this large gap of missing housing forms in the Hart.

How is infrastructure going to be managed?

L&M is currently conducting a Servicing Brief for the proposed development. A Servicing Brief is used to summarize the existing utilities in the surrounding area and demonstrate how the property can be serviced with municipal sanitary, storm and water infrastructure. If there are any servicing restraints, the Servicing Brief will address them.

How is traffic going to be managed?

L&M is currently working with the City and the Ministry of Transportation and Transit to develop a traffic memo. Access to the site will be one way in and out located directly off of Monterey Road. A traffic engineer representative will be available at the Open House to answer any traffic related questions that residents may have.

Will the property have direct access onto Lehman Street?

No! Access to the proposed future development would be a single point of entry and exit off of Monterey Road. Access to the property off of Lehman Street is blocked off by a legal document called a Section 219 Covenant. Section 219 Covenants are documents that indicate restrictions on lands and they are placed on property land title so they run with the land regardless of land use changes or changes in land ownership.

The Public Consultation Process:

This Zoning & Official Community Plan Amendment Application is currently in the very early stages. The responses received from of this letter and questions/comments received during the Open House will be provided to the City by L&M in a Public Consultation Summary Report. This Report will also be provided to Council once the application is ready to proceed through the Council process. The consultation summary can be seen by interested residents.

Residents who are interested in the proposed land use changes are invited to participate in this initial L&M Engineering public consultation process via the following ways:

1. Attend the in-formal Open House on **Tuesday April 29th** and drop in between the hours of **6:30 pm and 7:30 pm**.
2. Written submission to L&M Engineering, please send this via email to so that we have an opportunity to respond to your questions and/or concerns. Email: planningcentre@lmengineering.bc.ca
3. Phone calls via the contact information provided below.

Please feel free to extend this invitation to any individuals that did not received a copy of this letter, but would like to provide their feedback on the proposed land use change. If for any reason you are unable to attend the Open House or are unable to respond to the letter using the ways listed above by Friday May 2nd, 2025, please feel free to contact the undersigned to find alternative methods to support your participation.

We look forward to hearing from you!

Sincerely,



Megan Hickey, RPP, MCIP
Planner

L&M ENGINEERING LIMITED

1210 4th Avenue
Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Email: planningcentre@lmengineering.bc.ca

APPENDIX B

Open House Notification Map

Map Title



CITY OF
PRINCE GEORGE

Cadastre

Parcels

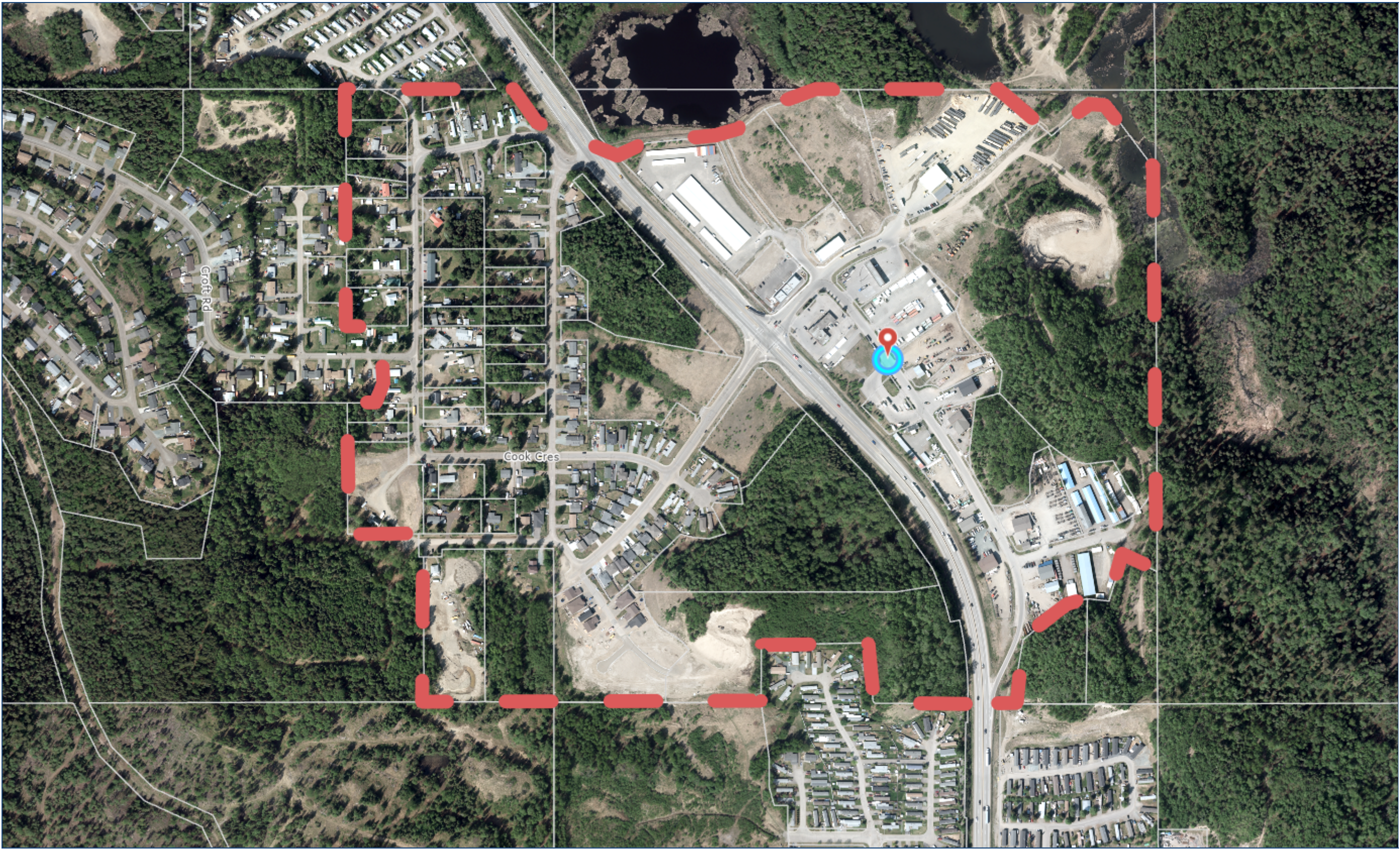


Orthophoto 2023

Red: Red

Green: Green

Blue: Blue

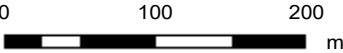


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map should not be used for: navigation, a plan of survey, routes, nor locations.

Printed: April 11, 2025 14:26

Notes:

Open House Notification Area



APPENDIX C

Open House Presentation Materials

SUBJECT PROPERTY



G:\Subs Files\1839 - 646257 B.C. Ltd\02 - Monterey Road Rezoning & OCP Amendment\00 - Planning\01 - Application\01 - Design\01 - CAD Files\1839-02 RZ OCP BASE.dwg



EXISTING FUTURE LAND USE



PROPOSED FUTURE LAND USE AMENDMENT

OCP AMENDMENT SUMMARY CHART					
PID	LEGAL	TOTAL AREA	AMENDMENT AREA	EXISTING FUTURE LAND USE	PROPOSED FUTURE LAND USE
015-217-493	LT PCL B DL 4039 REM	29 188 m ² (2.9 ha)	17 326 m ² (1.7 ha)	NEIGHBOURHOOD RESIDENTIAL & SERVICE COMMERCIAL	NEIGHBOURHOOD RESIDENTIAL & NEIGHBOURHOOD CORRIDOR & SERVICE COMMERCIAL

LEGEND

SUBJECT PROPERTY BOUNDARY

CoPG FUTURE LAND USE

NEIGHBOURHOOD CORRIDOR

NEIGHBOURHOOD RESIDENTIAL

PARKS AND OPEN SPACE

1	14/04/25	AMEND LANDUSE BOUNDARIES	MH
NO.	DATE	REVISION	DR.



CITY OF PRINCE GEORGE
Planning & Development

DRAWN:	MH
CHECKED:	MH
ENGINEER:	TAF
PLANNER:	MH
DRAWING FILE:	1839-02 RZ OCP BASE.dwg
DATE:	JANUARY 2025
SCALES:	

646257 B.C. LTD.
MONTEREY ROAD WEST

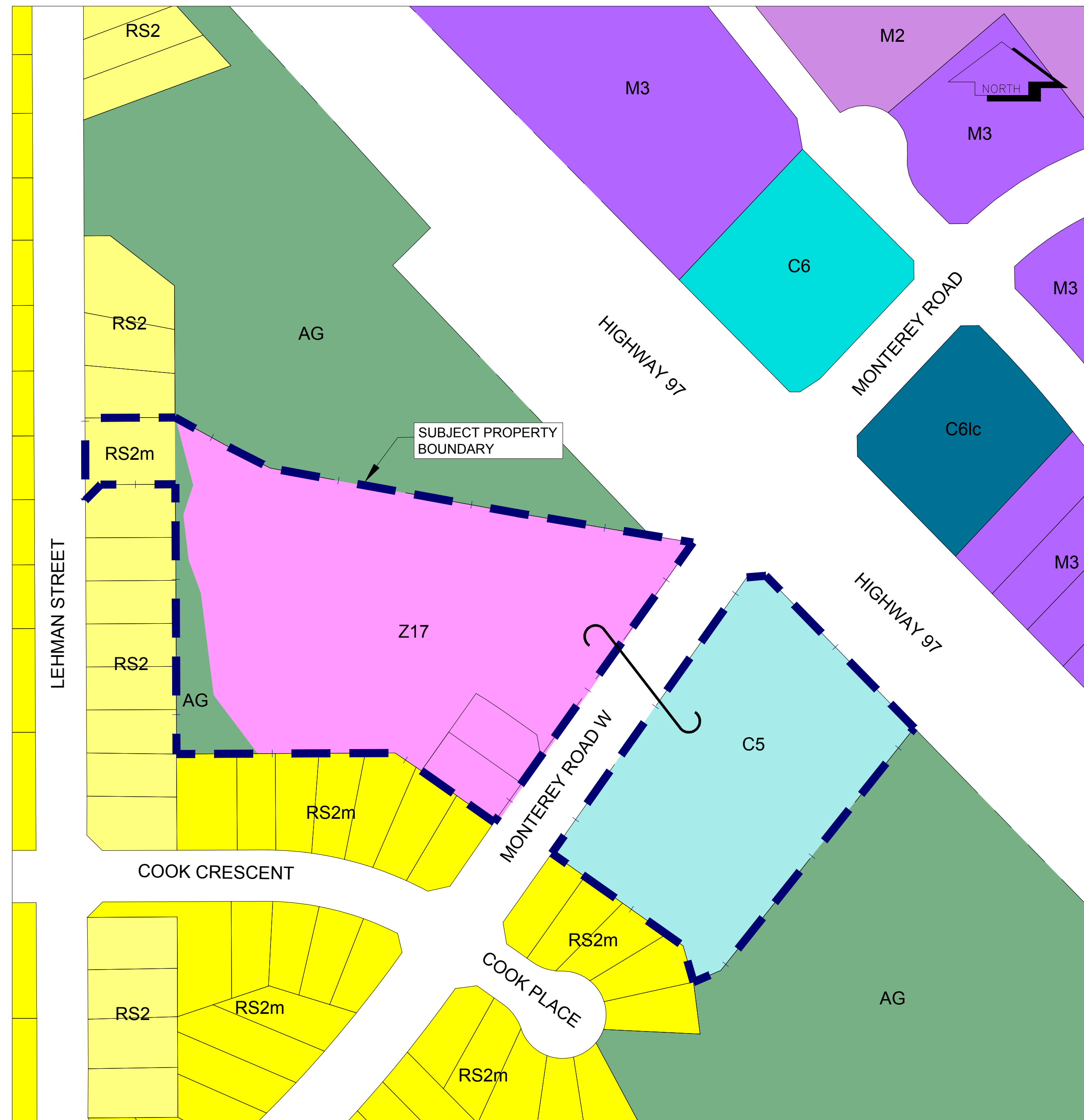
EXISTING & PROPOSED
OCP

L&M PROJECT No.
1839-02

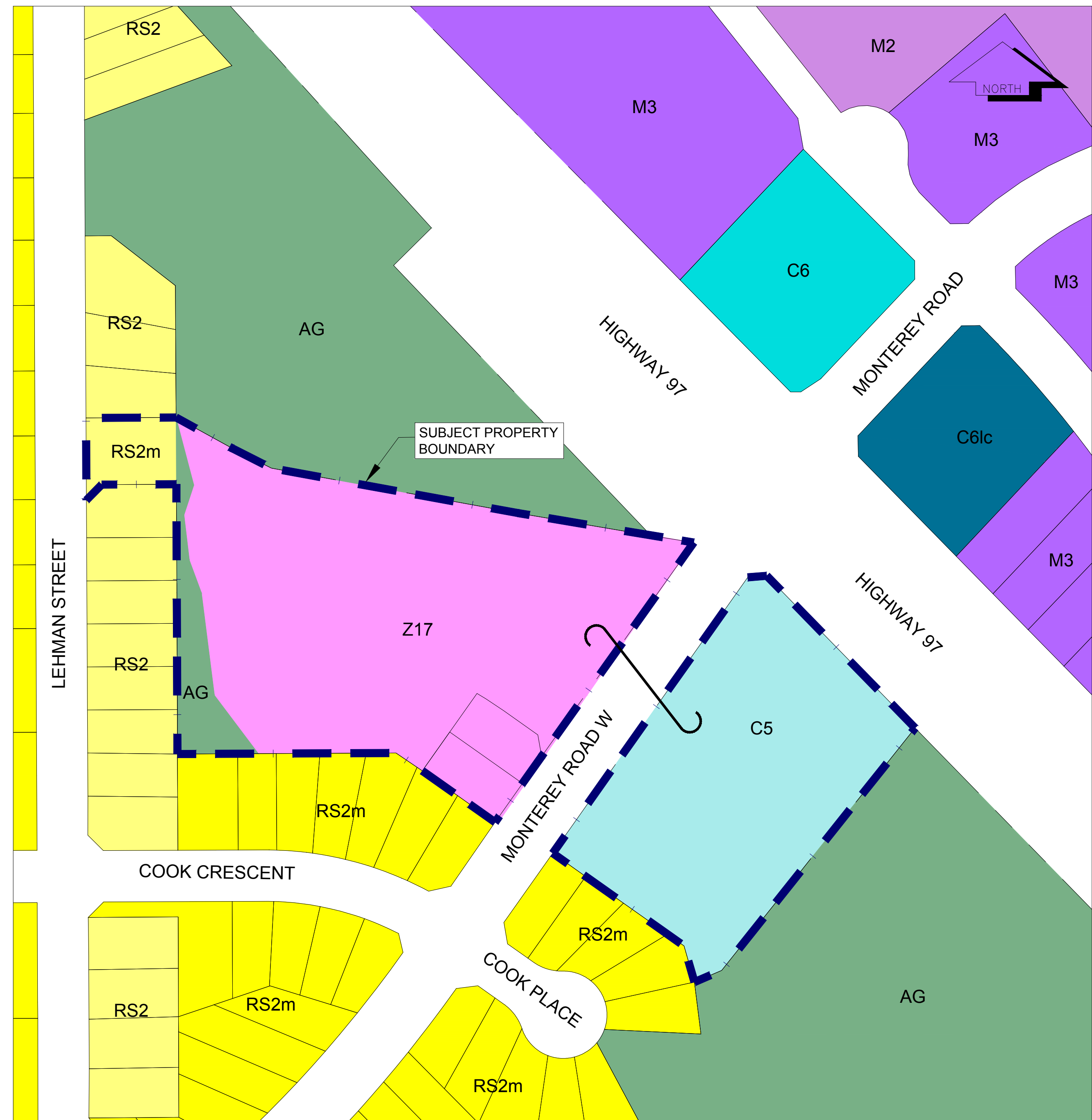
DRAWING No.
RZ:02

SHEET No. 2 of 3	REV. No. 1
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EXISTING ZONING



PROPOSED ZONING AMENDMENT

ZONING AMENDMENT SUMMARY CHART					
PID	LEGAL	TOTAL AREA	AMENDMENT AREA	EXISTING ZONING	PROPOSED ZONING
015-217-493	LT PCL B DL 4039 REM	29 188 m² (2.9 ha)	17 326 m² (1.7 ha)	Z17 - MONTEREY ROAD COMMERCIAL	Z17 - MONTEREY ROAD COMPREHENSIVE

<u>LEGEND</u>			
		SUBJECT PROPERTY BOUNDARY	
<u>CoPG ZONING</u>			
RS2	SINGLE RESIDENTIAL		
RS2m	SINGLE RESIDENTIAL		
C5	VISITOR COMMERCIAL		
C6	HIGHWAY COMMERCIAL		
C6c	HIGHWAY COMMERCIAL		
Z17	MONTEREY ROAD COMMERCIAL		
M2	GENERAL INDUSTRIAL		
M3	BUSINESS INDUSTRIAL		
AG	GREEN BELT		
1	14/04/25	AMEND LANDUSE BOUNDARIES	MH
NO.	DATE	REVISION	DR.



CITY OF
PRINCE GEORGE
Planning & Development

DRAWN:	MH
CHECKED:	MH
ENGINEER:	TAF
PLANNER:	MH
DRAWING FILE:	1839-02 RZ OCP BASE.dwg
DATE:	JANUARY 2025
SCALES:	

646257 B.C. LTD
MONTEREY ROAD WEST

EXISTING & PROPOSED ZONING

L&M PROJECT No.

1839-02

DRAWING No.

RZ:03

SHEET No.	REV. No.
3 OF 3	1