

Letter in opposition / request for change to rezoning application addressed to our City of Prince George mayor and councillors.

I would like to bring forward a notice of concern in the rezoning application Bylaw No. 7850,2007 to be amended by adding a new zone P7: University Hospital of Northern British Columbia in relation to 1475 Edmonton Street.

The communication in relation to this rezoning process has been slightly confusing due to a Facebook publication on the City of Prince George page on September 26, 2025 showing the application for rezoning, then a few days later, on September 29, 2025, cancellation of the application for rezoning due to the mail strike impact. Then reading an online Citizen News Article (October 2, 2025) only because it showed up on the google news app on my phone indicating that we have until only today (October 6, 2025) to provide our comments in relation to this for the councillors to see and no public hearing for this matter is to occur. So, I apologize in advance for the rushed letter.

The changing of the development regulations or bylaw zoning regarding site coverage, building height, as well as setbacks from streets and lack of identifying site location other than the full 1475 Edmonton St. would have up to two 100m buildings sitting less than 100 feet of a house within a residential neighborhood. The location in discussion, 1475 Edmonton Street, has homes surrounding it on Alward street, 13th Avenue, Lethbridge St, 12th Avenue, even the back side of homes on Laurier Cres, all being part of the Crescents Neighbourhood. As a side note, I would like to point out that the Crescents Neighbourhood is one of the few moderately priced areas in Prince George and with there being a shortage of reasonably priced homes within Prince George there would be a hope that our city would be looking to protect this residential neighbourhood.

When referencing other zones as a point to be made to building height, lot usage, and setbacks from property boundary, I feel that this new zone is infringing upon our neighbourhood. Looking at Zoning C3: Neighbour Commercial with a building height max. of 12 meters, site coverage at 50% and 3 meters set back or even a better reference, our Downtown Core has a max. height of 55 meters, and this is without it being in a residential neighborhood. How are we as a neighbourhood to accept such extremes that are being brought forward in this new zone P7? I have taken a quick glance through a few of the other Zones with Commercial and Industrial and do not see these heights, setbacks, nor land use % to these extremes and these are not within Residential Neighbourhoods. There is no other residential neighbourhood that is being infringed upon with these monstrous building heights and sizes. This is not even bringing into the discussion items such as property values, traffic changes, noise, utilities, and items such water and sewage impacting infrastructure in this older Crescents Neighbourhood.

I apologize for my scatter of thoughts in this letter and hope that council will take this to heart, I am a very long-time resident of Prince George, I am a homeowner, and I am a taxpayer in good standing too. All I am asking for is help in protecting my neighbourhood.

Kind regards,

Tina MacLean

Redacted Alward Street

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