
From: cityclerk
Subject: FW: Submission for UHNBC Rezoning
Attachments: UHNBC Rezoning.pdf

From: Rod Duncan [Redacted]
Sent: Wednesday, October 15, 2025 5:50 PM
To: cityclerk <cityclerk@princegeorge.ca>
Cc: Jeff & Sandra Shannon <Themshannons1@gmail.com>
Subject: Submission for UHNBC Rezoning

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City of Prince George Zoning Bylaw No. 7850, 2007,
Amendment Bylaw No. 9567, 2025

From
Rod Duncan
2533 Laurier Crescent
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And
Jeff Shannon
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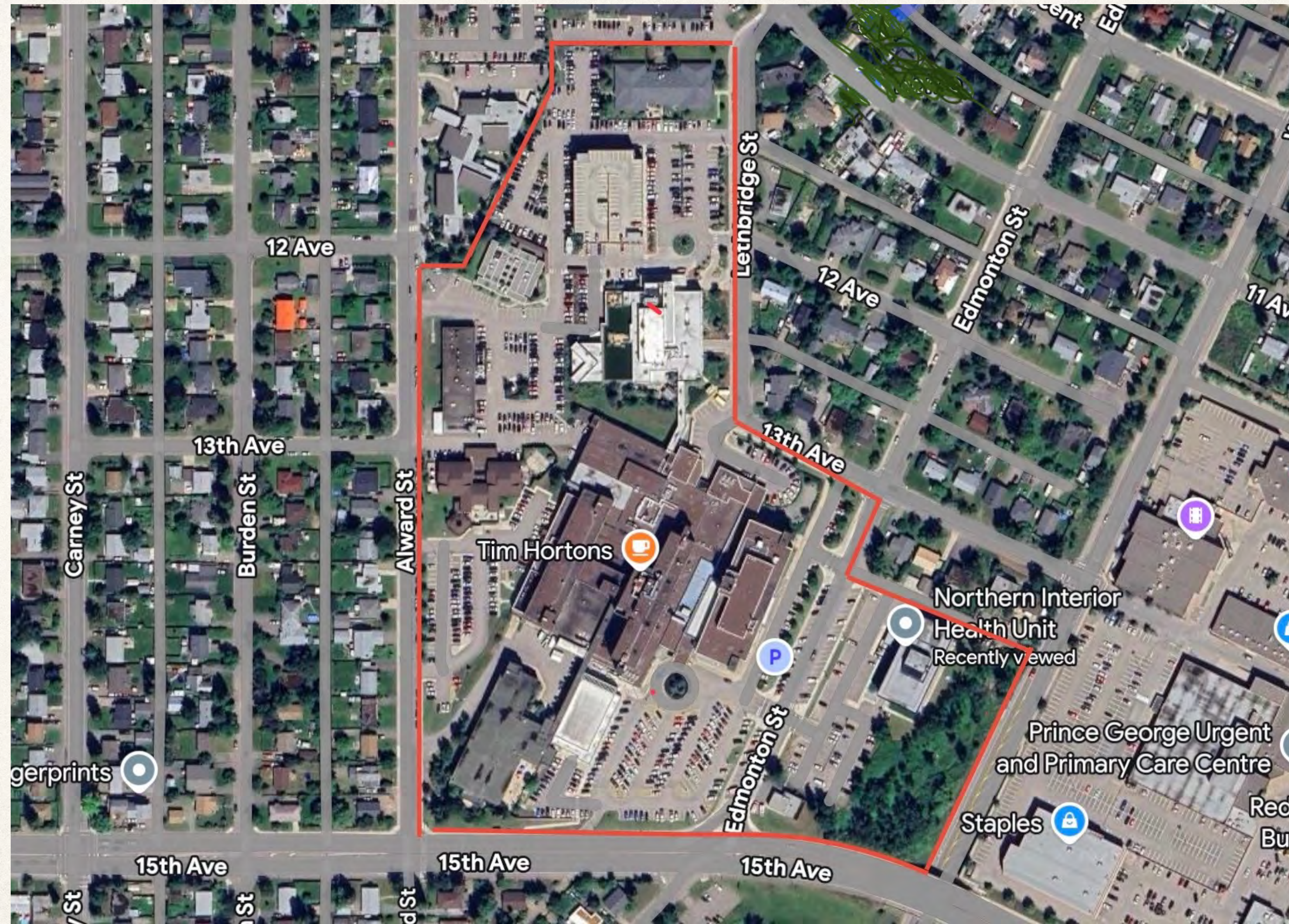
[Redacted]

Today Jeff and I met with the planning department and explained our concerns resulting from the UHNBC Rezoning. We would now like present these concerns to Mayor and City Council.

Please accept the attached self explanatory presentation.

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UHNBC Rezoning and Expansion



September 2025

Effects on Neighbourhood

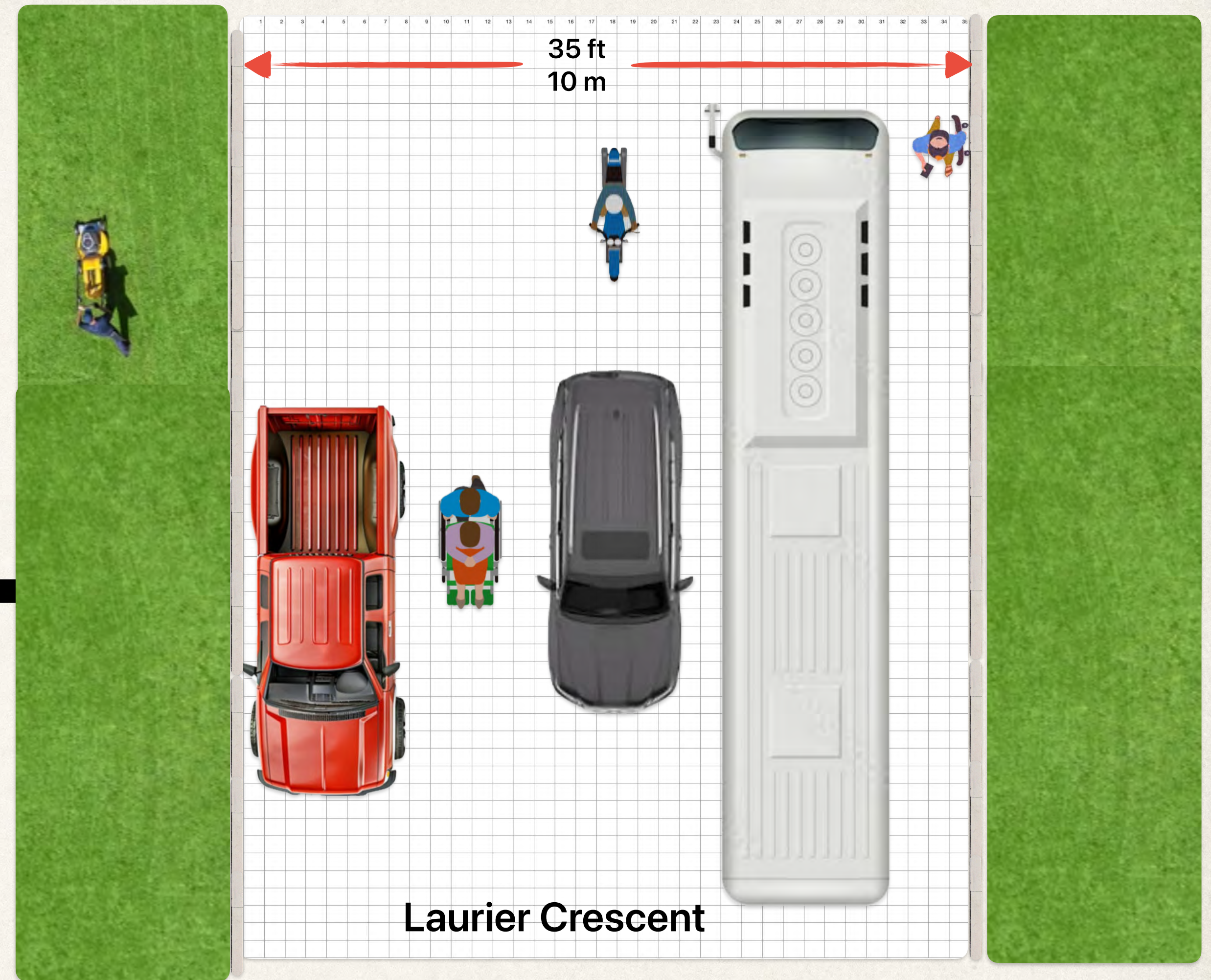
- ❖ **Additional traffic on surrounding streets due to changing traffic patterns.**
- ❖ **Increased pedestrian safety risks due to additional traffic.**
- ❖ **Increased noise.**
- ❖ **Additional demand for free on street parking.**





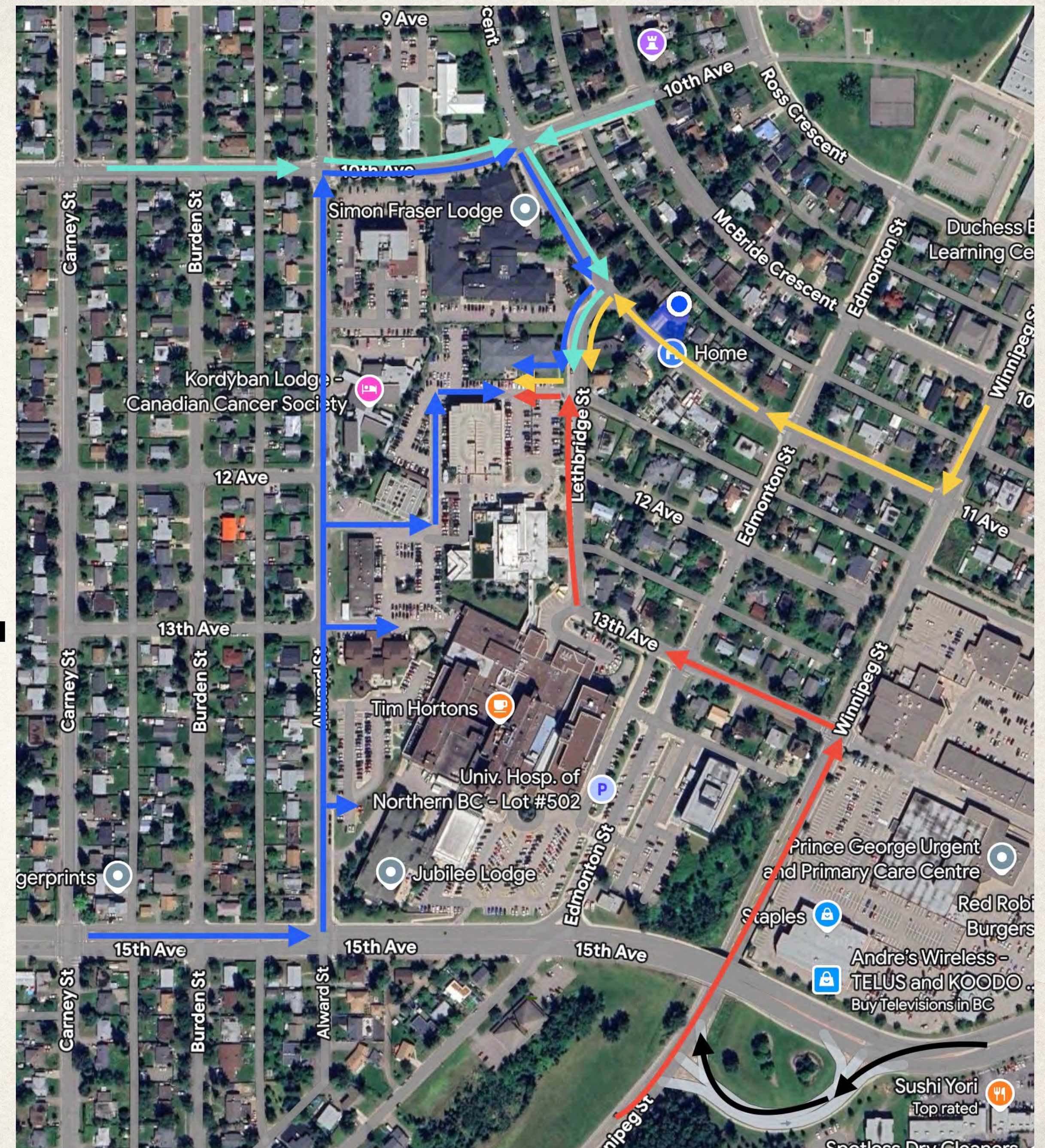
Laurier Crescent Lethbridge Street

- ❖ Laurier and Lethbridge streets are critically narrow at just 35 feet wide—with parking allowed on one side further reducing the effective roadway width. This creates challenging conditions for safely accommodating the existing heavy traffic, emergency vehicles, buses, and pedestrians, and these challenges will be significantly amplified by the substantial increase expected from 471 additional hospital parking spaces.



New traffic flow when Edmonton Street is Closed

- ❖ The corner of Laurier and Lethbridge is expected to see a large increase in traffic.
- ❖ Alward Street will also see increased traffic.



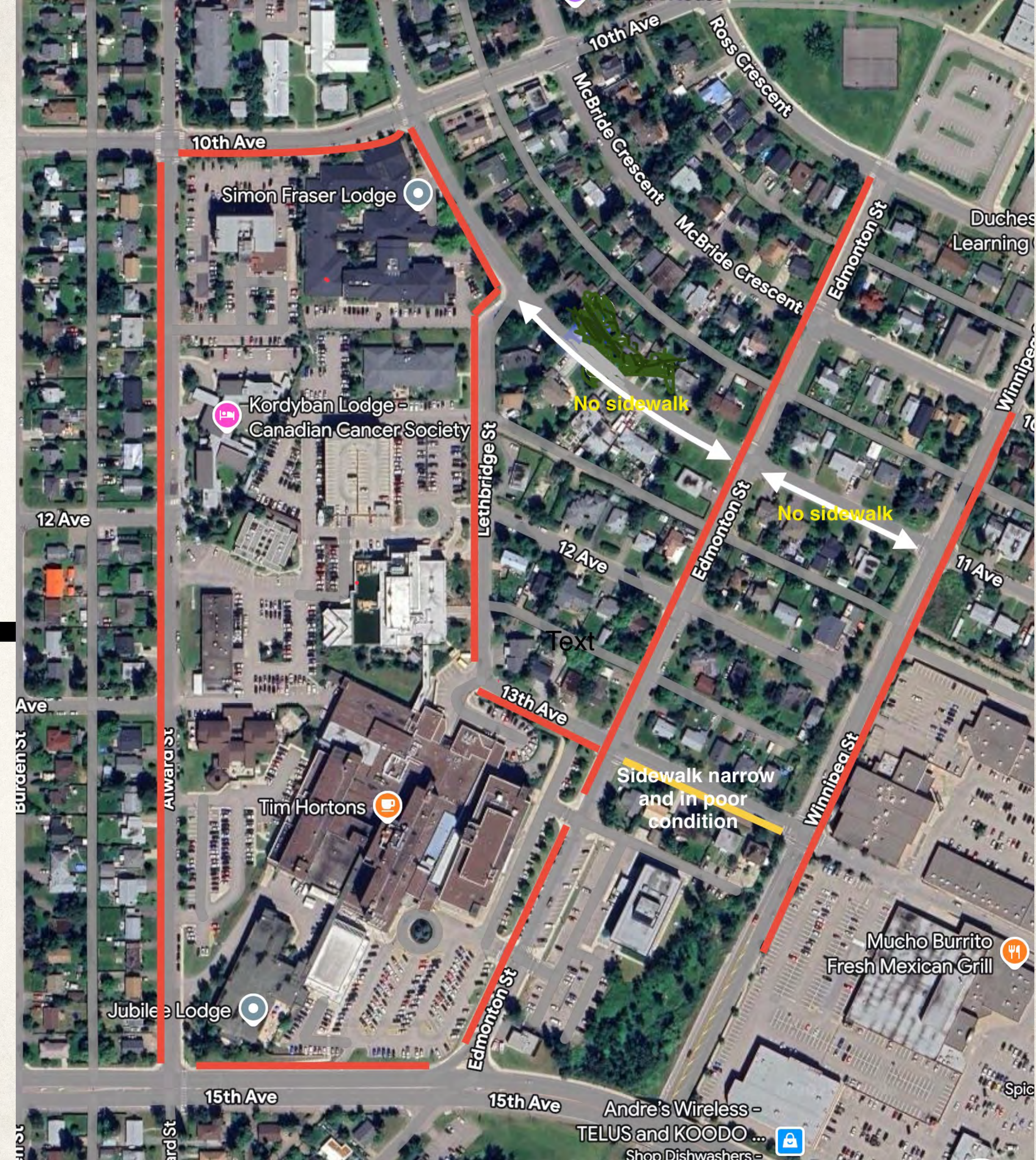
Parking Spaces with Addition of New Parkade

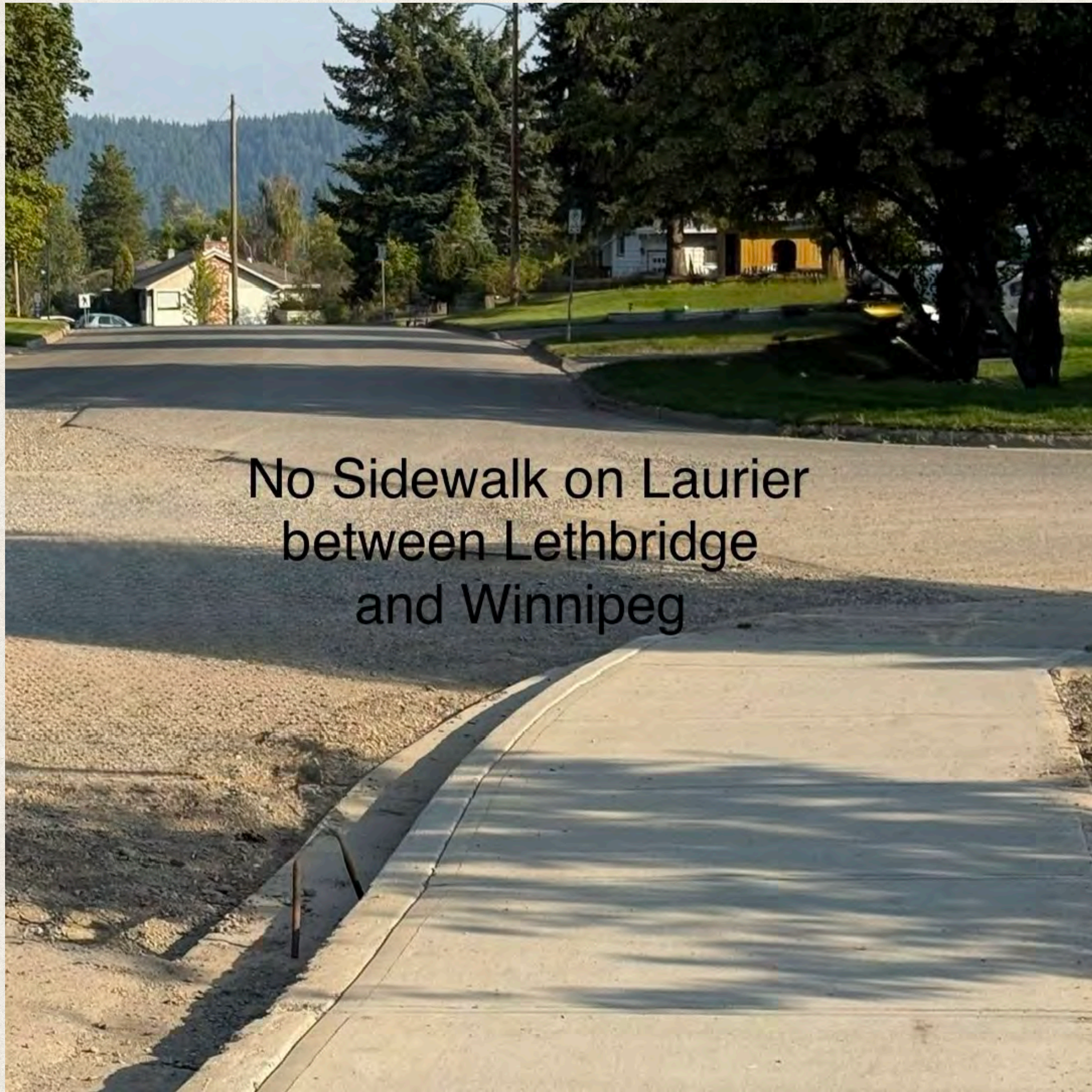
- ❖ The new parkade will add approximately 966 parking stalls, with most vehicles likely using the Laurier and Lethbridge intersection for access.



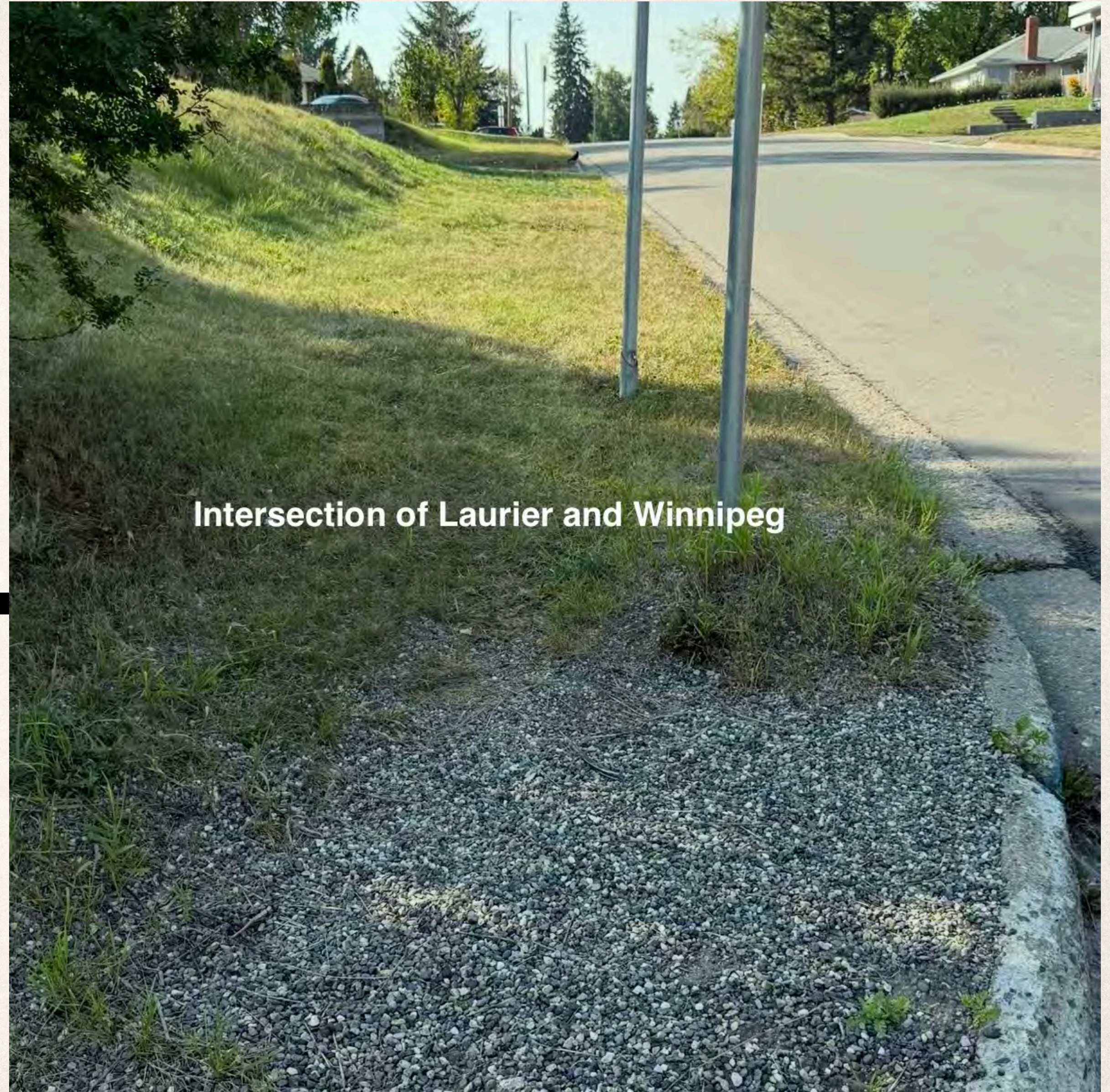
Sidewalks Surrounding UHNBC

- ❖ Laurier Crescent needs a sidewalk between Lethbridge and Winnipeg, a "missing link" that's become more critical with the anticipated increase in vehicle traffic.
- ❖ Additionally, the sidewalk on 13th Avenue, specifically between Edmonton Street and Winnipeg Street, is in poor condition and needs to be upgraded.





No Sidewalk on Laurier
between Lethbridge
and Winnipeg



Intersection of Laurier and Winnipeg



No sidewalk,
no problem or
no sidewalk
big problem?

Street Lighting



- ❖ With the closure of Edmonton Street the street lighting on the surrounding streets should be reviewed.
- ❖ For example Alward Street only has one street light between 10th and 15th Avenues. Except for 3 lights in front of Kordyban Lodge

The only street light on Alward except for 3 in front of the Koryban Lodge



On Street Parking

- ❖ The new UHNBC parkade is projected to increase traffic through the of Lethbridge and Laurier Crescent by several hundred vehicles.
- ❖ Review on-street parking to eliminate potential blind spots for drivers and pedestrians.



On Street Parking

- ❖ Eliminating one on street parking space would eliminate any possibility of a blind spot.



On Street Parking

- ❖ The traffic lane on Laurier Crescent between 8th and 10th Avenue is very narrow due to on-street parking on both sides.
- ❖ This issue is worse in winter when snow and ice prevent cars from parking close to the curb.



Bus stop Laurier and 10th Avenue

- ❖ With the expected increase in traffic on Laurier Crescent an upgrade to the bus stop should be considered



Bus Stop Laurier and 10th Ave

No shelter or paved area for riders. This bus stop needs an upgrade so riders are kept off the street and out of the snow bank.

Recommendations

- ❖ The new parkade, the new hospital tower, the closure of Edmonton Street and the construction process is going to significantly change the traffic patterns surrounding UHNBC. The City of Prince George should:
 1. Review sidewalk configuration and condition on surrounding streets.
 2. Review street lighting on streets surrounding UHNBC.
 3. Review on street parking to eliminate congested streets and blind spots.
 4. Consider upgrading the Bus Stop at Laurier and 10th.

