
Subject: City of Prince George News - City Council Consideration of Bylaw No. 9100, 2019, Amendment to Zoning Bylaw No. 7850, 2007

From: Seamus Hogan Redacted
Sent: Wednesday, May 13, 2020 10:31 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Fwd: City of Prince George News - City Council Consideration of Bylaw No. 9100, 2019, Amendment to Zoning Bylaw No. 7850, 2007

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Dear PG Council Members,

I am a resident, who owns my house in 465 Burden Street, across the street from the proposed rezoning bylaw to facilitate a Domino's Pizza to be built. I recently learned of this proposed change.

I have reviewed the documents and it is clear to me that there are several points supporting the proposed rezoning change from RM5 to C8. These include that the PG administration has referenced the Official Community Plan (OCP) to develop the area, establish business for Duchess Park Secondary School, and is consistent with the Neighbourhood Centre Corridor design. The proposal also has a Chernoff Thompson report showing resident support.

I have lived in this area for 3 years and do not think it needs another fast food restaurant. This is an inappropriate use of the space. The OCP recommends corridors to build affordable family housing. Specifically I am referring to policy 7.5.15 that stipulates encouraging projects incorporating affordable family housing along major corridors that are close to transit and services, which 525 Alward Street is. Personally, I would much prefer an affordable residential area in my community than one that profits on poor nutrition. Although this will establish business for Duchess Park Secondary students, I question why students need another poor nutrition fast food restaurant to distract them from school and instead encourage truancy rather than staying at school. The Neighbourhood Centre Corridors in the OCP states that each centre should "have a full range of retail and service commercial uses, including grocery or anchor stores and a diversified mixture of basic and specialty retail and personal services". As the third, large chain, fast food restaurant to go into a 3 block radius, I fail to see how this is showing a full range of commercial uses.

The Chernoff Thompson report reveals what I think most residents do not know, that the Domino's pizza shop will be operating until 1:00 am Sunday to Thursday and until 3:00 am Friday and Saturday. Their canvassing the residents seems lack luster, with only 24 residents in the entire area. Not only is this the first I have heard of the development, but I also canvassed the buildings on either side of my house and found that both do not want a Domino's pizza restaurant in this location and in such close proximity to their homes. The report also states it will be more environmentally friendly by reducing air quality impact. This is in contradiction to the fact that they will increase sales to the surrounding area consequently causing more deliveries, and more emissions, in this neighbourhood. Based on their numbers, 60% of their business will be pick up or delivery of 512 customers per week, which is over 300 additional vehicles a week that will be in this neighbourhood.

There are several other options that would improve the area. Building affordable housing close to downtown would give the city what it needs as it continues to grow. Alternatively, building a park is an option that would increase the resale values of the surrounding area and bring the neighbourhood together. The policy 8.3.54 also describes the use of these areas within retail, personal services, and service orientated office use such as insurance, real estate, medical/dental, travel. All these are better options in my opinion.

Overall, as a property owner and resident in this area, I have to disagree with the rezoning.

Thank you,
Seamus Hogan