

Erika Clark
475 Melville Ave
Prince George, BC
V2M 1Y1

March 14, 2021

Cityclerk@princegeorge.ca

City of Prince George
1100 Patricia Blvd
Prince George, BC
V2L 3V9

Honorable Mayor Hall and Council,

RE: Proposed Zoning Bylaw Amendment 9172, 2020 443 Melville Avenue

I am writing this letter on behalf of myself and my neighbour, Ron McKibbin 455 Melville Ave, Prince George, BC.

We object to the proposed zoning amendment from RTi to RS4 on the above mentioned property for the following reasons:

1. The proposed development would not be complementary or compatible with the residential character of the area.
2. Off street parking requirements are for 2 vehicles. The lane is currently not accessible. The proposed zoning specifically states "lots with lane access".

This residential area is comprised of one story full basement homes. There are no other lots which may be considered for infill in the immediate area. Many infill developments include at least 2 side by side two story building sites. At this time, this would be the only two story narrow house in the area. It would dwarf the adjacent homes and would be completely out of character. It would have an impact on the market value of both adjacent properties, if not the entire area.

Off street parking for two vehicles is a requirement according to the zoning bylaw. 425 Melville Ave and the newly created 443 Melville Ave have always been utilized as one site. The existing house on 425 Melville is a two family home. Side by Side Off street parking has been provided by the paved area located on 443 Melville. There is a single parking driveway on 425 Melville Ave. Although there is a back lane at the rear of the properties, it is currently not accessible as there is a concrete retaining wall which extends the entire 90 feet of the three lots. The owner of 425 Melville Ave would, in all likelihood, incur a substantial cost in order to meet the zoning requirements to provide two off street parking areas for the two family home.

The proposed development would also be able to have two families. How are they to meet the parking requirements without lane access?

Infill housing is encouraged by the City of Prince George and can be developed to be complementary and compatible to an existing residential area. This would not be the result in this case. Developing a two story narrow house in this area would not be an enhancement.

Thank you for your consideration.

Sincerely,

Erika Clark & Ron McKibbin