
Subject: FW: 2707 Queensway application for Land Use Bylaw Change - Objection

From: Ken Maddox <*Redacted* >

Sent: Monday, July 26, 2021 11:32 AM

To: Stanker, Mandy <Mandy.Stanker@princegeorge.ca>; Holahan, Kali <Kali.Holahan@princegeorge.ca>; Phil Girard <*Redacted* >; Wasnik, Deanna <Deanna.Wasnik@princegeorge.ca>; Ken Maddox <*Redacted*>; cityclerk <cityclerk@princegeorge.ca>

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To; Mayor and Council City of Prince: I am writing to voice my objections to this application to

Rezone 2707 Queensway.

I am a co- owner of the office building at 2700 Queensway and so am somewhat familiar with the subject property. My Reason for objecting are as follows:

1. The required setback from the river is 50 Meters. The Property is only some 45- 50 meters in depth overall over all the lots in question. There is no room to build any building. Even if the set back was to be reduced many vehicles are in excess of 20 feet (6 Meters) in length. Also considering the Road setback requirements, this would not leave sufficient room to manouver vehicles on the property safely or at all.
2. The location for vehicle access is difficult being on a curve and at the bottom of the hill. This is not a desirable for either access or egress. As our Vehicle access at 2700 Queensway is close, any new access for a retail business would cause considerable congestion on the curve. There would be no safe vehicle access to this property from the north as well as there are limited lines of site. Retail business use is not at all practical on this site.
3. Parking on or near the property would be extremely limited. On Street Parking if allowed would add to the possible vehicle congestion on the curve.
4. A considerable reduction in the setback distance from the top of the river bank would have to be granted to allow building to proceed. This would set a serious precedent for future development proposals along our major rivers in the City.
5. As a Professional Engineer my opinion is this property is not suitable for development for any use, given its limited size, closeness to the river bank, probable Biological and Environmental issues and concerns.

As an Interested Citizen and local land owner I would ask council to reject this rezoning proposal and any future development on the property.

Respectfully submitted

Ken Maddox Peng