



REGULAR COUNCIL MEETING AGENDA

April 22, 2024, 6:00 p.m.

Council Chambers of City Hall

1100 Patricia Boulevard, Prince George, BC

*We respectfully acknowledge the unceded ancestral lands of the Lheidli T'enneh,
on whose land we live, work, and play.*

Pages

A. ADOPTION OF THE AGENDA

RECOMMENDATION:

That the agenda for the regular meeting of Council scheduled for April 22, 2024, BE ADOPTED.

B. MINUTES

B.1 Adoption of the Regular Council Meeting Minutes - April 8, 2024

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RECOMMENDATION:

That the minutes of the regular Council meeting held April 8, 2024, BE ADOPTED as read on this day and that such minutes as read set out all of the business before Council at that meeting and fully and properly record all of the resolutions passed by Council at that meeting.

C. DELEGATION(S)

C.1 BC Builds

15

Presenter: Lisa Helps, Executive Lead, BC Builds, Project Origination and Process Innovation

Topic: BC Builds Overview

C.2 Prince George Hospice Palliative Care Society

31

Presenter: Donna Flood, Executive Director

Topic: Update on Hospice and programs including Home Hospice and Palliative Care Centre

D. CONSENT AGENDA (FOR INFORMATION)

D.1 2024 M3 Mayor's Expense Summary 63

RECOMMENDATION:
That Council RECEIVES FOR INFORMATION the report dated April 3, 2024 from Mayor Simon Yu titled "M3 2024 (March) Expense Summary."

D.2 2024 Q1 Consultant Report 66

RECOMMENDATION:
That Council RECEIVES FOR INFORMATION the report dated April 12, 2024 from the Director of Finance and IT Services titled "2024 Q1 Consultant Spending Report".

D.3 2024 Q1 Council Contingency 70

RECOMMENDATION:
That Council RECEIVES FOR INFORMATION the report dated April 12, 2024 from the Director of Finance and IT Services titled "2024 Q1 Council Contingency Report."

D.4 2024 Q1 Delegated Authority 71

RECOMMENDATION:
That Council RECEIVES FOR INFORMATION the report dated April 12, 2024 from the Director of Finance and IT Services titled "2024 Q1 Delegated Authority Report."

D.5 2024 Q1 Procurement Report 72

RECOMMENDATION:
That Council RECEIVES FOR INFORMATION the report dated April 2, 2024, from the Director of Finance & IT Services, titled "2024 Q1 Procurement Report".

D.6 Monthly Building Permit and Development Permit Summary (March 2024) 77

RECOMMENDATION:
That Council RECEIVES FOR INFORMATION the report dated April 11, 2024, from the Director of Planning and Development, titled "Monthly Building Permit and Development Permit Summary (March 2024)".

E. REPORTS

E.1 Notice of Motion: Community Safety Town Hall

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RECOMMENDATION:

1. Community Safety Town Hall Recommendation:

- a. That Council hosts a Community Safety Town Hall meeting on May 1st to provide an opportunity for community members, business owners, and other stakeholders to share their concerns, ask questions, and share ideas with key City of Prince George staff and members of Council in addressing the encampments, and complex social issues throughout our community. In addition to City of PG staff, invitations for representatives from the Northern Health Authority and BC Housing to participate must be sent, and;
- b. That Council directs Administration to coordinate the Town Hall, with a budget of up to \$20,000.00 from the Council Contingency Fund for use towards venue, A/V, display materials, advertising/mailouts, a facilitator, and any other directly related expenses.

2. Council/Staff Follow Up Workshop and Action Recommendation:

- a. That Council commits to participating in and directs Administration to coordinate a facilitated follow up workshop with Council and City Administration for the purpose of strategizing and identifying clear action items based on the information and data provided and gathered through the Town Hall at its soonest opportunity, and;
- b. That Council directs Administration to bring back a subsequent report to a public Council meeting with actionable items towards addressing the community's concerns and the recommendations no later than the June 12th regular Council Meeting.

**E.2 Prince George Aquatic Center Mechanical & Building Envelope Upgrades:
Financial Plan Amendment and Council Direction**

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RECOMMENDATION:

That Council;

- 1. APPROVES increasing the budget for Phase 1 of Project # 3108 – AQC-Mechanical/Building Envelope Upgrade from \$8,580,000 to \$14,880,000 with an additional funding source of the successful 2020 grant funding amount of \$6,300,000 received from the Investing in Canada Infrastructure Program – British Columbia – Green Infrastructure – Climate Change Mitigation - CleanBC Communities Fund.**
- 2. CONSIDERS approving Phase 1a increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$1,300,000 with a funding source of MFA Debt Proceeds, as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.**
- 3. CONSIDERS approving Phase 1b increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$1,850,000 with a funding source of MFA Debt Proceeds, as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.**
- 4. CONSIDERS approving Phase 2 increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$7,900,000 with a funding source of MFA Debt Proceeds , as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.**
- 5. CONSIDERS approving Phase 3 increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$4,500,000 with a funding source of MFA Debt Proceeds , as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.**
- 6. CONSIDERS approving Phase 4 increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$6,600,000 with a funding source of MFA Debt Proceeds , as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.**

E.3 2024 Temporary Borrowing Bylaws

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RECOMMENDATION #1:

That Council give first three readings to "Civic Facility Roof Replacements 2019-2022 Loan Authorization Bylaw No. 9009, 2019, Temporary Borrowing Bylaw No. 9461, 2024."

RECOMMENDATION #2:

That Council give first three readings to "Aquatic Centre Renewal and Upgrade Loan Authorization Bylaw No. 9010, 2019 Temporary Borrowing Bylaw No. 9462, 2024."

RECOMMENDATION #3:

That Council give first three readings to "Critical Street Light and Traffic Signal Replacement Loan Authorization Bylaw No. 9017, 2019, Temporary Borrowing Bylaw No. 9463, 2024"

E.4 2024-2028 Financial Plan and Tax Rates Bylaws

149

RECOMMENDATION #1:

That Council GIVES FIRST THREE READINGS to "City of Prince George 5 – Year Operating and Capital Financial Plans Bylaw No. 9464, 2024".

RECOMMENDATION #2:

That Council GIVES FIRST THREE READINGS to "City of Prince George Tax Rates Bylaw No. 9465, 2024".

D. WASNIK, DIRECTOR OF PLANNING AND DEVELOPMENT

E.5 2024 Temporary Uses Permitted in Light Industrial Areas

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RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated March 8, 2024, from the Director of Planning and Development titled "Temporary Use Permits Considered in Light Industrial Areas".

E.6 Temporary Use Permit Application No. TU000091 - 397 3rd Avenue

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Applicant: Provincial Rental Housing Corporation for the City of Prince George

Location: 397 3rd Avenue

Documents for Council's consideration regarding Temporary Use Permit Application No. TU000091 include:

- Staff report dated March 25, 2024 from the Director of Planning and Development titled "Temporary Use Permit Application No. TU000091";
- Location and Existing Zoning Map;
- Temporary Use Permit No. TU000091;
- Memorandum of Understanding;
- Council Resolution dated January 15, 2024; and
- Supporting Document
 - BC Housing Preliminary Site Plan
 - BC Housing Public Consultation Summary

Correspondence for Council's consideration regarding Temporary Use Permit Application No. TU000091 include:

- Ed Bryson - Conditional Support
- Madelaine Deevy - Opposition
- Beth Chng - Support
- Tracy Frost - Opposition
- Nikki Crawford, Advanced Industrial Group Inc. - Opposition
- K.A. MacDonald - Conditional Support
- Dan Duckworth - Conditional Support
- Debra Yorston - Opposition
- Siegfried and Yvonne Hemmerich - Opposition
- Eduard Hausot - Conditional Support
- Cornelia Jonker - Request for additional actions
- Irene Krake - Support
- Glen Thielmann - Conditional Support
- Eric Long - Conditional Support

- Nini Long - Conditional Support
- Liz Neville - Opposition
- Maura O'Malley - Opposition
- Michelle Stephen - Conditional Support
- Michael Holt - Opposition
- Rob Murphy - Conditional Support
- Sam Vassallo - Opposition
- Richard Leask - Opposition
- Paul Bentley - Opposition
- Darren Andreychuk - Opposition
- Marie Hay - Concerns

RECOMMENDATION:

That Council APPROVES Temporary Use Permit No. TU000091 for the property legally described as Lot A, District Lot 343, Cariboo District, Plan EPP102681.

E.7 2024 Request for Concurrence W6475

262

Applicant: Cypress Land Services on behalf of Rogers Communications Inc.

Location: 2519 Queensway

Documents for Council's consideration:

- Staff report dated March 25, 2024 from the Director of Planning and Development titled, Request for Concurrence – Proposed Rogers Wireless Communications Facility (W6475);
- Location and Existing Zoning Map;
- Public Consultation Package

RECOMMENDATION:

1. THAT Council instruct the Corporate Officer to advise Innovation, Science and Economic Development Canada in writing that:

- a. Rogers Communications Inc. (Rogers) has satisfactorily completed its consultation with the City of Prince George;**
- b. The City of Prince George is satisfied with Rogers public consultation process and does not require any further consultation with the public; and,**
- c. The City of Prince George concurs with Rogers proposal to construct a wireless communications facility provided it be constructed substantially in accordance with the plans submitted to the City of Prince George for a 30.0 m self-supported tower and ancillary equipment at 2519 Queensway (Parcel 1, District Lot 934, Cariboo District, Plan BCP3365).**

E.8 Development Variance Permit Application No. VP100667 - 1735 11th Avenue
Applicant: Blake Buckham and Alicia Kirkby

296

Location: 1735 11th Avenue

Documents for Council's consideration regarding Development Variance Permit Application No. VP100667 include:

- Staff report dated March 25, 2024 from the Director of Planning and Development titled, "Development Variance Permit Application No. VP100667";
- Location and Existing Zoning Map
- Development Variance Permit No. VP100667
- Exhibit "A" to VP100667

RECOMMENDATION:

That Council APPROVE Development Variance Permit No. VP100667 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for Lot 7, Block 207, District Lot 343, Cariboo District, Plan 1268 as follows:

- a. Vary Section 10.4.4 1. by decreasing the minimum lot width from 7.5 m to 7.1 m, as shown on Exhibit "A" to VP100667.**

F. BYLAWS - FINAL READING AND ADOPTION

F.1 Rezoning Application No. RZ100794 (Bylaw No. 9426, 2023)

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RECOMMENDATION:

That Council GIVES FINAL READING AND ADOPTION of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9426, 2023."

F.2	Rezoning Application No. RZ100786 (Bylaw No. 9390, 2023)	304
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RECOMMENDATION:
That Council GIVES FINAL READING AND ADOPTION of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9390, 2023.”

G. Notices of Motion

G.1	Notice of Motion - Bear Aware Advisory Committee & Bear Proofing our Community	306
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In accordance with City of Prince George Council Procedures Bylaw No. 8388, 2011, notice of the proposed motion is provided. The proposed motions will be included on the May 6, 2024 Council Meeting agenda for Council’s consideration.

H. CORRESPONDENCE

H.1	Correspondence dated April 10, 2024 from Heidi Klepsch, Accessibility Coordinator for Theatre NorthWest regarding request for Resolution of Support in an application to Northern Development Initiative Trust	308
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RECOMMENDATION:
That the City of Prince George supports the application to Northern Development Initiative Trust from Theatre NorthWest for essential lighting and sound upgrades for a grant of up to \$300,000.

H.2	Correspondence dated April 3, 2024 from Mayor Scott Goodmanson, City of Langford regarding Support for Bill C-277	310
H.3	Correspondence dated April 15, 2024 from Beth Hodgson regarding Lower Patricia Encampment	312
H.4	Correspondence dated April 10, 2024 from Philip Rice regarding Lower Patricia Encampment	313
H.5	Correspondence dated April 15, 2024 from Kerrie Roberts regarding Lower Patricia Encampment	314
H.6	Correspondence dated April 14, 2024 from Anne Rushton regarding Lower Patricia Encampment	325
H.7	Correspondence dated April 17, 2024 from Sigfried and Yvonne Hemmerich regarding Lower Patricia Encampment	326
H.8	Correspondence dated April 16 and 17, 2024 from Karen Wong regarding Lower Patricia Encampment	327
H.9	Correspondence dated April 15, 2024 from Harry Yates regarding Lower Patricia Encampment	330

H.10	Correspondence dated April 14, 2024 from Loretta Minke regarding Lower Patricia Encampment	335
H.11	Correspondence dated April 17, 2024 from Eldrid Dube regarding Lower Patricia Encampment	337
H.12	Correspondence from Steven Castelli regarding Lower Patricia Encampment	338
H.13	Correspondence dated April 14, 2024 from Ella Gagnon regarding Lower Patricia Encampment	339
H.14	Correspondence dated April 17, 2024 from Lynn Bergmann regarding Lower Patricia Encampment	340
H.15	Correspondence dated April 16, 2024 from Richard Leask regarding Lower Patricia Encampment	342
H.16	Correspondence dated April 15, 2024 from Christian Lear regarding Lower Patricia Encampment	344
H.17	Correspondence dated April 15, 2024 from Barry Mckinnon regarding Lower Patricia Encampment	347
H.18	Correspondence from Arnold Ashton regarding Lower Patricia Encampment	348
H.19	Correspondence dated April 15, 2024 from Joe Postnikoff, Derrick and Sandy Przysieny, Tee Box Golf regarding Lower Patricia Encampment	350
H.20	Correspondence from Tina and Carlyle Garlick regarding the Lower Patricia Encampment	351
H.21	Correspondence dated April 12, 2024 from Wendy Pibworth regarding Lower Patricia Encampment	353

I. ADJOURNMENT

RECOMMENDATION:

That there being no further business the Regular Meeting of Council, BE ADJOURNED.



MINUTES OF THE REGULAR MEETING OF COUNCIL

April 8, 2024
 6:00 pm
 Council Chambers of City Hall
 1100 Patricia Boulevard, Prince George, BC

We respectfully acknowledge the unceded ancestral lands of the Lheidli T'enneh, on whose land we live, work, and play.

PRESENT:

- Mayor Simon Yu
- Councillor Tim Bennett
- Councillor Frizzell
- Councillor Trudy Klassen
- Councillor Ron Polillo
- Councillor Cori Ramsay
- Councillor Kyle Sampson
- Councillor Susan Scott
- Councillor Brian Skakun

IN ATTENDANCE:

- Walter Babicz, City Manager
- Deanna Wasnik, Director of Planning and Development Services
- Kris Dalio, Director of Finance & IT Services
- Andy Beesley, Director of Civic Facilities and Events
- Eric Depenau, Acting Director of Administrative Services
- Blake McIntosh, Director of Civic Operations
- Ethan Anderson, Corporate Officer/Manager of Legislative Services
- Elisha Leclair, Legislative Services Assistant

A. ADOPTION OF THE AMENDED AGENDA

Moved By Councillor Frizzell
Seconded By Councillor Skakun

That the agenda for the regular meeting of Council scheduled for April 8, 2024, 2024, BE AMENDED to consider item H.5 after item E.1.

Carried Unanimously

Moved By Councillor Frizzell
Seconded By Councillor Scott

That the agenda for the regular meeting of Council scheduled for April 8, 2024, BE AMENDED to add one letter of correspondence to item E.3. and that the agenda BE ADOPTED AS AMENDED.

Carried Unanimously

B. MINUTES

B.1 Adoption of the Regular Council Meeting Minutes – March 25, 2024

Moved By Councillor Scott
Seconded By Councillor Bennett

That the minutes of the regular Council meeting held March 25, 2024, BE ADOPTED as read on this day and that such minutes as read set out all of the business before Council at that meeting and fully and properly record all of the resolutions passed by Council at that meeting.

Carried Unanimously

C. DELEGATIONS

D. CONSENT AGENDA (FOR INFORMATION)

E. REPORTS

MAYOR SIMON YU

E.1 Mayor's Report - Standing Committee on Public Safety

Moved By Councillor Scott
Seconded By Councillor Klassen

That Council RECEIVES FOR INFORMATION the establishment of a Standing Committee on Public Safety and the Terms of Reference of the Standing Committee on Public Safety, as attached to the report dated March 28, 2024 from Mayor Simon Yu.

Carried Unanimously

H.5 Correspondence dated March 25, 2024 from Dr. Amelia Merrick regarding Concerns about Air Quality - Millar Addition

Moved By Councillor Bennett
Seconded By Councillor Scott

That Council requests that PG Air attend a future Council meeting as a delegation to provide a presentation after securing findings on PG Air Quality.

Carried Unanimously

DIRECTOR OF CIVIC FACILITIES AND EVENTS - ANDY BEESLEY

E.2 Rick Hansen Foundation Participation Agreement Grant Funding

Moved By Councillor Bennett

Seconded By Councillor Scott

That Council:

- a. *APPROVES Administration to accept grant funding through the Rick Hansen Foundation (RHF) participation agreement with the City of Prince George*
- b. *APPROVES amending the Financial Plan for project #1467 Accessibility Improvements to increase the budget from \$150,000 (comprised of funding sources of \$30,000 Capital Expenditure Reserve and \$120,000 BC Growing Communities Fund), to include the addition of \$82,500 in RHF grant funding for a total of \$232,500.*
- c. *AUTHORIZES the Manager of Project Delivery and Maintenance to sign the RHF participation agreement and associated funding agreements.*

Carried Unanimously

I. PUBLIC HEARING(S) - COMMENCING AT 7:00 P.M.

The Regular Council Meeting adjourned to the Public Hearing at 7:09 p.m.

I.1 RZ100786 Bylaw No. 9390, 2023 - 401-403 3rd Avenue

Mayor Yu declared a pecuniary conflict of interest with regard to the item as they had worked on the project.

Mayor Yu left the chambers at 7:09 p.m.

Councillor Frizzell took the chair as Acting Mayor.

Applicant:

Sandra Przysieny (Tee Box Golf Simulators & Lounge Ltd.) on behalf of 1255239 B.C. Ltd., Inc. No. BC1255239

Location:

401-403 3rd Avenue

Documents for Council's consideration regarding "Zoning Bylaw Amendment Application No. RZ100786 (Bylaw No. 9390, 2023)" include:

- Previously submitted staff report dated February 21, 2024 from the Director of Planning and Development titled "Zoning Bylaw Amendment Application No. RZ100786 (Bylaw No. 9390)"
- Location and Existing Zoning Map
- Exhibit "A" to RZ100786
- Letter of Intent

Applicant:

Joe Postnikoff, Sandra Przysieny, and Derek Przysieny attended the centre table to answer questions of Council regarding safety improvements.

Representations from Members of the Public:

There were no representations from the public.

Moved By Councillor Skakun

Seconded By Councillor Scott

That the Public Hearing for RZ100786 Bylaw No. 9390, 2023 - 401-403 3rd Avenue be closed.

Carried Unanimously

The Public Hearing adjourned to the Regular Council Meeting at 7:22 p.m.

City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9390, 2023

Moved By Councillor Skakun

Seconded By Councillor Polillo

That Council GIVES THIRD READING to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9390, 2023.”

Carried Unanimously

I.2 Liquor License Application No. LL100188

Applicant:

Sandra Przysieny (Tee Box Golf Simulators & Lounge Ltd.) on behalf of 1255239 B.C. Ltd., Inc. No. BC1255239

Location:

401-403 3rd Avenue

Attachment:

Location and Existing Zoning Map

Letter of Intent

Occupancy Load Confirmation

Moved By Councillor Sampson

Seconded By Councillor Polillo

THAT Council:

1. CONFIRMS that its comments on the Liquor and Cannabis Regulation Branch’s prescribed considerations are as set out in the report dated March 4, 2024, from Deanna Wasnik, Director of Planning and Development for Liquor Licence Application No. LL100188;

Carried Unanimously

Moved By Councillor Ramsay
Seconded By Councillor Klassen

2. *CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with Section 4: Public Consultation of the City of Prince George Liquor and Cannabis Licensing Policy and that the views of affected residents are as summarized in the minutes of the Public Hearing held on April 8, 2024; and*

Carried Unanimously

Moved By Councillor Sampson
Seconded By Councillor Scott

3. *SUPPORTS the approval of the Liquor Licence Application to allow Liquor Primary Establishment, Minor use for Tee Box Golf Simulators & Lounge Ltd. located at 401-403 3rd Avenue subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9390, 2023", for the following reasons:*

This application is not expected to have a negative impact on the community or produce any significant negative land use impacts on adjacent properties.

Carried Unanimously

Mayor Yu returned at 7:23 p.m.

DIRECTOR OF PLANNING AND DEVELOPMENT - DEANNA WASNIK

E.3 Liquor Licence Application No. LL100194

Applicant: Bernie Schneider for 1436836 B.C. Ltd., Inc. No. 1436836
 Location: 1466 3rd Avenue

Attachment: Location and Existing Zoning Map
 Letter of Intent
 Occupancy Load Confirmation

Moved By Councillor Scott
Seconded By Councillor Polillo

THAT Council:

1. *CONFIRMS that its comments on the Liquor and Cannabis Regulation Branch's prescribed considerations are as set out in the report dated February 27, 2024, from Deanna Wasnik, Director of Planning and Development for Liquor Licence Application No. LL100194;*

Carried Unanimously

Moved By Councillor Scott
Seconded By Councillor Bennett

2. *CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with Section 4: Statutory Notification and Public Consultation of the City of Prince George Liquor and Cannabis Licensing Policy and that the views of affected residents are as summarized in the minutes of the Council Meeting held on April 8, 2024; and*

Carried Unanimously

Moved By Councillor Klassen
Seconded By Councillor Ramsay

3. *SUPPORTS the approval of the Liquor Licence Application to allow a liquor primary use for Alibis Bar located at 1466 3rd Avenue, for the following reasons:*

This application is not expected to have a negative impact on the community or produce any significant negative land use impacts on adjacent properties.

Carried Unanimously

Moved By Councillor Frizzell
Seconded By Councillor Skakun

That the item be referred to the Standing Committee on Public Safety for discussion.

Carried Unanimously

E.4 Rezoning Application No. RZ100794 (Bylaw No. 9426, 2023) - 125 Dominion Street

Moved By Councillor Bennett
Seconded By Councillor Polillo

That Council GIVES THIRD READING to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9426, 2023.”

Carried Unanimously

E.5 Rezoning Application No. RZ100800 (Bylaw No. 9447, 2024) - 4247 Estavilla Drive

Moved By Councillor Scott
Seconded By Councillor Polillo

That Council GIVES THIRD READING to “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9447, 2024.”

Carried Unanimously

F. BYLAWS - FINAL READING AND ADOPTION

F.1 Rezoning Application No. RZ100802 (Bylaw No.9436, 2023) - 3854 Glendale Drive

Councillor Sampson declared a non-pecuniary conflict of interest as he works with a neighbour of the property. Councillor Sampson left the chambers at 7:45 p.m.

Moved By Councillor Bennett

Seconded By Councillor Skakun

That Council GIVES FINAL READING AND ADOPTION of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9436, 2023.”

Carried Unanimously

Councillor Sampson returned to the chambers at 7:46 p.m.

F.2 Rezoning Application No.RZ100805 (Bylaw No. 9441, 2024) - 1879 - 1875 Croft Road

Moved By Councillor Scott

Seconded By Councillor Polillo

That Council GIVES FINAL READING AND ADOPTION of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9441, 2024.”

Carried Unanimously

F.3 Rezoning Application No. RZ100784 (Bylaw No. 9387, 2023) - 2690 Queensway

Moved By Councillor Ramsay

Seconded By Councillor Sampson

That Council GIVES FINAL READING AND ADOPTION of “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9387, 2023.”

Carried Unanimously

G. NOTICE OF MOTION

COUNCILLOR SAMPSON, COUNCILLOR RAMSAY AND COUNCILLOR BENNETT

G.1 Community Safety

In accordance with City of Prince George Council Procedures Bylaw No. 8388, 2011, notice of the proposed motion is provided. The proposed motions will be included on the April 22, 2024 Council Meeting agenda for Council's consideration.

H. CORRESPONDENCE

Councillor requested further consideration of Correspondence Item .

H.1 Correspondence dated March 19, 2024 from Hon. Lisa Beare regarding Aviation Sector Education

H.2 Correspondence dated March 22, 2024 from Jeff Weightman, BC Ministry of Agriculture and Food regarding a Presentation on Land Use Planning for Agriculture

H.3 Correspondence dated February 29, 2024 from Mayor Sue McKortoff, Osoyoos regarding Support for Resolutions

H.4 Correspondence dated March 27, 2024 from Brandi MacAulay, Prince George Native Friendship Centre regarding Northern Development Resolution of Support

Moved By Councillor Polillo
Seconded By Councillor Skakun

That the City of Prince George supports the application to Northern Development Initiative Trust from the Prince George Native Friendship Centre for the Food Bank Expansion Program in the amount of \$240,000

Carried Unanimously

Moved By Councillor Scott
Seconded By Councillor Frizzell

That the Correspondence for the April 8, 2024 meeting be RECEIVED FOR INFORMATION.

Carried Unanimously

H. ADJOURNMENT

Moved By Councillor Polillo
Seconded By Councillor Sampson

That there being no further business the Regular Meeting of Council, BE ADJOURNED.

Carried Unanimously

THE REGULAR MEETING OF COUNCIL ADJOURNED AT 7:54 P.M.

CHAIRPERSON

CERTIFIED CORRECT

Agenda Item	Description	Resolution	Mayor Yu	Councillor Bennett	Councillor Frizzell	Councillor Klassen	Councillor Polillo	Councillor Ramsay	Councillor Sampson	Councillor Scott	Councillor Skakun	Decision	For/Against Count
A.	ADOPTION OF THE AMENDED AGENDA	<p>That the agenda for the regular meeting of Council scheduled for April 8, 2024, 2024, BE AMENDED to consider item H.5 after item E.1</p> <p>That the agenda for the regular meeting of Council scheduled for April 8, 2024, BE AMENDED to add one letter of correspondence to item E.3. and that the agenda BE ADOPTED AS AMENDED.</p>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
B.	ADOPTION OF MINUTES												
B.1	Adoption of the Regular Council Meeting Minutes – March 25, 2024	<p>That the minutes of the regular Council meeting held March 25, 2024, BE ADOPTED as read on this day and that such minutes as read set out all of the business before Council at that meeting and fully and properly record all of the resolutions passed by Council at that meeting.</p>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
C.	DELEGATION(S)												
D.	CONSENT AGENDA (FOR INFORMATION)												
E.	REPORTS												
E.1	Mayor's Report - Standing Committee on Public Safety	<p>That Council RECEIVES FOR INFORMATION the establishment of a Standing Committee on Public Safety and the Terms of Reference of the Standing Committee on Public Safety, as attached to the report dated March 28, 2024 from Mayor Simon Yu.</p>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0

Agenda Item	Description	Resolution	Mayor Yu	Councillor Bennett	Councillor Frizzell	Councillor Klassen	Councillor Polillo	Councillor Ramsay	Councillor Sampson	Councillor Scott	Councillor Skakun	Decision	For/Against Count
H. 5	Correspondence dated March 25, 2024 from Dr. Amelia Merrick regarding Concerns about Air Quality - Millar Addition	<i>That Council requests that PG Air attend a future Council meeting as a delegation to provide a presentation after securing findings on PG Air Quality.</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
E.2	Report: Andy Beesley, Director of Civic Facilities and Events: <u>City Grants Review: Options for Future Direction</u>	<i>That Council APPROVES Option "A" in the staff report dated March 6, 2024 as attached to the report dated December 14, 2023, from the Director of Civic Facilities & Events, titled "City Grants Review: Options for Future Direction."</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
I. 1	RZ100786 Bylaw No. 9390, 2023 - 401-403 3rd Avenue	<i>That Council GIVES THIRD READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9390, 2023."</i>	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	8 - 0

Agenda Item	Description	Resolution	Mayor Yu	Councillor Bennett	Councillor Frizzell	Councillor Klassen	Councillor Polillo	Councillor Ramsay	Councillor Sampson	Councillor Scott	Councillor Skakun	Decision	For/Against Count
I.2	Liquor License Application No. LL100188	<p><i>THAT Council:</i></p> <p>1. CONFIRMS that its comments on the Liquor and Cannabis Regulation Branch's prescribed considerations are as set out in the report dated March 4, 2024, from Deanna Wasnik, Director of Planning and Development for Liquor Licence Application No. LL100188;</p> <p>2. CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with Section 4: Public Consultation of the City of Prince George Liquor and Cannabis Licensing Policy and that the views of affected residents are as summarized in the minutes of the Public Hearing held on April 8, 2024; and</p> <p>3. SUPPORTS the approval of the Liquor Licence Application to allow Liquor Primary Establishment, Minor use for Tee Box Golf Simulators & Lounge Ltd. located at 401-403 3rd Avenue subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9390, 2023", for the following reasons:</p> <p>This application is not expected to have a negative impact on the community or produce any significant negative land use impacts on adjacent properties.</p>	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	8 - 0

Agenda Item	Description	Resolution	Mayor Yu	Councillor Bennett	Councillor Frizzell	Councillor Klassen	Councillor Polillo	Councillor Ramsay	Councillor Sampson	Councillor Scott	Councillor Skakun	Decision	For/Against Count
E.3	Liquor Licence Application No. LL100194	<p>THAT Council:</p> <p>1. CONFIRMS that its comments on the Liquor and Cannabis Regulation Branch's prescribed considerations are as set out in the report dated February 27, 2024, from Deanna Wasnik, Director of Planning and Development for Liquor Licence Application No. LL100194;</p> <p>2. CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with Section 4: Statutory Notification and Public Consultation of the City of Prince George Liquor and Cannabis Licensing Policy and that the views of affected residents are as summarized in the minutes of the Council Meeting held on April 8, 2024; and</p> <p>3. SUPPORTS the approval of the Liquor Licence Application to allow a liquor primary use for Alibis Bar located at 1466 3rd Avenue, for the following reasons:</p> <p>This application is not expected to have a negative impact on the community or produce any significant negative land use impacts on adjacent properties.</p>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
E.3	Liquor Licence Application No. LL100194	That the item be referred to the Standing Committee on Public Safety for discussion.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
E.4	Rezoning Application No. RZ100794 (Bylaw No. 9426, 2023) - 125 Dominion Street	That Council GIVES THIRD READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9426, 2023."	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0

Agenda Item	Description	Resolution	Mayor Yu	Councillor Bennett	Councillor Frizzell	Councillor Klassen	Councillor Polillo	Councillor Ramsay	Councillor Sampson	Councillor Scott	Councillor Skakun	Decision	For/Against Count
E.5	Rezoning Application No. RZ100800 (Bylaw No. 9447, 2024) - 4247 Estavilla Drive	<i>That Council GIVES THIRD READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9447, 2024."</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
F.	BYLAWS - FINAL READING AND ADOPTION												
F.1	Rezoning Application No. RZ100802 (Bylaw No.9436, 2023) - 3854 Glendale Drive	<i>That Council GIVES FINAL READING AND ADOPTION of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9436, 2023."</i>	Yes	Yes	Yes	Yes	Yes	Yes	Absent	Yes	Yes	CARRIED	8 - 0
F.2	Rezoning Application No.RZ100805 (Bylaw No. 9441, 2024) - 1879 - 1875 Croft Road	<i>That Council GIVES FINAL READING AND ADOPTION of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9441, 2024."</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
F.3	Rezoning Application No. RZ100784 (Bylaw No. 9387, 2023) - 2690 Queensway	<i>That Council GIVES FINAL READING AND ADOPTION of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9387, 2023."</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
H.	CORRESPONDENCE	<i>That Council RECEIVES FOR INFORMATION Correspondence for April 8, 2024.</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
H.1	Correspondence dated March 19, 2024 from Hon. Lisa Beare regarding Aviation Sector Education												
H.2	Correspondence dated March 22, 2024 from Jeff Weightman, BC Ministry of Agriculture and Food regarding a Presentation on Land Use Planning for Agriculture												

Agenda Item	Description	Resolution	Mayor Yu	Councillor Bennett	Councillor Frizzell	Councillor Klassen	Councillor Polillo	Councillor Ramsay	Councillor Sampson	Councillor Scott	Councillor Skakun	Decision	For/Against Count
H.3	Correspondence dated February 29, 2024 from Mayor Sue McKortoff, Osoyoos regarding Support for Resolutions												
H.4	Correspondence dated March 27, 2024 from Brandi MacAulay, Prince George Native Friendship Centre regarding Northern Development Resolution of Support	<i>That the City of Prince George supports the application to Northern Development Initiative Trust from the Prince George Native Friendship Centre for the Food Bank Expansion Program in the amount of \$240,000</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0
H.	ADJOURNMENT	<i>The Regular Meeting of Council Adjourned at 7:54 p.m.</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CARRIED	9 - 0



BC Builds Overview

Lisa Helps
Executive Lead, BC Builds, Project Origination
and Process Innovation



StrongerBC



BC HOUSING

Supported in partnership by the Province of British Columbia and BC Housing.



About BC Builds

About BC Builds

BC Builds is a housing program, delivered by BC Housing, to speed up the development of new homes for middle-income working people throughout British Columbia.

Today, the development of new housing is impacted by the by the cost of land, the cost of construction, and high interest rates. This can make financing and building new new rental housing challenging.

BC Builds uses low-cost land, low-interest financing, grants, and speeds up project timelines to reduce how long long it takes to get a building from concept to construction.



How BC Builds works



Identifying low-cost land for development



Bringing together
landowners, residential
developers and speeding up
project development
timelines



Providing low-interest
financing and grants

How BC Builds works for you



For Renters

What BC Builds will do

- Thousands of new homes under construction between 2024 and 2027
- First projects ready to welcome residents in 2026
- Rental opportunities managed by non-profit and private developers
- 20% of units operated by non-profits, First Nations development corporations, or public entities will be rented at 20% below market

Who

- Middle income earners like teachers, nurses, transit operators, construction workers, small business owners and others

Middle-income limits

- \$84,780 to \$131,950 for for studio or one-bedroom bedroom home
- \$134,410 to \$191,910 for two-bedroom home or home or larger



For government, non-profit and community landowners

What BC Builds does

- Unlocks underutilized land and helps develop a vision, project goals and timelines
- Finds creative opportunities to add housing on existing sites, and incorporate housing above new infrastructure
- Helps secure development/builder partner and a building owner/operator

Who

- Local governments
- First Nations
- Health authorities
- School districts
- Colleges and universities
- Faith groups
- Service clubs
- Others

For non-profit, First Nations and private developers and housing operators

What BC Builds does

- Connections to available and zoned sites
- Accelerate approvals to get you building and operating housing sooner
- Working collaboratively with landowners, municipalities and residential developers to work through and remove barriers

Who

- First Nations development corporations
- Non-profits
- Private residential developers

Available grants

- Up to \$225,000 per unit for non-profits, co-ops and First Nations development corporations





Initial BC Builds projects

City of North Vancouver and Catalyst Community Development Society

225 East Second Street, North Vancouver

- 18-storey mass timber building with 180 units
- At least 20% of units will be 20% below market, with a goal of delivering a higher percentage of below market homes
- Remaining units will be targeted to not exceed 30% of local middle-income household income
- Co-located with North Shore Neighbourhood House, including 37 childcare spaces, child development programming for 250 children, food programs, wellness and recreation, and youth and seniors' programs
- Located next door to a BC Housing project delivering 89 affordable homes for late 2025





Cowichan Tribes and Khowutzun Development LLP

222 Cowichan Way, Duncan

- Four-to-six storey wood-frame building with 199 units for families in the Cowichan Valley
- At least 20% of units will be 20% below market, with a goal of delivering a higher percentage of below market homes
- Remaining units will be targeted to not exceed 30% of local middle-income household income
- Co-located on reserve with new governance headquarters for the Cowichan Tribes
- Space for Indigenous businesses

Town of Gibsons, New Commons Development and Sunshine Coast Affordable Housing Society

571 Shaw Road, Gibsons

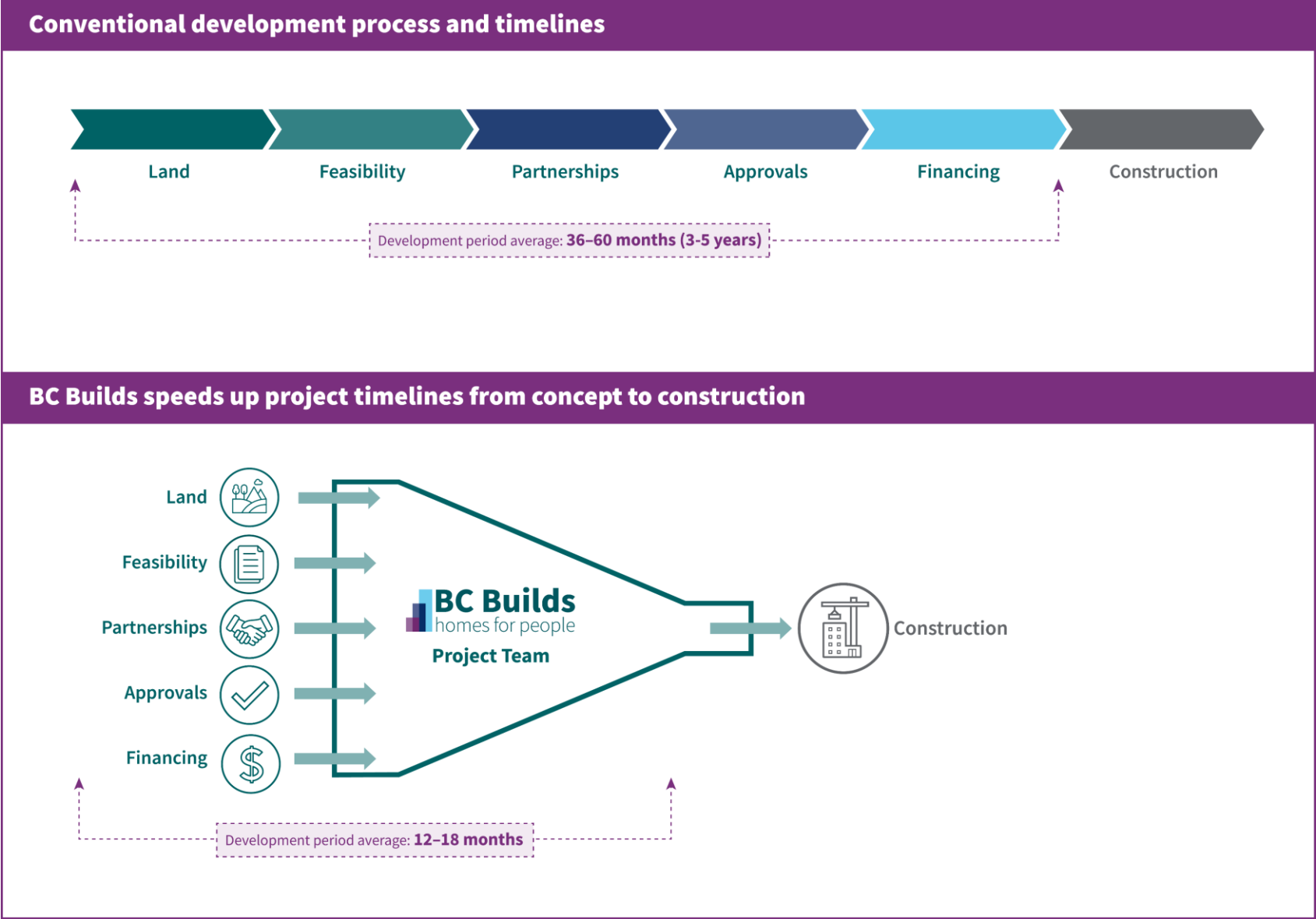
- Four-storey wood-frame building with 33 units ranging from ranging from studios to three-bedrooms
- At least 20% of units will be 20% below market, with a goal goal of delivering a higher percentage of below market homes
- Remaining units will be targeted to not exceed 30% of local of local middle-income household income
- Will include early childcare centre with 24 childcare spaces, spaces, including pre-school daycare and before-and-after and-after school care for eight children





The BC Builds difference

The BC Builds difference



Let's start the conversation



info@bcbuildshomes.ca



From: City of Prince George <noreply@princegeorge.ca>
Sent: Thursday, March 21, 2024 10:32 AM
To: Legislative Services
Subject: Webform submission from: Request to Appear as a Delegation

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.



Request to Appear as a Delegation

Submitted on Thu, 03/21/2024 - 10:32

Applicant Information

Organization Name (if applicable)
Prince George hospice palliative care society

Contact Info
Donna Flood
1506 Ferry ave
PG, British Columbia. V2L 5N4
dflood@pghpcs.ca
250~961-2551

Presentation Information

Presenters: First Name Last Name, Title (Maximum 4)

- Donna Flood

Presentation Topic
Update on Hospice and programs Including Home Hospice and Palliative care centre

Purpose of Presentation and/or Action You Wish Council to Take
Information Only

Have You Spoken with City Staff Regarding Your Proposed Delegation Topic?

No

Please list your requested Council meeting date

2024-04-08

What is your preferred method of delivery for your delegation presentation?

In Person

Will You be Providing Supporting Documentation (PowerPoint, Brochures, etc.)?

Yes

What types of materials will be provided?

PowerPoint Presentation, Handouts

From: Donna Flood <dflood@pghpcs.ca>
Sent: Friday, March 22, 2024 4:00 PM
To: Leclair, Elisha
Subject: Re: Delegation Request

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Thanks Elisha Let's do the 22nd

Donna

Please excuse spelling and grammar Sent from
My Iphone

On Mar 22, 2024, at 15:18, Leclair, Elisha <Elisha.Leclair@princegeorge.ca> wrote:

You don't often get email from elisha.leclair@princegeorge.ca. [Learn why this is important](#)

Good afternoon, Donna,

We received your request to appear as a Delegation. Before I forward this to City Manager's office for consideration, I wanted to ensure our deadlines will work for you.

Council Meeting Date	Presentation Material Submission Deadline
April 8, 2024	12:00 p.m., Weds, March 27, 2024
April 22, 2024	12:00 p.m., Mon, April 8, 2024

Would you like to continue with April 8, or would you like to consider April 22nd which has more time to work with?

Kind regards,

<image001.png>

Elisha Leclair

Legislative Services Assistant,
Legislative Services Division
1100 Patricia Blvd, Prince George, BC V2L 3V9
Phone: 250-561-7792
Elisha.leclair@princegeorge.ca
www.princegeorge.ca



Prince George Hospice Palliative Care Society

April 2024

Update and Strategic Plan

<p>Strategic Goal #1</p> <p>Create a plan to begin construction on a Palliative Care Centre by 2028.</p>	<p>This center will be designed to support the needs of the community and may include: support urgent care for palliative illness, caregiver support, respite day care, an education center, and an employment center for our own doctors and specialists. Development of this goal will be through a collaboration of expert stakeholders.</p>
<p>Strategic Goal #2</p> <p>We have a thriving Home Hospice Program.</p>	<p>The Home Hospice service was developed and implemented in 2023. The goal is to maintain and ensure a program of excellence.</p>
<p>Strategic Goal #3</p> <p>We have a special reserve fund with \$1 million by December 2026.</p>	<p>The purpose of this strategy is to ensure that we have the funds necessary to do the research and conduct the feasibility studies required to move forward towards creating a plan for a Palliative Care Center.</p>
<p>Strategic Goal #4</p> <p>We are an employer of choice.</p>	<p>The goal of this strategy is to ensure that we have the human resources necessary to fulfill our mission and achieve our vision.</p>
<p>Strategic Goal #5</p> <p>We are leaders in Learning in hospice and palliative Care.</p>	<p>Our Hospice aims to be a centre of excellence. To achieve this goal we will be experts in hospice palliative care</p>
<p>Strategic Goal #6</p> <p>We demonstrate through our actions our value of diversity to the people we serve through cultural competency and diversity acceptance.</p>	<p>The purpose of this strategy is to improve the ability of the Society to deliver hospice palliative care at all levels and meet the needs of the diverse population of our region.</p>

Strategic Goal #1

Create a plan to begin construction on a Palliative Care Centre by 2028.



We have identified a need to provide health and wellness care for people with life limiting illness.

We are currently undergoing a feasibility study to understand:

- The current options and services of care for people with a palliative illness
- Identification of gaps in care
- Research and evaluate what is currently being done across the country and abroad.
- Hold forums to engage with both potential users (people with a palliative illness) , and those that provide care for them.

Strategic Goal #2

Have a Thriving Home Hospice Program.



We have had a very success full first year.

551 Hospital days avoided

20 Calls to ambulance avoided

71% had a home death as desired 29% dies at Hospcie House

Saved NHA \$836,329

We anticipate a saving of over **\$2.5** million yearly

Program has freeup

4,380 Home Nursing hours

6,570 Home Support hours

This allows NHA to allocate Home Care to other people in need

Strategic Goal #3

We have a special reserve fund with \$1 million by December 2026.

We have been working with a community engagement group to help us start introducing the concept of palliative care to the community

This will help us seed the idea of this centre and how it will support health hand wellbeing in our community

We have been successful in getting a few grants to support this work, as well as in-kind support which will help offset expenses



Strategic Goal #4

We are an employer of choice.



*Awarded
BEA PG Chamber of Commerce
Excellence in Workplace Culture and Safety*

PGHPCS prides it self on living its values and treating our staff with the same kindness and compassion we do with our clients and guests

- We have increased our education opportunities so that everyone feels confident and able to do their jobs
- We now offer wage parity with other health care professionals
- We support flexible schedules so our staff can maintain a good work life balance

We have no long term vacancies

Strategic Goal #5

We are leaders in Learning in hospice and palliative Care.



PGHPCS has initiated the Northern Hospice Collaborative to support hospice through out the North in providing care to their communities

We have monetized some education modules to help build the capacity of other hospice in the Province

We have been speakers at a wide range of conferences to share our expertise

We have partnered with UNBC in research and the development of programs

We work closely with CNC and UNBC to help educate their health care student

Strategic Goal #6

We demonstrate through our actions our value of diversity to the people we serve through cultural competency and diversity acceptance.



PGHPCS is working on developing an ongoing partnership with IMSS to develop volunteer opportunities for new citizens, and share knowledge about cultural beliefs in death and grieving

We are working with LNT to help ensure we honour reconciliation work so Hospice is deemed a safe place to be for our indigenous guests and clients.

We are providing in-services and education to our staff and volunteers to understand how to make those in the LGBT2S community know that they are welcome and safe in our care.

We have developed a diversity statement that embraces not just our guests and clients but our staff and volunteers to that we all feel we are respected and safe



PRINCE GEORGE
HOSPICE
PALLIATIVE CARE
SOCIETY



Thank you for the opportunity to
share the remarkable work the
team at
The Prince George Hospice
Palliative Care is doing

PG HOSPICE PALLIATIVE CARE SOCIETY

BRIEFING NOTE FOR PRINCE GEORGE MAYOR AND COUNCIL

HOME HOSPICE PROGRAM

PROGRAM STARTED APRIL 2023

Funding supported by PGHPCS, and community grant. No government funding

Funding requested to NHA for 24/25 denied: *Rational “they are working on their own palliative strategy”*

Planned outcomes and measures for Home Hospice

1. Reduction in hospitalizations for individuals opting for home-based end-of-life care.
2. Decrease in emergency crisis visits.
3. Reduction of caregiver stress and burden.
4. Improvement in the quality of life during the dying process.

Length of Stay in Home Hospice Program	average 21 days
--	-----------------

Crisis Calls at night for staff	19
---------------------------------	----

Percentage of clients who had a home death	71%
--	-----

Percentage that had hospital/ ER death	0
--	---

Percentage that had a Hospice House Death	29%
---	-----

Financial Saving to NHA

Client Days	1100
-------------	------

Hospital Days Saved	551
---------------------	-----

Crisis call and ER visits averted	20
-----------------------------------	----

FINANCIAL 20234/24

Hospital days saved	551 day	saving	\$1,102,000
Cost of Home and Community Care		Home Support	\$124,875
		<u>Home Care Nurse</u>	<u>\$110,000</u>
Total Cost Saving to NHA			\$1,336,875.00
PGHPCS Home Hospice Cost			\$500,546

FINANCIAL FORECAST 24/24

Hospital days saved	1460 day	saving	\$2,920,000
Cost of Home and Community Care		Home Support	\$328500
		<u>Home Care Nurse</u>	<u>\$292,000</u>
Total Cost Saving to NHA			\$3,540,500
PGHPCS Home Hospice Budget			\$ 919.327

TIME IN HOURS HOME & COMMUNITY CARE SAVED TO SUPPORT ACUTE CARE CLIENTS

Home Nursing	4,380 hrs per year
Home Support	6,570 hrs per year



PRINCE GEORGE
HOSPICE
PALLIATIVE CARE
SOCIETY

THE PRINCE GEORGE HOSPICE PALLIATIVE CARE SOCIETY

A Brief Overview for Prince George Mayor and Council .

APRIL 22, 2024

PGHPCS

Prepared by Donna Flood Executive Director| Dflood@pghpcs.ca

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Rotary Hospice House

The Prince George Rotary Hospice House is a significant healthcare facility that holds a unique place in British Columbia's history. Established in 1995, it owes its existence to the generous funding provided by the local Rotary Club, showcasing the power of community involvement in healthcare initiatives. Notably, it stands out as the first stand-alone hospice house in British Columbia, setting a precedent for end-of-life care in the region.

Key Features

1. **Innovative Approach:** The Prince George Rotary Hospice House (RHH), being the first stand-alone hospice in BC, represents a pioneering approach to end-of-life care, emphasizing a holistic and community-driven model.
2. **Facility Size and Capacity:** With a capacity of 10 beds, the facility serves as a vital resource for individuals and families facing life-limiting illnesses in the Prince George community.
3. **Community Support:** The pivotal role played by the local Rotary Club in providing financial support underlines the community's dedication to improving healthcare services and enhancing the quality of life for those in need. Through the generous support of the Prince George community we provide compassionate care in our community with limited public funding.
4. **Communal Spaces:** The inclusion of communal spaces, such as a large kitchen, fosters a sense of community and togetherness. The emphasis on shared meals contributes to a supportive and comforting environment.
5. **Holistic Amenities:**
 - **Fitness Room:** Promoting overall well-being, the fitness room reflects a commitment to supporting residents' physical health during their stay.

- Play Room: Recognizing the importance of family, the playroom offers a space for children ensuring a supportive environment for families facing difficult times.
- Spiritual Room: Catering to diverse needs, the spiritual room provides a tranquil space for reflection and solace.
- Backyard labyrinth
- Family Room: Recognizing the significance of family presence, the family room enables relatives to stay close by, fostering a supportive and connected atmosphere along with helping to defer the costs that supporting a dying loved one incurs.

Community Impact

The Prince George Rotary Hospice House stands as a testament to the power of local communities to create lasting and impactful change in healthcare. Beyond providing essential end-of-life care, it symbolizes the spirit of compassion, community collaboration, and the pursuit of innovative solutions to healthcare challenges.

As a founder in stand-alone hospice care in the province, the Prince George Rotary Hospice House continues to play a vital role in shaping the landscape of compassionate and dignified end-of-life care in British Columbia.

Home Hospice

In response to the profound need observed in individuals experiencing complex grief due to loved ones being transported to the hospital in times of crisis, our organization, with support from a comprehensive expert stakeholders group, introduced the Home Hospice program.

Program Objectives

Reducing Hospitalizations and ER Visits: Home Hospice is strategically designed to minimize hospitalizations and emergency room visits, offering a supportive alternative for individuals with a prognosis of three months or less.

Preferred Place to Die: Prioritizing the individual's wishes, the program facilitates a peaceful transition at the place of their choosing, preserving dignity and comfort.

Comprehensive Care Team

- **Nursing Staff:** A dedicated team of Registered Nurses (RN) and Licensed Practical Nurses (LPN) is available 24/7, providing continuous clinical support.
- **Personal Care Worker:** Complementing the nursing staff, a personal care worker is present 12 hours a day, addressing the diverse needs of individuals in the program.
- **Family Physician Involvement:** Recognizing the importance of primary care, the Home Hospice program integrates the individual's family physician into the care team. This ensures a seamless continuum of care, with the family physician offering valuable insights into the individual's medical history, preferences, and personalized care needs.
- **Grief Counselor:** An integral part of the care team, the grief counselor provides essential support to individuals and their families, addressing the emotional challenges associated with end-of-life care.
- **Volunteers:** Emphasizing the community aspect, volunteers play a vital role in enhancing the overall support system for individuals and their families.

Key Features

Symptom Management: Home Hospice prioritizes symptom management, aiming to provide comfort and dignity throughout the end-of-life journey.

Caregiver Support: Acknowledging the crucial role of caregivers, the program offers focused support to help them navigate the challenges they may encounter.

Psychosocial Support: The program provides comprehensive psychosocial support, addressing emotional, spiritual and psychological aspects, while promoting overall wellbeing. Acknowledging and supporting anticipatory grief of friends and family.

The integrated approach of the Home Hospice program, with the involvement of the family physician, further ensures that medical care aligns seamlessly with the individual's unique needs and preferences. This collaborative model seeks to empower individuals and their families, fostering a compassionate and dignified environment during the challenging transition at the end of life.

Testimonials

- "service was excellent"
- "We were so supported, and are thankful for the help"
- "Our Dad couldn't have been at home without you"
- "You went the extra mile for us"

Financial Considerations

The financial landscape of end-of-life care in Canada reveals significant gaps and rising costs. Hospice Palliative care, designed to enhance the quality of life for individuals with severe illnesses, aims for comfort while mitigating the burden of costly and potentially inappropriate interventions. The C.D. Howe Institute review sheds light on the fiscal implications of end-of-life care practices and explores avenues for improvement.

https://www.cdhowe.org/sites/default/files/202110/Commentary_608.pdf

Current Challenges and Financial Implications in Health Care:

- Limited Palliative Care Access

The majority of Canadians do not receive palliative care, resulting in increased reliance on acute care.

- Financial Impact of Acute Care

The cost of healthcare delivery surges in the final months of life due to a prevalence of acute care, specifically in hospital admissions and emergency room visits.

- Financial Disparities

Acute care costs in the last 30 days of life in Ontario spike by 181 percent, overshadowing the comparatively modest increases in outpatient and continuing care costs.

- Patient Preferences vs. Actual Care

Despite 87 percent of Canadians expressing a preference for end-of-life care at home, the utilization of acute care remains high, leading to financial burdens.

Benefits of Hospice Palliative Care

Cost Efficiency

Palliative care, when provided in community settings, reduces hospitalizations, emergency room visits, and deaths in hospitals, resulting in lower healthcare costs.

Effective Interventions

Hospice Palliative care interventions, such as 24/7 telephone access, medication support, home visits, and discussions on prognosis and advanced care planning, effectively reduce hospital visits.

International Comparisons

1. Hospitalization Rates

Canada demonstrates higher rates of hospitalization in the last three months of life compared to England, the Netherlands, and the US.

2. Place of Death

A considerable percentage of Canadians die in hospitals, surpassing rates in England, the Netherlands, and the US.

Conclusion

Addressing the financial challenges in end-of-life care necessitates a shift towards greater palliative care access, aligning care delivery with patient preferences, and implementing cost-effective interventions. The financial burden of acute care can be mitigated by prioritizing community-based hospice palliative care, contributing to both improved quality of care and fiscal responsibility.

Cost Comparisons

Rotary Hospice House			
	Cost of Bed/day	Expense	
RHH	\$631 actual	*\$2,301,624	
NHA	\$1,400 2019 rate	\$5,110,000	
		difference	\$2,808,376
<i>*Based on 10 pts per day for 1 year</i>			
Home Hospice			
Home Hospice		\$500,546	
NHA		\$1,336,875 +H&CC costs	
		difference	\$836,329+
<i>*Reduction of potential hospital stays by 50%- H&CC cost not calculated</i>			
Total Value vs Government Spend			
	NHA value	\$7,665,000 +	
	Government Spend	\$1,498,067	
	Full cost saving to NHA	\$6,166,933 +	

NHA cost for H&CC unavailable *

Community Programs

Participation in grief and bereavement programs can offer various benefits in reducing mental health issues for individuals coping with loss. Here are some of the key advantages:

- Emotional Support

Reduced Isolation: Grief programs provide a supportive environment where individuals can connect with others who have experienced similar losses. This helps combat feelings of isolation that often accompany grief.

- Coping Strategies

Skill Development: These programs often teach coping strategies and techniques to navigate the grieving process effectively. This can empower individuals with practical tools to manage their emotions and challenges.

- Normalization of Grief

Validation: Grief programs help normalize the grieving experience by acknowledging that grief is a natural response to loss. This validation can reduce feelings of guilt or inadequacy.

- Expression of Grief

Encouraged Expression: Grief programs often provide a safe space for individuals to express their emotions openly. Encouraging the healthy expression of grief can prevent the suppression of feelings, reducing the risk of mental health issues.

- Peer Support

Shared Experience: Interacting with others who are going through similar experiences in grief programs fosters a sense of camaraderie and shared understanding. Peer support can be invaluable in navigating the complexities of grief.

,Prevention of Complicated Grief

Early Intervention: Grief programs can facilitate the early identification of individuals at risk of complicated grief reactions. Timely intervention through these programs may help prevent the development of more severe mental health issues.

- Education about Grief

Understanding the Process: Grief programs often educate participants about the normal stages of grief, helping them understand that it is a multifaceted and evolving process. This knowledge can reduce anxiety and uncertainty.

- Fostering Resilience

Building Resilience: Engaging in grief programs can contribute to the development of emotional resilience. Learning to adapt and cope with loss builds inner strength and facilitates better mental health outcomes.

- Continued Support

Long-Term Assistance: Grief programs often offer ongoing support, recognizing that the grieving process is not linear. Continued assistance can help individuals cope with the ups and downs of grief over an extended period.

By addressing the emotional, psychological, and social aspects of grief, these programs play a crucial role in supporting individuals, reducing the risk of mental health issues, and promoting a healthier adjustment to life after loss.

Current PGHPCS Community Programs

Adult Grief and Bereavement

- Drop-in
- Formal 8 Weeks session
- Greif and Grub for Guys (formal men's program)

Family Grief Program

- Drop-in for children weekly
- Formal sessions to support families together; formal program for parents and children to grieve together

Opioid Support Group;

- For families that have lost a loved one from opioid poisoning

Caregiver programs

- Drop in Support group
- One on One support

COVID Long Hauler

- Onsite and virtual support group for people with COVID Long Haul.

Rec Room

- A space for those who grieve instrumentally. Inspired by the Man Shed movement this space allows for people to gather and support each other through their grief.

Crisis Support

- Able to respond to organizations that have experienced the unexpected death of a colleague or employee.

Outreach

- Providing education and support to the 9 rural and remote hospices in Northern BC.

Advanced Care Directive Education

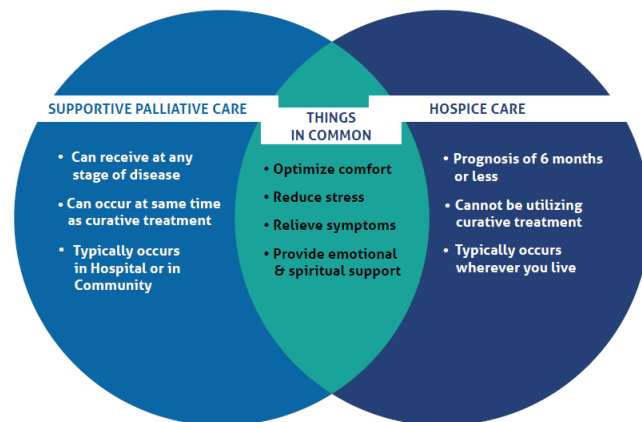
- Developed a manual and provided forums for people to plan for, and make decisions for when they are dying or dead.

The Future Goals of PGHPCS

Difference between Hospice Care and Palliative Care

Hospice care and palliative care are both specialized approaches to providing comprehensive care and support to individuals with serious illnesses. While there are similarities between the two, there are also important distinctions. Here are the main differences:

Comparison of Supportive Palliative Care vs. Hospice Care



1. Goal and Focus

- **Hospice Care:** Hospice care is specifically designed for individuals with a terminal illness or a life expectancy of six months or less. The primary goal of hospice care is to provide comfort and improve the quality of life for patients in their final stages of life. It emphasizes pain and symptom management, as well as emotional, spiritual, and psychosocial support for both patients and their families.
- **Palliative Care:** Palliative care, on the other hand, can be provided at any stage of a serious illness, regardless of life expectancy. Its focus is on improving the quality of life for patients by addressing their physical, emotional, social, and spiritual needs. Palliative care aims to alleviate symptoms, manage pain, and support patients and families in making informed decisions about their care. It can be provided alongside curative or life-prolonging treatments.

2. Timing and Eligibility

- **Hospice Care:** Hospice care is typically accessed when curative or life-prolonging treatments are no longer effective or desired. Patients usually enter hospice care

when their illness has advanced to a point where recovery is unlikely, and they choose to shift the focus from curative measures to comfort care.

- Palliative Care: Palliative care can be initiated at any stage of a serious illness, from the time of diagnosis through treatment and beyond. It is not dependent on the prognosis or life expectancy of the patient. Palliative care can be provided alongside curative treatments, allowing patients to receive both disease-directed therapies and symptom management simultaneously.

3. Setting

- Hospice Care: Hospice care is often provided in dedicated hospice facilities, hospice inpatient units, or the patient's own home. These settings are designed to offer a supportive and comfortable environment for end-of-life care. Hospice care can also be provided in hospitals or nursing homes, depending on the patient's needs and preferences.
- Palliative Care: Palliative care can be delivered in various settings, including hospitals, outpatient clinics, long-term care facilities, and home-based care. It is a more flexible and adaptable approach that can be integrated into different healthcare settings based on the patient's needs and the availability of resources.

Despite these differences, both hospice care and palliative care share a common commitment to providing comfort, relief from symptoms, and support to patients and their families during challenging times.

Introduction to a Palliative Centre

Palliative care is an essential component of healthcare for patients with life-limiting illnesses. It provides support for patients and their families, aiming to improve their quality of life by managing pain and other symptoms, and addressing their psychosocial, spiritual, and emotional needs. However, many patients and families still do not receive adequate palliative care services, especially in low-income countries. Therefore, we propose the

establishment of a Palliative Care Centre that includes day hospitals and clinics to meet the needs of patients and families in our community.

Objectives

The main objectives of the Palliative Care Centre are to:

1. Provide holistic, patient-centered care for patients with life-limiting illnesses, including symptom management, psychosocial, spiritual, and emotional support, and end-of-life care.
2. Support people to stay in their homes.
3. Reduce reliance on Emergency and acute care settings.
4. Improve access to palliative care services for patients and families in our community, including those with limited financial resources.
5. Improve quality of life for those with a palliative diagnosis.
6. Enhance the knowledge and skills of healthcare providers in the provision of palliative care, through training and education programs.

Potentail Services

The Palliative Care Centre will provide the following services:

1. Day hospitals: A day hospital is a facility where patients can receive comprehensive palliative care services during the day, without being admitted to a hospital. The day hospital will have a multidisciplinary team of healthcare providers, including palliative care physicians, nurses, social



workers, and chaplains, who will work together to provide patient-centered care. The day hospital will offer services such as pain and symptom management, counseling, rehabilitation, and spiritual care.

2. Clinics: The Palliative Care Centre will have outpatient clinics where patients can receive medical consultation, symptom management, and psychosocial support. The clinics will be staffed by palliative care physicians and nurses, who will work closely with primary care physicians and specialists to provide comprehensive care.



3. Home-based care: The Palliative Care Centre could provide home-based care services for patients who prefer to receive care in their homes. The home-based care team will include palliative care nurses and social workers, who will provide symptom management, counseling, and support for patients and families.

4. Education and training: The Palliative Care Centre will provide education and training programs for healthcare providers, including physicians, nurses, and other allied health professionals. The education and training programs will include topics such as pain and symptom management, communication skills, and end-of-life care.
5. Respite Care: The Centre could potentially offer respite care to support both the patient and the caregiver. There would be allocated days and emergency options to help caregivers in crisis.

Conclusion

The establishment of a Palliative Care Centre that includes day hospitals and clinics will provide comprehensive, patient-centered care for patients with life-limiting illnesses. It will improve access to palliative care services for patients and families in our community and enhance the knowledge and skills of healthcare providers in the provision of palliative care.

Update April 2024: advisory group established to undertake a feasibility study on Palliative Care Centre in Prince George.

We have engaged the researches at UNBC to provide a literature review of current practices across Canada

A Survey across the community was conducted to understand the public's understanding of palliative care and identify any gaps they perceive.

Forums are planned for end of April to have potential users inform the advisory group on what potential services would support them:

- to stay at home as long as possible
- Reduce hospitalization
- Improve quality of life

MAYOR REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: April 3, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: MAYOR SIMON YU

SUBJECT: M3 2024 (March) Expense Summary

ATTACHMENTS: Expense Summary for Mayor Yu

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated April 3, 2024 from Mayor Simon Yu titled "M3 2024 (March) Expense Summary."

PURPOSE:

For the public and council's information.

POLICY / REGULATORY ANALYSIS:

As required by the *City of Prince George Council Remuneration Bylaw No. 8414, 2012*, for inclusion on a regular Council meeting agenda, Council members must submit a brief written report summarizing all expenses incurred in accordance with section 4.1 including copies of related travel claim expense forms.

Section 4.1 of the *City of Prince George Council Remuneration Bylaw No. 8414, 2012* identifies expenses for which Council members may be reimbursed while:

- (a) representing the municipality on behalf of Council;
- (b) engaging in municipal business on behalf of Council;
- (c) attending meetings, courses or conventions on behalf of Council;
- (d) attending community events on behalf of Council;
- (e) attending workshops and/or seminars directly relevant to municipal affairs; and
- (f) for maintaining membership dues or association fees relevant to their position on Council.

Eligible expenses include actual costs, supported by receipts, for expenses listed below in connection with the attendance or participation in an activity described in (a) to (f) above including:

- (a) economy rate air fare;
- (b) conference and convention registration fees;
- (c) taxi fare, car rental, public transit or car parking;
- (d) accommodation;
- (e) meals;
- (f) incidental expenses;
- (g) ticket purchase for community events.

SUMMARY AND CONCLUSION:

I have submitted an expense summary report for March 2024 (M3) as attached to this report.

RESPECTFULLY SUBMITTED:

Mayor Simon Yu

Meeting Date: 2024/04/22

COUNCIL TRAVEL EXPENSE SUMMARY REPORT

Council Member: Mayor Simon Yu

Purpose of Travel:

Date(s) of Travel:

Place of Travel:

Summary of Council Related Activities:
No travel expenses for March 2024

Expense Summary:

Reimbursable Amount <i>(amount due on attached Appendix "A" TRAVEL CLAIM – COUNCIL MEMBERS)</i>	\$ <u>0</u>
Prepaid Items <i>(items booked and prepaid on City accounts)</i>	
- Airfare from Prince George to _____	\$
- Hotel _____ nights	\$
- Car Rental	\$
- Other - Specify _____	\$
Total of Prepaid Items	\$
TOTAL TRAVEL EXPENSE	\$ <u>0</u>

Respectfully Submitted: _____

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: April 12, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: KRIS DALIO, DIRECTOR OF FINANCE AND IT SERVICES

SUBJECT: 2024 Q1 CONSULTANT SPENDING REPORT

ATTACHMENT(S): Consultant Spending Summary – Greater than \$25,000
Consultant Spending Summary – Less than or equal to \$25,000

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated April 12, 2024 from the Director of Finance and IT Services titled “2024 Q1 Consultant Spending Report”.

PURPOSE:

To provide Council with information concerning consultant spending for the period January 1st to March 31st, 2024.

POLICY/REGULATORY ANALYSIS:

This report has been provided in accordance with the Council resolution on October 6th, 2014 directing Administration to prepare a *quarterly* report that includes the costs of consultant spending and a *description of the project*, in the categories of: values less than or equal to \$25,000; and greater than \$25,000.

STRATEGIC PRIORITIES:

N/A

SUMMARY AND CONCLUSION:

This report has been prepared for informational purposes only as per Council’s resolution.

RESPECTFULLY SUBMITTED:

Kris Dalio, Director of Finance and IT Services

APPROVED:

Walter Babicz, City Manager

Meeting date: April 22, 2024

CITY OF PRINCE GEORGE
CONSULTANTS - GENERAL
[object code 7715]
January 1 - March 31, 2024
Suppliers less than or equal to \$25,000

Supplier	Capital?	Project(s)	Project Total	Supplier Total *
Access Engineering Consultants	✓	Playhouse Rigging Replacement	\$ 8,787	
	-	Schematic Design - Kin	946	\$ 9,733
BL Associates Corporate Psychologists Inc	-	Firefighter Recruitment	23,630	23,630
Cascadia OHS	✓	Senior Environmental Tech	835	
	-	5th Ave Lead Leachate Test	838	1,673
Changepoint Canada ULC	✓	Changepoint Report Training	3,574	3,574
Community Energy Association	-	NorthCAN Resources Forum 2024	1,000	1,000
Concerta Consulting Inc	-	IT Upgrade Assistance	280	280
DnA Irrigation Design	-	Sentinel Training-Rainbow Park	425	425
ERM Focus Services Inc	-	Enterprise Risk Management Services	6,250	6,250
FaulknerBrowns Architects	✓	Engineering Svcs PGAC/CN Centre	18,574	
	-	Engineering Svcs PGAC/CN Centre	3,654	22,228
H2OPS Water Services Inc	-	WWTC Chief Operator (Level 4) Services	7,196	7,196
HDR Architecture Associates Inc	✓	Prof Svcs Canfor Leisure Pool	24,192	24,192
Jerry Berry Consultants Inc	-	Human Resources Consulting	5,047	5,047
K2 Electric Ltd	-	Field Service Rep Annual Inspections	1,634	1,634
Kronos Canadian Systems Inc	✓	Telestaff Cloud Migration	675	675
Mc Squared System Design Group	✓	CN Centre Sound System Replacement	4,563	4,563
McCuaig & Associates Engineering Ltd	✓	Canfor Leisure Pool-Analysis of Mechanical System	4,397	4,397
McElhanney Engineering Services Ltd	✓	W Acres Sanitary Lagoon Rerouting	23,408	23,408
McElhanney Ltd	✓	Queensway Streetlighting	9,800	
	✓	1st Ave Storm Pump	2,600	
	✓	18th Avenue Roundabout	(10,000)	
	-	Guay Rd Enviro Assessment	5,228	7,628
NRS Engineering Ltd	✓	City Hall Transformer	2,440	2,440
Parcel Economics Inc	-	Housing Action Plan	11,217	11,217
Questica Inc	✓	Project Management/Database Migration	1,338	1,338
Read Jones Christoffersen Ltd	✓	Structural Engineering Svcs	9,800	9,800
Schroeder, Bob	-	Strive Program	180	180
Thurber Engineering Ltd	✓	Mackus Rd Lift Station Upgrade	8,780	8,780

CITY OF PRINCE GEORGE
CONSULTANTS - GENERAL
[object code 7715]
January 1 - March 31, 2024
Suppliers less than or equal to \$25,000

Supplier	Capital?	Project(s)	Project Total	Supplier Total *
Timmons Group	✓	IT Consulting	1,654	1,654
Topside Consulting (2004) Ltd	✓	Roof Consulting Svcs WWTC	12,775	12,775
Urban Systems Ltd	-	Community Plan/Complete Communities Analysis	22,810	22,810

\$ 218,527

CITY OF PRINCE GEORGE
CONSULTANTS - GENERAL
[object code 7715]
January 1 - March 31, 2024
Suppliers greater than \$25,000

Supplier	Capital?	Project(s)	Project Total	Supplier Total *
Curt T. Griffiths Ltd	-	Building Safer Communities Project	\$ 103,451	\$ 103,451
Dr. Marc Nesca	-	Strive Project	26,334	26,334
Polar Engineering	✓	Kin Energy Recovery	8,667	27,379
	✓	Kin 1 Dehumidifier Phase 3	1,942	
	✓	Engineering Consulting Rolling Mix Ph3	2,490	
	-	CN Centre Fortis Study/Proj Admin Rolling Mix	14,280	
Stantec Consulting Ltd	✓	Conf Space Hazard Mitigation-Sani Lift Stns	13,792	57,837
	✓	Carrie Jane Gray Watermain	7,171	
	✓	PW660/PW623 System Upgrade	1,412	
	✓	Boundary Rd Reservoir Development	33,899	
	✓	5th/Burden Water Valve Replacement	1,563	

\$ 215,001

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: April 12, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: KRIS DALIO, DIRECTOR OF FINANCE AND IT SERVICES

SUBJECT: 2024 Q1 COUNCIL CONTINGENCY REPORT

ATTACHMENT(S): None

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated April 12, 2024 from the Director of Finance and IT Services titled "2024 Q1 Council Contingency Report."

PURPOSE:

To provide Council with information detailing the use of Council contingency for the period January 1st to March 31st, 2024.

POLICY/REGULATORY ANALYSIS:

This is an ongoing quarterly report that is prepared at the request of the Standing Committee on Finance and Audit during their August 28th, 2023 meeting. Sustainable Finance Policy 7.2 governs the use of Council contingency. The City maintains a Council contingency in an amount as defined and approved by Council during each year's budget process. This contingency may be used at Council's discretion throughout the year to fund one-time expenses that may arise during the year including, but not limited to, City services and financial assistance requests. In 2024, Council contingency was set at \$75,000. Unspent funds do not carry forward and are absorbed into the City's surplus at year-end. Use of these funds to date for the current year are as follows:

Council Date	Description	Amount Committed	Remaining Balance
February 26, 2024	Carrier Sekani Family Services – Pillars of Hope and Strength Project	\$5,000	\$70,000

SUMMARY AND CONCLUSION:

This report has been prepared for Council's information.

RESPECTFULLY SUBMITTED:

Kris Dalio, Director of Finance and IT Services

APPROVED:

Walter Babicz, City Manager

Meeting date: April 22, 2024

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: April 12, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: KRIS DALIO, DIRECTOR OF FINANCE AND IT SERVICES

SUBJECT: 2024 Q1 DELEGATED AUTHORITY REPORT

ATTACHMENT(S): None

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated April 12, 2024 from the Director of Finance and IT Services titled "2024 Q1 Delegated Authority Report."

PURPOSE:

To provide Council with information detailing the use of the City Manager's delegated authority for the period January 1st to March 31st, 2024.

POLICY/REGULATORY ANALYSIS:

This report has been provided as an outcome of a January 11th, 2021 resolution of Council to supplement the new Sustainable Finance Policy 14.1 that was amended on November 23, 2020 and put into effect on January 1, 2021. Subsequently, Sustainable Finance Policy 14.1 was replaced with City of Prince George Capital Project Budget Delegation of Authority Bylaw No. 9217, 2021.

Bylaw No. 9217 provides that "the City Manager is delegated the power and authority to increase the budget and funding for a Capital Project approved by Council, and to amend the funding sources for the Capital Project accordingly, provided that the total increase in a calendar year is less than or equal to the lower of: a. five percent (5%) of the budget and funding for a Capital Project approved by Council; or b. one hundred thousand dollars (\$100,000.00)."

SUMMARY AND CONCLUSION:

This report has been prepared for Council's information. There was no use of delegated authority for Q1 2024.

RESPECTFULLY SUBMITTED:

Kris Dalio, Director of Finance and IT Services

APPROVED:

Walter Babicz, City Manager

Meeting date: April 22, 2024

DATE: April 2, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: KRIS DALIO, DIRECTOR OF FINANCE & IT SERVICES

SUBJECT: 2024 Q1 Procurement Report

ATTACHMENT(S): N/A

RECOMMENDATION:

That Council RECEIVES FOR INFORMATION the report dated April 2, 2024, from the Director of Finance & IT Services, titled “2024 Q1 Procurement Report”.

PURPOSE:

The purpose of this report is to provide City Council with information concerning the contracts issued by Procurement for the time period from January 1, 2024 to March 31, 2024. The Tender, Request for Proposal, Exemption (Sole Source), Corporate Service Arrangement (Buying Group), Formal Request for Quote and Informal Request for Quotation contracts have been approved pursuant to the limits within the Purchasing Bylaw, applicable financial plan and the Purchasing Procedures shown below:

- A) Manager of Risk and Procurement – not to exceed \$200,000;
- B) Director of Finance and IT Services – not to exceed \$500,000; and
- C) City Manager – over \$500,000 and all revenue generating contracts.

STRATEGIC PRIORITIES:

The Purchasing Delegation of Authority Bylaw contributes to the City’s financial sustainability.

A) APPROVALS BY THE MANAGER OF RISK AND PROCUREMENT

ROTATIONAL CONSULTING: Pre-authorized consultants / engineers are invited to enter into a Contract for less than \$75,000.

Rotational	Product/Services	Contract Dollar Amount	Supplier
R23-151	Ball Diamond & Sport Field Renewal – Ron Wiley Field Sanitary Connection	\$24,900.00	WSP Canada Inc
R24-042	Architectural Consulting – Connaught Youth Wall Finishes Replacement	\$23,000.00	Chernoff Thompson Architects North
R24-048	Consulting Services – Closure of Guay Road Snow Disposal Facility	\$17,748.00	McElhanney Ltd

REQUEST FOR PROPOSAL: Formal solicitation for goods and services over \$75,000.00 and construction over \$200,000.00.

RFP	Product/Services	Contract Dollar Amount	Supplier
P23-057*	Marketing Content Development	\$45,000.00	Setsail Interactive Inc
P23-142	Central BC Hydrogen Hub Opportunity Assessment	\$70,170.00	Deloitte LLP

*Extension

INVITATION TO TENDER: Formal solicitation seeking competitive bids for goods and/or services awarded to the lowest compliant bid.

ITT	Product/Services	Contract Dollar Amount	Supplier
T24-019	Parks Maintenance Forests of the World	\$70,902.00	Robert Slavik dba White-Water Washing Services

*Extension

INFORMAL REQUEST FOR QUOTATION: Informal solicitation for goods and services between \$25,000.00 to \$75,000.00 and construction up to \$200,000.00.

IRFQ	Product/Services	Contract Dollar Amount	Supplier
IRFQ24-005A	Flooring Refurbishment PG Conference & Civic Centre	\$74,533.18	Caliber Sports Systems
IRFQ24-014	Supply & Install New Bleachers – Prince George Aquatic Centre	\$82,724.68	Royal Stewart Ltd
IRFQ24-020	Water Sample Analysis Services	~\$76,640.00	CARO Analytical Services
IRFQ24-026	Council Chambers AV System Upgrade (Phase 1)	\$22,980.00	MC² Systems Design Group
IRFQ24-027	Rigging Repairs & Upgrades – Prince George Playhouse	\$130,037.00	Riggit Services Inc

B) APPROVALS BY THE DIRECTOR OF FINANCE AND IT SERVICES

REQUEST FOR PROPOSAL: Formal solicitation for goods and services over \$75,000.00 and construction over \$200,000.00.

RFP	Product/Services	Contract Dollar Amount	Supplier
P23-140	Digital Voice Radio Upgrade	\$276,198.90	Prairie Communications Ltd o/a Prairie Mobile Communications
P24-012	Consulting Services – Carrie Jane Gray Park Upgrades	\$224,377.40	R.F. Binnie & Associates Ltd

INVITATION TO TENDER: Formal solicitation seeking competitive bids for goods and/or services awarded to the lowest compliant bid.

ITT	Product/Services	Contract Dollar Amount	Supplier
T23-042*	Supply of Winter Road Maintenance Materials (Winter Sand & Winter Crush)	\$268,035.00	Kode Contracting Ltd
T24-009	Mould Remediation – Kin Centre #1	\$208,101.00	NAPP Enterprises
T24-015	Kopar Memorial Arena Chiller Upgrade	\$220,717.00	Yeti Refrigeration Inc
T24-003	Wastewater Treatment Centre Re- Roofing	\$409,980.00	Admiral Roofing Ltd

~ Approximate

EXEMPTION: Public solicitation not necessary due to permitted exemption.

Exemption	Product/Services	Contract Dollar Amount	Supplier
X24-024	Wildfire Mitigation – Fuel Removal Activities Broddy Treatment Area	\$223,050.00	Seneca Enterprises Ltd

C) APPROVALS BY THE CITY MANAGER

REQUEST FOR PROPOSAL: Formal solicitation for goods and services over \$75,000.00 and construction over \$200,000.00.

RFP	Product/Services	Contract Dollar Amount	Supplier
P21-097*	Capital Watermain Program	~\$285,710.00 – As Required	Onsite Engineering Ltd R.F. Binnie & Associates Ltd Stantec Consulting Ltd
P23-095	Transit Bus Shelter Program	\$665,320.27	Pattison Outdoor Advertising
P23-133	Lansdowne Wastewater Treatment Centre Biosolids Program	\$1,894,950.00	SYLVIS Environmental Services Inc

* Extension

REQUEST FOR QUOTATION: Solicitation of quotes from suppliers for the purchase of specific goods and / or services.

RFQ	Product/Services	Contract Dollar Amount	Supplier
Q23-150	Electrical Contractor Program 2024	Non-Exclusive – As Required	K2 Electric Ltd. Northern Electrical Contractors (1981) Ltd. Frontline Industries Ltd. Westcana Electric Inc. Remedy Electric Inc. Lally Electric Ltd. NW Electrical Solutions Ltd.

INVITATION TO TENDER: Formal solicitation seeking competitive bids for goods and/or services awarded to the lowest compliant bid.

ITT	Product/Services	Contract Dollar Amount	Supplier
T23-093	Cleaning Services – Open Lots, Parkades & Facility Surrounding Areas	\$509,822.28	Acme Janitor Services Ltd
T23-138	City Hall Transformer Replacement	\$596,153.00	Datoff Bros Construction Ltd
T24-007	Concrete & Related Works	\$1,059,970.37	IDL Projects Inc
T24-013	CN Centre Audio Replacement	\$549,094.50	Sapphire Sound Inc

SUMMARY AND CONCLUSION:

Administration has provided this report for Council's information to summarize the contracts issued by Procurement from January 1, 2024 to March 31, 2024.

RESPECTFULLY SUBMITTED:

Kris Dalio, Director, Finance & IT Services

PREPARED BY: Caroline Jansons, Administrative Coordinator

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/04/22

DATE: April 11, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Monthly Building Permit and Development Permit Summary (March 2024)

ATTACHMENT(S): Building Permit Data for March 2022, 2023, and 2024

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated April 11, 2024, from the Director of Planning and Development, titled "Monthly Building Permit and Development Permit Summary (March 2024)".

PURPOSE:

The purpose of this report is to provide Council with a summary of Building Permits and Development Permits issued in March 2024, as well as a comparison of Building Permits issued for the month of March in the years 2022 and 2023.

BUILDING PERMITS:

Please see the summary below of Building Permits issued in March of 2024 (i.e., residential, commercial, industrial, and institutional), and the estimated total construction value of each development is provided below. The construction values reflect the construction of the building or structure and do not include the cost of any mechanical equipment.

Commercial, Industrial and Institutional Development

- One (1) institutional building alteration (\$720,000).

Residential Development

- Six (6) new duplex dwellings (\$1,658,036);
- Five (5) new multi-family dwellings (\$1,455,856); and
- Two (2) new single-family dwellings (\$1,100,000).

DEVELOPMENT PERMITS:

The Department has also approved the following Development Permit for the month of March 2024:

- DP100826 – 6172 Otway Road – Riparian Protection Development Permit for the construction of ten (10) open sided structures for RV storage.

- DP100851 – 160 Ontario Street – Multiple Residential Development Permit for the development of a 52-unit supportive housing project.
- DP100867 – 3250 Massey Drive – Commercial Form and Character Development Permit for an addition and façade improvement at McDonald’s Restaurant.
- DP100868 – 410 Moffat Street – Intensive Residential Development Permit for the construction of a cottage house.

SUMMARY AND CONCLUSION:

Administration recommends that Council receive this report for information.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Lori Devereux, Development Services Coordinator 2

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/04/22

March 2024

Monthly

	Month of March 2022		Month of March 2023		Month of March 2024	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
Commercial/ Alt	6	\$1,029,495	-	-	-	-
Commercial/New	2	\$1,975,000	-	-	-	-
Industrial/Alt	-	-	2	\$217,580	-	-
Industrial/New	2	\$4,600,000	5	\$28,800,000	-	-
Institutional/Alt	1	\$1,250,000	-	-	1	\$720,000
Institutional/New	-	-	-	-	-	-
C.I.&I. TOTALS	11	\$8,854,495	7	\$29,017,580	1	\$720,000
Duplex/Alt	2	\$16,560	-	-	-	-
Duplex/New	2	\$1,859,680	9	\$2,560,392	6	\$1,658,036
Multi/Alt	5	\$281,852	-	-	1	\$400,000
Multi/New	6	\$2,000,000	1	\$0	5	\$1,455,856
MULTI-FAM TOTALS	15	\$4,158,092	10	\$2,560,392	12	\$3,513,892
Garage/Carport	5	\$456,228	1	\$59,340	3	\$190,840
Mobile/Alt	-	-	1	\$28,000	-	-
Mobile/New	1	\$155,496	-	-	3	\$529,568
SFD/New	16	\$8,753,432	4	\$2,181,392	2	\$1,100,000
SFD/Alt	5	\$197,337	5	\$289,072	8	\$133,890
SFD Sc/Ste	8	\$277,760	4	\$187,800	3	\$137,650
SFD TOTALS	35	\$9,840,253	15	\$2,745,604	19	\$2,091,948
GRAND TOTAL	61	\$22,852,840	32	\$34,323,576	32	\$6,325,840

Completed April 11, 2024

Lori Devereux

eDOC#713633

January to March 2024

YTD

	Year to Date 2022		Year to Date 2023		Year to Date 2024	
	PERMITS	VALUE	PERMITS	VALUE	PERMITS	VALUE
Commercial/ Alt	15	\$3,128,495	6	\$2,313,784	13	\$2,444,360
Commercial/New	7	\$28,593,976	-	-	-	-
Industrial/Alt	-	-	3	\$433,580	2	\$4,693,627
Industrial/New	2	\$4,600,000	7	\$28,900,000	5	\$2,334,024
Institutional/Alt	2	\$1,260,000	1	\$0	2	\$1,070,000
Institutional/New	-	-	-	-	2	\$2,255,824
C.I.&I. TOTALS	26	\$37,582,471	17	\$31,647,364	24	\$12,797,835
Duplex/Alt	2	\$16,560	-	-	-	-
Duplex/New	5	\$2,539,896	9	\$2,560,392	13	\$3,461,368
Multi/Alt	8	\$410,309	-	-	1	\$400,000
Multi/New	8	\$5,644,151	3	\$7,116,840	7	\$15,455,856
MULTI-FAM TOTALS	23	\$8,610,916	12	\$9,677,232	21	\$19,317,224
Garage/Carport	6	\$523,020	7	\$222,208	5	\$198,840
Mobile/Alt	-	-	1	\$28,000	3	\$83,000
Mobile/New	6	\$1,034,816	-	-	5	\$743,352
SFD/New	20	\$10,829,084	9	\$4,307,960	13	\$7,314,416
SFD/Alt	6	\$199,337	7	\$412,168	20	\$914,794
SFD Sc/Ste	11	\$355,740	8	\$352,880	13	\$464,440
SFD TOTALS	49	\$12,941,997	32	\$5,323,216	59	\$9,718,842
GRAND TOTAL	98	\$59,135,384	61	\$46,647,812	104	\$41,833,901

Completed April 11, 2024

Lori Devereux

eDOC#713633



NOTICE OF MOTION

Date: March 28th, 2024
To: Mayor and Council
From: Councillor Kyle Sampson; Supported by Councillors Tim Bennett & Cori Ramsay
Subject: Community Safety Town Hall

RECOMMENDATION:

1. Community Safety Town Hall Recommendation:

- a. That Council hosts a Community Safety Town Hall meeting on May 1st to provide an opportunity for community members, business owners, and other stakeholders to share their concerns, ask questions, and share ideas with key City of Prince George staff and members of Council in addressing the encampments, and complex social issues throughout our community. In addition to City of PG staff, invitations for representatives from the Northern Health Authority and BC Housing to participate must be sent, and;
- b. That Council directs Administration to coordinate the Town Hall, with a budget of up to \$20,000.00 from the Council Contingency Fund for use towards venue, A/V, display materials, advertising/mailouts, a facilitator, and any other directly related expenses.

2. Council/Staff Follow Up Workshop and Action Recommendation:

- a. That Council commits to participating in and directs Administration to coordinate a facilitated follow up workshop with Council and City Administration for the purpose of strategizing and identifying clear action items based on the information and data provided and gathered through the Town Hall at its soonest opportunity, and;
- b. That Council directs Administration to bring back a subsequent report to a public Council meeting with actionable items towards addressing the community's concerns and the recommendations no later than the June 12th regular Council Meeting.

DISCUSSION:

Like many communities, Prince George is experiencing a wide array of complex social issues regarding mental health, addiction, homelessness, and encampments. The City has taken many significant steps to address these challenges, but despite increased resources from the City, as well as the increased advocacy for resources from the Provincial Government, the issues persist.

We have had some success in our advocacy with the Provincial Government in addressing housing and shelter needs, however, much more is needed. The Province's plan of Housing First provides housing to those who need it, but it doesn't provide the necessary resources for mental health, addictions, or other

health-based issues that are often the root cause for individuals experiencing homelessness; those issues are outside of a municipality's expertise and mandate.

It is well past time that we hear from our citizens who are impacted by this. I have been advocating for multiple years now that we need 'Made for PG solutions'. Solutions that come from hearing and understanding the needs of our community. We can advocate for the necessary resources, but we need our residents help to develop the plan, and stand with us in our efforts and advocacy.

The intent with the Community Safety Town Hall is to provide Council and Staff a coordinated opportunity to hear from residents, business owners, and other stakeholders. This platform will allow them to ask questions, share ideas, and relay concerns – to be heard. The proposed format would see the Town Hall divided into two halves, the first being a 3-4 hour open house style function with information boards and one-on-one engagement with staff and council; and the second half being a 2-4 hour facilitated panel where participants can interact with Council, Staff, and invited guest panelists to share their ideas and concerns. At the very least, our residents can be heard and interact with Council and Staff, but I also hope to encourage representatives from BC Housing and Northern Health Authority to attend and participate in both halves of the Town Hall.

The formal portion of the event is a facilitated panel which will include key City personnel (City Manager, Fire Chief, Manager of Bylaws, Director responsible for Community Partnerships and Strategic Initiatives, as well as RCMP OIC Superintendent), and Mayor and Council. The session could include (very) brief introductory remarks from each member of the panel, followed by a Q&A session with public participants.


It is imperative we take action now to hear from our residents, understand their concerns, and hear their ideas to address these complex issues. While much of this situation is outside of the control and mandate of local government, we still have an opportunity to listen, compile data, generate possible actions, provide leadership, and do what we can to address these issues for all our residents – those living without housing, and our residents and businesses who are invested in our community.

Our actions will not necessarily solve these problems, but at the very least we can still do our best to mitigate the impacts and address some of our citizens concerns. We cannot allow the safety, health, and overall wellbeing of the rest of our community continue to be disproportionately impacted.

Although everyone is invited and encouraged to attend and participate, it is my intent that invitations be mailed directly to the residents of the Millar Addition, the east of Queensway businesses, downtown businesses, the Lheidli T'enneh First Nation Chief and Council, the BC Assembly of First Nations Regional Chief, the local MLA's and MP's, Downtown Prince George, and the Prince George Chamber of Commerce. My intent is to all join together as a community in understanding, compassion, and proactive dialogue, leveraging our collective voice and ideas to create solutions that benefit our community's well-being as a whole.

It is intended that within the report to be delivered to Council by June 12th, that a follow-up 'check-in', or pulse check type consultation plan with the community will be detailed.

Respectfully Submitted,



Councillor Kyle Sampson



Councillor Tim Bennett



Councillor Cori Ramsay

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: April 9, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Andy Beesley, Director of Civic Facilities & Events

SUBJECT: Prince George Aquatic Center Mechanical & Building Envelope Upgrades: Financial Plan Amendment and Council Direction

ATTACHMENT(S): Report to Council dated February 27, 2019 titled "Application for Grant under the CleanBC Communities Fund Program – Aquatic Centre Building Envelope Upgrade Project"

Presentation: Images of existing conditions

Letter from RJC Engineers dated April 4, 2024 Re: Energy Conservation Measures (ECM) Comparison for Building Envelope Components (R1) Prince George Aquatic Centre

RECOMMENDATION(S):

That Council;

1. **APPROVES** increasing the budget for Phase 1 of Project # 3108 – AQC-Mechanical/Building Envelope Upgrade from \$8,580,000 to \$14,880,000 with an additional funding source of the successful 2020 grant funding amount of \$6,300,000 received from the Investing in Canada Infrastructure Program – British Columbia – Green Infrastructure – Climate Change Mitigation - CleanBC Communities Fund.
2. **CONSIDERS** approving Phase 1a increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$1,300,000 with a funding source of MFA Debt Proceeds, as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.
3. **CONSIDERS** approving Phase 1b increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$1,850,000 with a funding source of MFA Debt Proceeds, as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.
4. **CONSIDERS** approving Phase 2 increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$7,900,000 with a funding source of MFA Debt Proceeds, as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.
5. **CONSIDERS** approving Phase 3 increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$4,500,000 with a funding source of MFA Debt Proceeds, as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.

6. **CONSIDERS** approving Phase 4 increasing the budget for Project # 3108 – AQC-Mechanical/Building Envelope Upgrade by \$6,600,000 with a funding source of MFA Debt Proceeds , as described in the report to Council dated April 9, 2024 titled Prince George Aquatic Center Mechanical & building Envelope Upgrades: Financial Plan Amendment and Council Direction.

PURPOSE:

Administration is providing Council with information on the Aquatic Centre Mechanical and Building Envelope Upgrade project #3108 which includes a requirement for a financial plan amendment to reflect the successful grant funding source addition to the existing approved project budget. Administration is also seeking Council's direction on proposed additional options and phases to inform how the project advances.

BACKGROUND:

The Prince George Aquatic Centre (PGAC) is the City's premiere competitive aquatic centre and is highly used by residents and visitors to the community, operating seven (7) days a week with over 240,000 visitors annually. The PGAC is one of the City's two (2) pools and is home to competitive sport clubs who train morning and evening six days per week. Facility amenities include a 50-metre lap pool, dive boards & towers, wave pool, hot tub, sauna, steam room, fitness centre and a pro-shop. Pool usage is comprised of adults at 24%, youth at 22%, family at 20%, children at 19% and seniors at 15%. Public swim accounts for 58% of total revenue. In 2023 PGAC had a fee recovery of \$1,354,728 and as with all BC municipal pools being subsidized, PGAC has an operating cost recovery rate of 42%.

The building was constructed in 1998 and has been in operation for over 25 years with ongoing maintenance and improvements made over time. The facility has requirements for significant capital investment to address building system failures, end of service life infrastructure, energy efficiency and required health and safety code requirements which initiated detailed planning assessment work. The progression of this work and associated timelines included:

- In 2016, the [Prince George Aquatic Needs Assessment Report](#) work included a targeted building envelope condition assessment to assess the condition of the existing PGAC building envelope due to related issues with water ingress, air exfiltration and visible exterior damage. This assessment identified a combination of detailing and construction issues resulting in moisture problems and provided recommendations to address the ongoing moisture problems with the roofing and exterior finishing insulation systems (EIFS). EIFS was commonly used in the 1990s and includes buildings in our community as previously reported to Council (e.g. PG Playhouse, CN Centre).
- In 2018, the recommended building envelope and mechanical systems requirements were assessed further with the development of Class C cost estimates for capital budget development for a like-for-like replacement.
- On February 11, 2019, Council approved \$8,580,000 of funding for project #3108 – AQC-Mechanical/Building Envelope Upgrade in the 2019-2023 Financial Plan.
- On March 11, 2019, Council approved Administration's application to the *Investing in Canada Infrastructure Program – British Columbia – Green Infrastructure – Climate Change Mitigation – CleanBC Communities Fund* grant program for additional project funding to achieve energy efficiencies.
- In early 2020 the City was successfully awarded the maximum grant funding amount requested of \$6,300,000 to add to the original project increasing the total budget to \$14,880,000 (Phase 1). Shortly after, the COVID-19 pandemic caused restrictions and

shutdowns. A number of projects, including this one, were placed on hold in 2020 and 2021 due to pandemic restrictions and market constraints.

- In 2022, Prince George hosted the BC Summer Games which delayed the start of the project was postponed to follow this large event.

In 2023, with staffing resources in place, Administration resumed the project retaining services from consultants specialized in pool natatoriums, natatorium mechanical systems and building envelope to provide construction drawings and cost estimates for the PGAC building envelope, mechanical systems and other building needs. Previous assessments were reviewed and the current conditions and remaining service life for all facility components were examined. These findings identified escalating building envelope failure with additional remediation requirements such as the need to replace the concrete masonry units.

DISCUSSION:

Cost estimates have been updated from the original 2018 like-for-like replacement budget to include the expanded remediation requirements and energy efficient options, along with a sufficient contingency allowance to accommodate unforeseen conditions associated with a potential failing building structure. For the existing Phase 1 of the approved project that includes the original grant request requirements, remediation Phase 1 options 1a and 1b were explored to further reduce energy consumption and greenhouse gas emissions and increase the building life expectancy with increased insulation, triple glazed windows and a more durable metal cladding systems and are summarized as follows:

- Option 1a: Increase R value of the walls, roof and glazing.
- Option 1b: Use metal cladding instead of EIFS.

Administration has prepared a phased approach for the PGAC building renovation program due to magnitude of construction and anticipated funding limitations. The following phased development program includes original remediation requirements in Phase 1 followed by renovations that have been prioritized over three (3) additional phases. Phases 1 and 2 would ideally be bundled into one year due to overlapping construction areas and opportunity for construction synergies, expanded roof warranty, cost savings and reduced overall user interruption considerations. These phases are summarized as follows:

- Phase 1 – Replacement of the building envelope, glazing, roof system, exterior doors, entry columns, leisure pool tiles, acoustic baffles and DDC (Controls) system. Addition of a dehumidification system and new electrical transformer with electrical system upgrades.
- Phase 2 – Repairs to the structural steel/columns and dive tank sparger system. Replacement of main entry soffits, curtain wall and air handling units cooling coils. Addition of energy recovery on air handling units.
- Phase 3 – Replacement of health/life safety items including deck, lobby and visitor area tile, handrails, plumbing fixtures, fire alarm system and sprinkler heads.
- Phase 4 – Replacement of moveable bulkheads, change room tiles, overhead and underwater light fixtures and emergency system lighting, in addition to interior repainting, hydronic piping reconfiguration, increased access controls, accessibility improvements, and reconfigured reception desk.

STRATEGIC PRIORITIES:

The recommendations provided in this report supports the following the following myPG Community Goals and Priorities and Council's Strategic Priorities

City Government and Infrastructure priority;

- *Creating and sharing a long-term vision roadmap with targets (including population targets) and milestones that reflect the integration of capital planning, asset*

management, infrastructure planning, and Official Community Plan renewal processes, and associated financial commitments.

- Build and maintain the relationships necessary to ensure coordinated advocacy, responsive service delivery, and the acquisition of external funding to meet the diverse needs of all residents.

Social Health and Well-Being

- Maximize the quality of life for all residents
- Environmental Stewardship & Climate Action Priorities;
- Preserve the environment

FINANCIAL CONSIDERATIONS:

In 2019, Council approved project #3108 – AQC-Mechanical/Building Envelope Upgrade with a budget of \$8,580,000. Administration was successful in grant funding for the project to improve energy efficiency and reduce greenhouse gas emissions with the project for an additional \$6,300,000 received through the *Investing in Canada Infrastructure Program – British Columbia – Green Infrastructure – Climate Change Mitigation – CleanBC Communities Fund*. This will bring the total budget to \$14,880,000 (Phase 1).

The discussion section of this report summarizes the additional options that can be added to the existing Phase 1 to further reduce energy consumption and greenhouse gas emissions and provide a more durable exterior cladding system to extend useful service life. Phase 1 options financial implications are summarized as follows:

- Option 1a: Increase R value of the walls, roof and glazing \$ 1.3 M and/or
- Option 1b: Use metal cladding instead of EIFS. \$ 1.85 M

The budget estimates for phases within this report represent the cost projected in 2024 dollars and have considered the appropriate contingencies based on project certainty and risk. The financial implications associated with each of the proposed additional phases described in this report are summarized as follows:

- For Phase 2 scope: \$ 7.9 M
- For Phase 3 scope: \$ 4.5 M
- For Phase 4 scope: \$ 6.6 M

The funding source for phases as recommended within the report is proposed through Municipal Finance Authority (MFA) Debt Proceeds. Subject to Council direction regarding additional funding to add to project scope through approval of recommendations Phase 1a, 1b, 2, 3 and/or 4, a report would be returned to Council at the next available agenda regarding this process. The table below outlines the estimated annual debt proceeds for each option as well as the effect on future tax levies.

Phase	Debt Proceeds	Annual Debt Servicing Cost	Tax Levy Increase
Phase 1a	\$1,300,000	\$108,809	0.08%
Phase 1b	1,850,000	154,844	0.11%
Phase 2	7,900,000	661,224	0.48%
Phase 3	4,500,000	376,647	0.27%
Phase 4	6,600,000	552,415	0.40%
TOTAL	\$22,150,000	\$1,853,939	1.34%

Administration will seek additional grant funding opportunities with the objective of reducing the proposed MFA Debt budget identified in the additional phasing recommended in this report. As with

any grant application process that is highly competitive, the scenario for an unsuccessful grant application needs to be planned for and not solely relied on.

The Province of BC administering the existing approved ICIP-BC-Green Infrastructure-Climate Change Mitigation-CleanBC Communities Fund has advised that this funding stream has been fully subscribed to and that many of those funded approved projects are in a similar situation.

The additional phases proposed if not approved to occur with Phase 1 approved scope, will be included in the future capital plan. Completing the phased scopes later will cause future disruption to services and escalating costs to complete the work.

SUMMARY AND CONCLUSION:

The project as approved, and the additional options and phases proposed in this report, align with the Council approved direction set out in the [Organizational Capital Project Management Policy, 2021](#) and the [Asset Management Policy, 2019](#). Following the delay due to outcomes of the pandemic, the project was deferred to ensure the framework could be followed. Staff resources were put in place and undertook an appropriate level of due diligence to review scope and budget prior to advancing the project. Further to this, a review was completed of critical assets renewal needs that would be required for replacement that would achieve longer term gains.

The report provides a status update on Council 2019 approved project #3108 – AQC-Mechanical/Building Envelope Upgrade. Additionally, Administration was successful in grant funding for the project and requests Council approval to amend the financial plan to reflect \$6,300,000 of grant funding source received through the *Investing in Canada Infrastructure Program – British Columbia – Green Infrastructure – Climate Change Mitigation – CleanBC Communities Fund* in addition to the Council approved budget for a total of \$14,880,000 (Phase 1).

Through regular Significant Capital Projects reporting twice a year, Council received updates regarding the project deferral due to pandemic shutdown, cost fluctuations and staff resourcing needs. Last year, staff resources were put in place to take the appropriate steps to review the project scope, the budget to meet current building and health code requirements and costs, while also reviewing upcoming end-of-life asset capital needs for the facility. An opportunity exists for additional work to occur through additional phases. The additional phases and their associated budgets to be added to Phase 1 of this project have been provided for Council consideration for the following reasons:

- Immediate and upcoming facility asset reinvestment needs in a highly used community facility;
- To condense the number of interruptions to the Aquatic Centre facility users and events;
- Meet current code requirements (updated 2020);
- Improve energy efficiencies;
- Reduce greenhouse gas emissions;
- Extend the expected useful service life further;
- Life cycle operational cost savings; and,
- Economies of scale (time and financial current dollars).

Administration is seeking Council approval regarding the option for additional phases as recommended and described within the report.

RESPECTFULLY SUBMITTED:

Andy Beesley, Director, Civic Facilities and Events

PREPARED BY: Robin Vargyas, Sr. Project Manager

APPROVED:

Walter Babicz, City Manager

Meeting Date: April 22, 2024

DATE: February 27, 2019

TO: MAYOR AND COUNCIL

NAME AND TITLE: Dave Dyer, General Manager, Engineering and Public Works

SUBJECT: Application for Grant under the CleanBC Communities Fund Program
- Aquatic Centre Building Envelope Upgrade Project

ATTACHMENT(S): NONE

RECOMMENDATION(S):

THAT COUNCIL:

1. APPROVE THAT City staff submit an application under the Investing in *Canada Infrastructure Program - British Columbia - Green Infrastructure - Climate Change Mitigation - CleanBC Communities Fund* for the Aquatic Centre Building Envelope Upgrade Project.
2. AUTHORIZE the City's Financial Officer and General Manager of Engineering and Public Works to sign grant application documents and any contract documents including claims and financial reports as required, should grant approval be received.

PURPOSE:

The purpose of this report is to request Council's authorization to prepare an application under the *Investing in Canada Infrastructure Program - British Columbia - Green Infrastructure - Climate Change Mitigation - CleanBC Communities Fund* for the Aquatic Centre Building Envelope Upgrade project.

STRATEGIC PRIORITIES:

Council's strategic priorities are outlined in the annual report and are based around four pillars: social development, the environment, economic development, and civic governance. The Aquatic Centre Building Envelope Upgrade project will help to achieve the City's goals in fostering Clear Identity and Pride, and advance the City's Energy and Greenhouse Gas Management Plan, and Sustainable Infrastructure within the community.

BACKGROUND AND DISCUSSION:

Canada and British Columbia governments are investing up to \$62.94 million in the initial intake of the *Investing in Canada Infrastructure Program - British Columbia - Green Infrastructure - Climate Change Mitigation - CleanBC Communities Fund* stream to support infrastructure projects in communities across the province.

The CleanBC Communities fund stream is to help communities address their infrastructure needs by supporting renewable energy, access to clean energy transportation, improved energy efficiency of buildings and the generation of clean energy.

The Aquatic Centre Building Envelope Upgrade project is eligible under the follow area of qualification:

- Increased energy efficiency of buildings.

The current funding application deadline is Wednesday March 27, 2019. Municipalities can apply only once per intake.

Aquatic Centre Building Envelope Upgrade Project

The Aquatic Centre is 21 years old. Built in 1998, it is one of the City's two civic pools and provides a home to all the competitive swim clubs. In 2018, the City of Prince George engaged the architectural firm DIALOG to assess the Aquatic Centre's building envelope, roof, and mechanical systems and identified the following:

- The moisture issues related to the building envelope assemblies are due to interior air leakage through the wall to the exterior. The exterior wall assembly and roof are in poor condition and it is recommended that they be replaced.
- It is recommended that an active dehumidification system be installed. The study found that the air handling systems are in poor condition and it is recommended that they be replaced with a new dehumidifying air handling system.

CleanBC funding will allow the City to increase the energy efficiency of the project and reduce our community's carbon footprint. Examples of adjusted scope of work would include:

- Increase insulation thickness to R40 to the roof and walls achieving near net zero design,
- Incorporate heat recovery into the air handling system as an energy saving measure, and
- Increase the heat exchanger sizes to increase boiler efficiency and reduce energy.

FINANCIAL CONSIDERATIONS:

Funding under the grant program is available for up to 73.33% of the eligible project costs (40% Government of Canada, 33.33% Province of British Columbia). City Staff will make an application for the maximum allowable contribution of \$6,300,000. The current budget for the Aquatic Centre Building Envelope Upgrade listed in the 2019 – 2023 Capital Plan is \$8,580,000 and is approved for funding subject to the debt financing process.

SUMMARY AND CONCLUSION:

City staff is seeking City Council's authorization to prepare an application under the *Investing in Canada Infrastructure Program - British Columbia - Green Infrastructure - Climate Change Mitigation - CleanBC Communities Fund* for a grant to help fund the Aquatic Centre Building Envelope Upgrade project. A potential grant of up to \$6.3 million would be applied to the \$8.58 million project. This project fits within the program objectives and criteria to increase energy efficiency in the City's buildings.

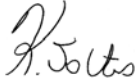
RESPECTFULLY SUBMITTED:



Dave Dyer, General Manager, Engineering and Public Works

Report prepared by Leland Hanson, Manager of Civic Facilities

APPROVED:



Kathleen Soltis, City Manager

Meeting date: March 11, 2019



Prince George Aquatic Center

Building Exterior



Entry Canopy



East Elevation



East Elevation



West Elevation

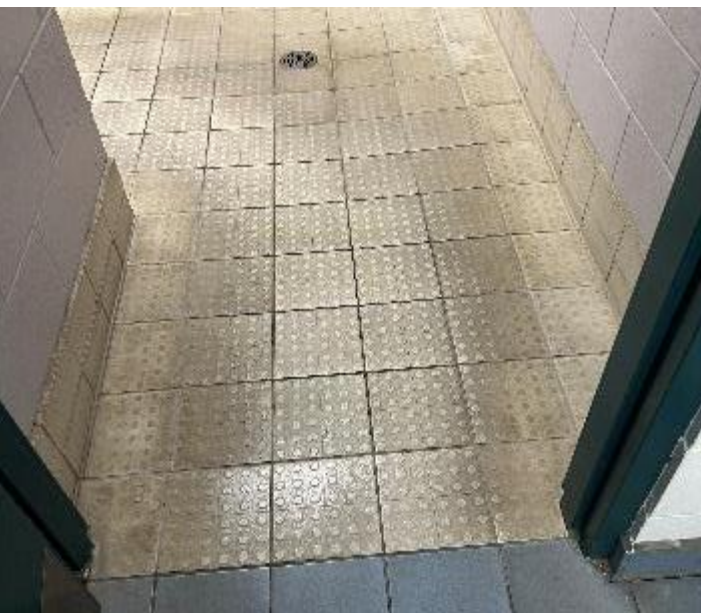
Building Interior



Vestibule to Lobby Floor



Reception Desk



Locker room tile



Men's Shower



Women's Locker Room ceiling



Sprinkler Head in Locker Room



Family Change Room – Change Tables



Typical interior column base



Leisure Pool handrail



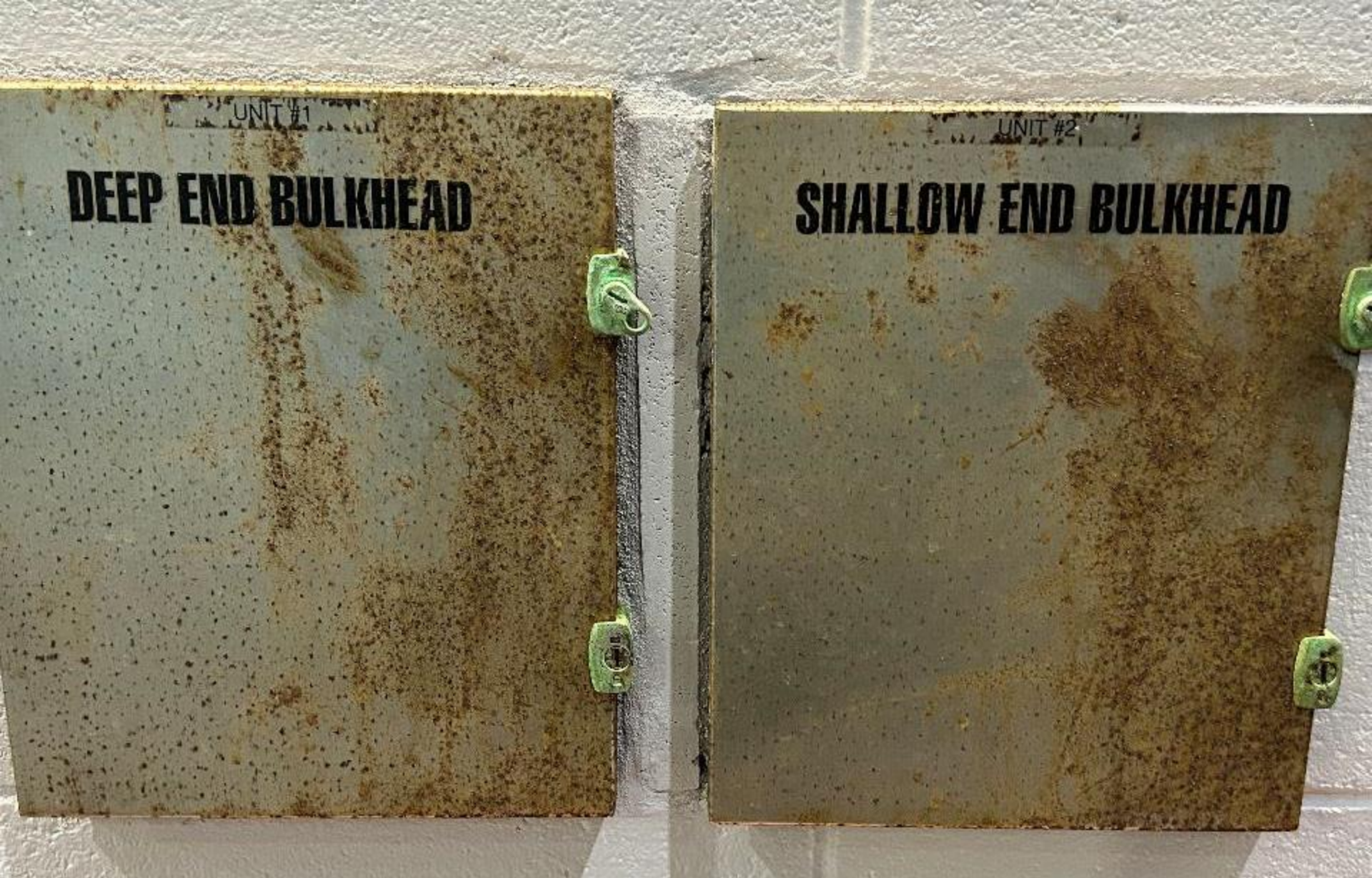
Zero Entry area at Leisure Pool



Leisure Pool Water feature



Leisure Pool water feature



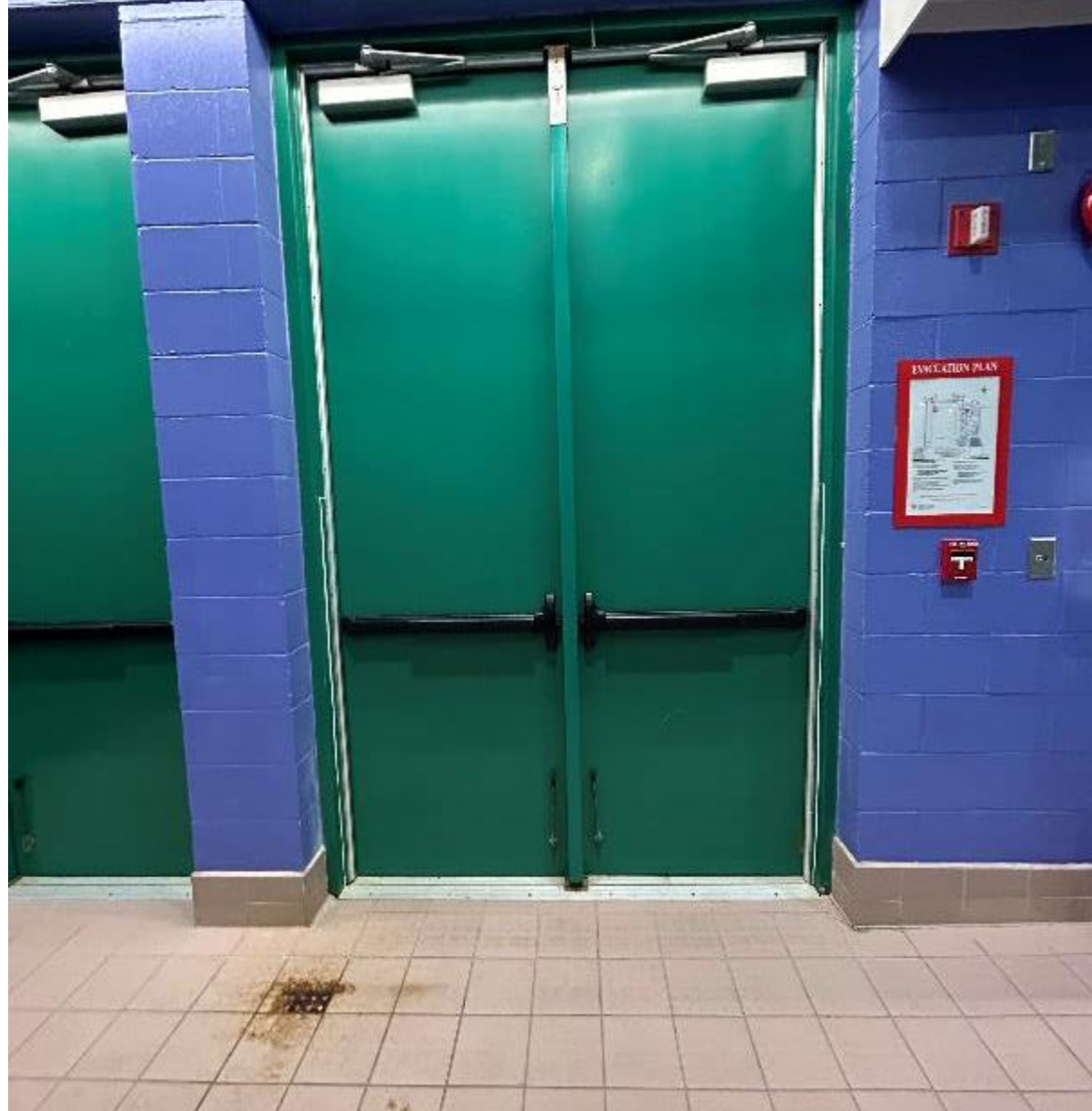
Obsolete equipment panels



Timing Room stairs



Structural Column East Wall



South Egress Doors

Mechanical Rooms



Incoming water main



Sprinkler Tree



Diving tank air compressor (bubbler)



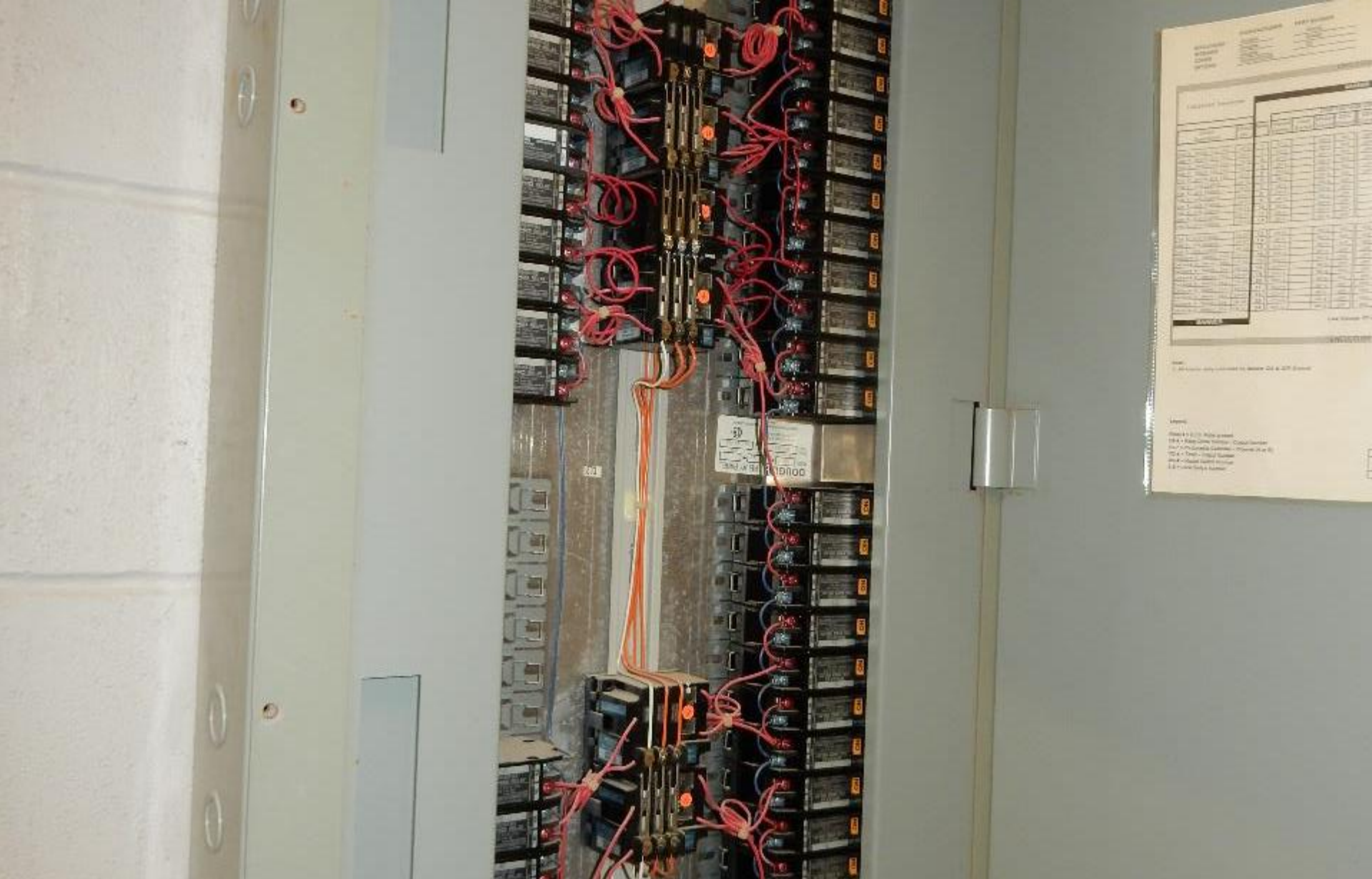
Boiler breeching



Pipe insulation



Dx Cooling coils in Air Handler



Lighting Panel

Summary

- Phase 1: Envelope and Mechanical upgrades (underway)
- Additional energy savings – Option 1A and/or 1B
- Phase 2: Immediate Priority Items
- Phase 3: Health/Life Safety items; Major Maintenance items
- Phase 4: Life Cycle/Minor Maintenance items

April 12, 2024



Engineers

Angela Enman
FaulknerBrowns Architects
318 Homer Street, Suite 608
Vancouver BC V6B 2V2
a.enman@faulknerbrowns.com

Dear Angela Enman,

RE: ECM Comparison for Building Envelope Components (R2)
Prince George Aquatic Centre
1170 George Paul Lane Prince George BC V2N 0E1

RJC No. VAN.118538.0003

Read Jones Christoffersen Ltd. (RJC) has been asked to discuss the impact of various energy conservation measures (ECMs) related to building envelope component upgrades at the Prince George Aquatic Centre (PGAC). The Aquatic Centre is an enclosed natatorium located in Prince George in Northern BC. This high-level energy analysis is based on relative energy savings and excel-based calculations, providing a list of ECMs that pertain to the exterior building renovation components in comparison to the existing building. These calculations can be considered high level as they isolate the effects of each measure from other systems, as opposed to a whole building energy model which includes an evaluation of the buildings energy systems as a whole.

1.0 Energy Conservation Measures

In addition to the baseline building, five different energy conservation measure bundles were considered for comparative purposes. These ECM bundles relate to the various scopes of work developed by FBA and priced out in the Class D cost estimate as part of the first phase of the PGAC Renewal Project.

Equation 1 below was used to calculate the approximate energy use through the building envelope components over one hour. The heating degree days for Prince George are per the 2018 BCBC. The areas used in the following calculations were provided to RJC by Faulknerbrown Architects.

$$\text{Eq. 1: } \text{Energy use [kWh]} = \text{Area [m}^2\text{]} * U - \text{value} \left[\frac{\text{W}}{\text{m}^2\text{K}} \right] * \text{Heating Degree Days for PG [K * day]} * 24 \left[\frac{\text{hr}}{\text{day}} \right] / 1000$$

The assumptions pertaining to the various ECM scenarios are outlined in Table 1 below.

TABLE 1 – SUMMARY OF R-VALUES AND U-VALUES FOR EACH ECM SCENARIO					
No.	Scenarios	EIFS Walls and Split Faced Block Veneer Walls [ft ² ·°F·h/BTU]	Curtainwall [BTU/ft ² ·°F·h]	Glazed Windows and Doors [BTU/ft ² ·°F·h]	Roof Areas [ft ² ·°F·h/BTU]
1	Existing Building (Baseline)	R-20	U-0.35	U-0.35	R-20
2	Scope 1A: Increased R-values of walls & roofs. Replacement of punched windows & metal doors (Lower U-values). Renewal of curtainwall (replacement of IGUs and gaskets, retaining existing frames).	R-40	U-0.33	U-0.21	R-50
3	Scope 1B: Scope 1A + full replacement of curtainwall + soffit upgrades + replacement of vestibule doors	R-40	U-0.21	U-0.21	R-50
4	Scope 3: Scope 1B + addition of windows at the east façade	R-40	U-0.21	U-0.21	R-50
5	High performance Option 1 (Upgrade to Scope 1B): Increased R-values at Wall & Roof Assemblies; Triple Glazed Windows with Lower U-values at Punched Windows and Curtainwall Systems	R-60	U-0.14	U-0.14	R-70
6	High performance Option 2: (Upgrade to Scope 3, Addition of Glazing at East Façade): Increased R-values at Wall & Roof Assemblies; Triple Glazed Windows with Lower U-values at Punched Windows and Curtainwall Systems	R-60	U-0.14	U-0.14	R-70

Note: Certain scope items have minimal impact on the overall energy use at the building and therefore have been excluded from the table above, such as metal and glazed doors, as well as 'Scope 2' which is the addition of canopies over the doors.

Figures 1 and 2 below compare the relative overall predicted energy savings for the five scenarios when compared to the existing building envelope, as well as show a breakdown of relative energy savings by energy conservation measure at each building envelope component.

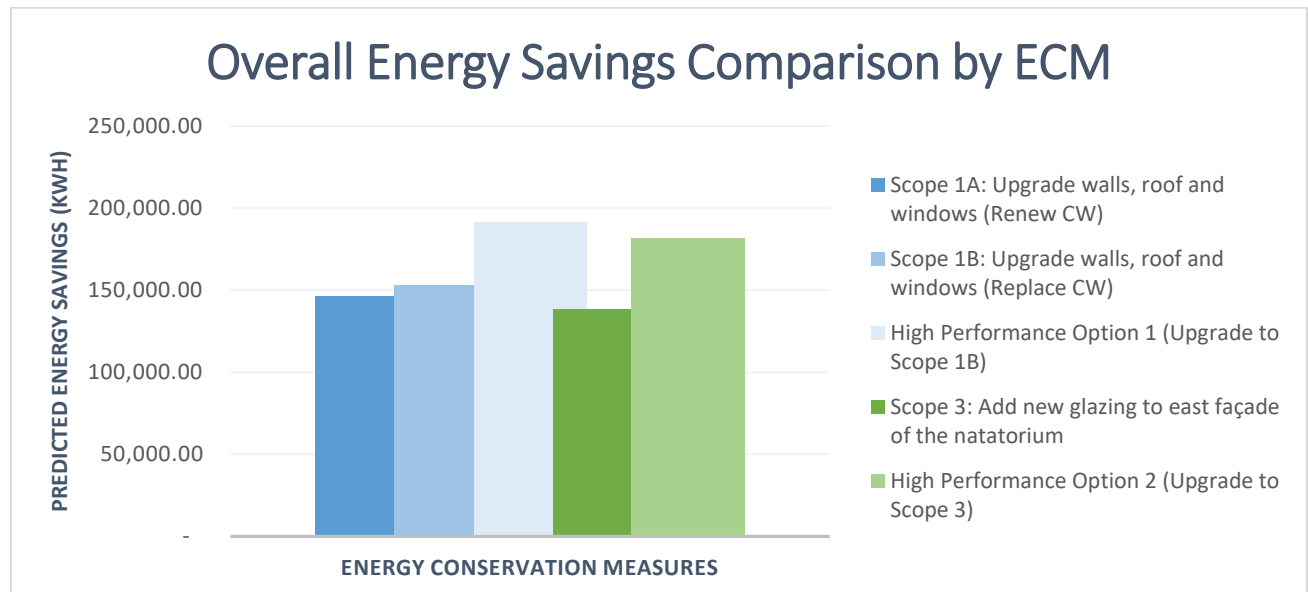


Figure 1: Overall predicted energy savings in kWh at the PGAC, for each ECM scenario

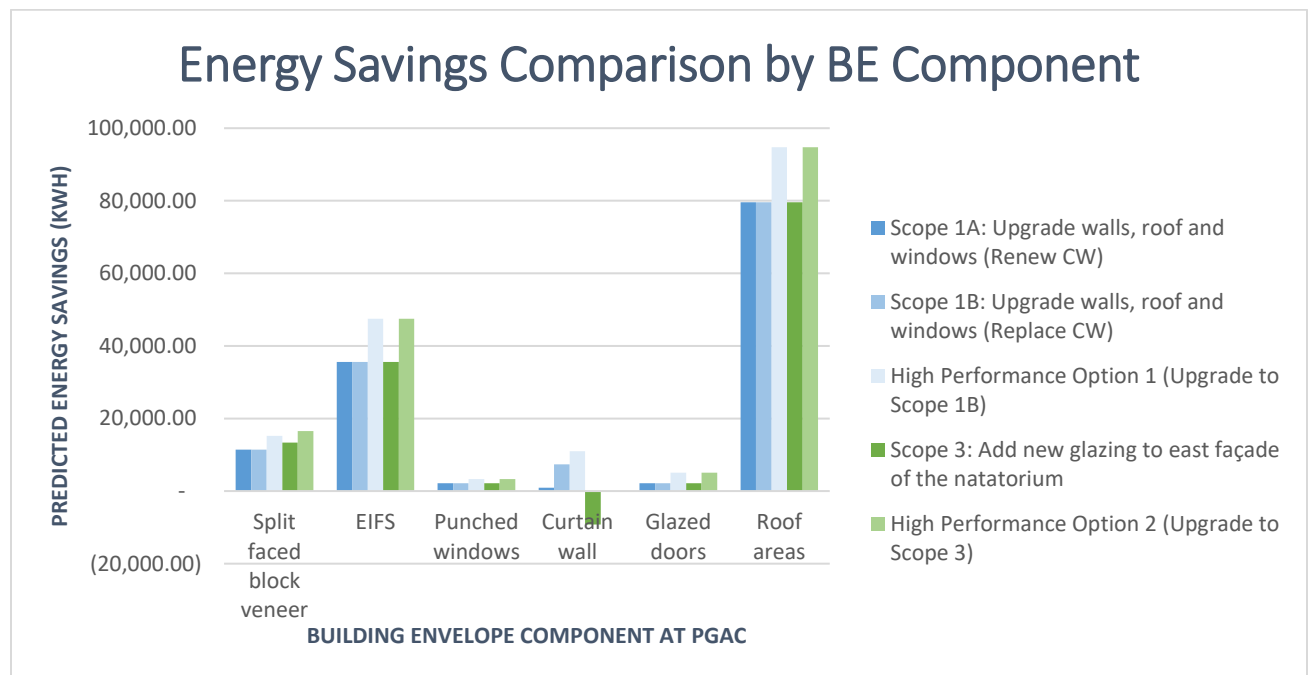


Figure 2: Graph comparing predicted energy savings in kWh across improved building envelope components at the PGAC



As noted at the beginning of this discussion, these calculations can be considered high level as they isolate the effects of each measure from other systems as opposed to a calibrated energy model that evaluates the building as a whole. RJC understands the intent of this letter is to guide a high-level discussion about potential estimated energy use reductions. It should be noted that this is a comparative analysis based on linear equations and does not consider industry accepted understanding of diminishing returns of insulation effectiveness at very thick applications. **Prior to committing to an ECM based on this letter, RJC recommends commissioning a whole building energy model using IES VE or similar that can be calibrated based on past utility data provided by The City of Prince George.** At the same time, consideration should be given to completing a pre-renovation airtightness test to verify the as-built construction airtightness infiltration rate for input into the model for better accuracy, instead of estimating the infiltration rate based on previous experience with buildings of this vintage and construction.

It should be noted that the actual performance of the proposed design may differ from the modeled building due to several reasons such as: actual weather, building operation, actual schedules and internal gains as outlined in ASHRAE 90.1-2016 User Manual Section 11.2.

2.0 Expected Useful Service Life of New BE Components

As requested by the City of Prince George, RJC has provided the expected useful service life for the major building envelope components being replaced at the PGAC. These service life estimates assume that regular maintenance of the components will occur over their lifetime, as described in the column on the right in the table below. The lifespan of a component can vary greatly depending on the exact products installed, the method and quality of installation, and maintenance or lack thereof. Typically, sealants should be budgeted for replacement every five years. However, like all recommended maintenance, regular reviews should be undertaken to cater the maintenance and renewal plan to the rate of deterioration at this specific building. Lastly, with regular maintenance, the expected service life of the components listed below may be extended to align the replacement of multiple components at once to achieve construction cost savings.



Building Envelope Component	Approximate Remaining Service Life of Existing Components*	Expected Service Life (ESL) of New Components	Recommended Maintenance Plan for New BE Components Necessary to Achieve the ESL
EIFS Wall Assembly (Rainscreened)	1 Year	30 Years	Repair deficiencies in field of EIFS panels, and replace sealants between panels or install silicone strips at panel joints at regular intervals.
Single Skin Metal Panel Wall Assembly (Rainscreened, with mineral wool insulation, thermally broken clip system and self adhered air/vapour barrier membrane)	N/A	50 Years	There are many factors that will assist with achieving the 50 year life. Localized replacement of metal panels and fasteners may need to occur to achieve the full service life. Concealed vs. exposed fasteners also affect the service life of the metal panel wall assembly differently.
Split Faced Block Veneer Wall Assembly (Rainscreened)	1 Year	75 Years	Replace sealants at control joints and repoint mortar at regular intervals. There are many factors that will assist with achieving the 75 year life. Localized replacement of shelf angles or ties may need to occur to achieve the full service life.
Conventional Roof Assembly	0 Years	25 Years	Maintain functionality of drains by removing debris on a regular basis, repair roof leaks as soon as they occur.
Punched Aluminum Windows (Double or triple glazed)	5 Years	30 Years	Replace sealants at regular intervals. Review and repair any leaks that occur over the lifetime of the windows. Replace IGUs as needed.



Curtainwall System (Double or triple glazed)	25 Years	50 Years (Full replacement of system) 25 Years (Renewal of system, keeping existing frame)	Review and repair any leaks that occur over the lifetime of the windows. Budget for replacement of IGUs around the 25 to 30 year mark.
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*The approximate remaining service life of existing building envelope components at the PGAC has been estimated based on typical expected service life, in addition to a visual condition assessment of the building, conducted by FBA and RJC in the Fall of 2023.

3.0 Limits of Commission

Our opinion cannot be extended to portions of the site that were not reviewed or situations reasonably beyond the control of RJC. If unexpected conditions are encountered at the site, RJC must be notified in order that we may determine if modifications to the conclusions presented here are necessary. Any conclusions or recommendations presented in this report were determined from the limited information available.

This report has been prepared in accordance with generally accepted engineering practices. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. A detailed review of the structural system, including seismic restraint, was not included in the scope of work.

The material in this report reflects the best judgment of RJC with the information made available to us at the time of preparation. Any use that a third party may make of this report or any reliance on or decisions made based upon the report, are the responsibility of such third parties.

The input summary table of this report should be reviewed by the Client and Consultant Design Team to confirm that the information and assumptions are reasonable and will be achieved through the design of architectural, enclosure, mechanical, and electrical systems.

The Client recognizes that special risks occur whenever engineering or related disciplines are applied to identify hidden elements or portions of a building. Even a comprehensive sampling and testing program, implemented with the appropriate equipment and experienced personnel, under the direction of a trained professional who functions in accordance with a professional standard of practice, may fail to detect certain conditions. This is because these conditions are hidden and therefore cannot be considered in the development recommendation. For similar reasons, actual conditions that the design professional properly inferred to exist between examined conditions may differ significantly from those that actually exist.



4.0 Closing

This report was prepared for FaulknerBrowns Architects and The City of Prince George. It is not for the use or benefit of, nor may it be relied upon, by any other person or entity, without written permission of RJC.

We trust the information contained within this report satisfies your current requirements. Should you have any comments, questions or concerns, please contact the undersigned. We remain available to review and discuss findings and future action.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

EGBC Permit to Practice No. 1002503



2024-04-12

Maddie Reid, BSc, P.Eng., CPHD

Project Engineer

MCR/jpy

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: March 13, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Kris Dalio, Director of Finance and IT Services

SUBJECT: Temporary Borrowing on Loan Authorization Bylaws

ATTACHMENT(S): Certified Copy of Civic Facility Roof Replacements 2019-2022 Replacement Loan Authorization Bylaw No. 9009, 2019 and Certificate of Approval from the Inspector of Municipalities
Certified Copy of Aquatic Centre Renewal and Upgrade Loan Authorization Bylaw No. 9010, 2019 and Certificate of Approval from the Inspector of Municipalities
Certified Copy of Critical Street Light and Traffic Signal Replacement Loan Authorization Bylaw No. 9017, 2019 and Certificate of Approval from the Inspector of Municipalities

RECOMMENDATIONS:

1. That Council give first three readings to Temporary Borrowing for the Civic Facility Roof Replacements 2019-2022 Bylaw No. 9461, 2024.
2. That Council give first three readings to Temporary Borrowing for the Aquatic Centre Renewal and Upgrade Bylaw No. 9462, 2024.
3. That Council give first three readings to Temporary Borrowing for the Critical Street Light and Traffic Signal Replacement Bylaw No. 9463, 2024.

PURPOSE:

This report has been prepared to approve temporary borrowing bylaws needed to extend the life of loan authorization bylaws for in-progress projects. The necessary loan authorization bylaws have been approved by Council and received a certificate of approval from the Inspector of Municipalities as attached to this report.

POLICY/REGULATORY ANALYSIS:

The authority to borrow under a loan authorization bylaw ends five (5) years from the date of the adoption of the bylaw for any amount authorized by the bylaw that has not already been used to secure borrowing under Section 181 (temporary borrowing under loan authorization bylaw) or 182 (municipal financing through regional district) of the *Community Charter*. Section 181 provides that Council may borrow temporarily against an approved loan authorization bylaw upon the approval of a temporary borrowing bylaw. Money borrowed under this section must be repaid or transferred to long term debt within 5 years from the first advance. There is no obligation to borrow funds. Only adoption of the bylaw is required to extend the life of the loan authorization bylaws. This bylaw is not reviewed or approved by the Ministry.

STRATEGIC PRIORITIES:

The projects for which the temporary borrowing has been proposed support Council's Priorities of "Sustainable Fiscal Management" and "Sustainable Infrastructure".

FINANCIAL CONSIDERATIONS:

LA Bylaw #	Project	Adoption Date	Authorized	Previously Requested or Relinquished	Available
9009	Civic Facility Roof Replacements 2019-2022	June 10, 2019	\$4,670,450	\$3,615,400	\$1,055,050
9010	Aquatic Centre Renewal and Upgrade	June 10, 2019	10,205,500	886,300	9,319,200
9017	Critical Street Light and Traffic Signal Replacement	June 10, 2019	5,000,000	922,100	4,077,900
TOTAL			\$19,875,950	\$5,423,800	\$14,452,150

The intent for the proposed bylaws is only to extend the life of the loan authorization bylaws. At this time, Administration does not foresee using temporary borrowing before the projects are complete. The City has the cash flow required to fund the work. If the cash flow situation changes and temporary financing becomes necessary, there are no additional approvals required from Council after approving the proposed bylaws. A promissory note would need to be signed by the Mayor and the Financial Officer and then the Municipal Finance Authority provides the financing which currently offers an interest rate of 5.56%. Interest based on the principal amount borrowed would be paid monthly and the total cost of interest will be capitalized into the overall project.

Once the projects are complete, Council will be asked to approve a security issue resolution for the issuance of debentures. The debenture issue would also be used to repay the temporary financing, if any.

SUMMARY AND CONCLUSION:

Administration is recommending approval of temporary borrowing bylaws needed to extend the life of the loan authorization bylaws for the projects listed above. At this time, Administration intends to fund the projects internally until they are complete and will return to Council with the request for a security issue resolution for the issuance of debentures upon completion.

RESPECTFULLY SUBMITTED:

Kris Dalio, Director of Finance and IT Services

APPROVED:

Walter Babicz, City Manager
Meeting date: April 8, 2024

CITY OF PRINCE GEORGE
BYLAW NO. 9461, 2024

A bylaw to authorize temporary borrowing pending the sale of debentures.

WHEREAS it is provided by section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions therein set out;

AND WHEREAS the Council has adopted “Civic Facility Roof Replacements 2019-2022 Loan Authorization Bylaw No. 9009, 2019”, authorizing borrowing in the amount of four million six hundred and seventy thousand four hundred and fifty dollars (\$4,670,450) to undertake and carry out or cause to be carried out the replacement of civic facility roofs, as set out in section 1 of Bylaw No. 9009, 2019;

AND WHEREAS the sale of debentures has been temporarily deferred;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled,
ENACTS AS FOLLOWS:

1. The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of **one million fifty five thousand and fifty dollars (\$1,055,050)**, as the same may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be a loan agreement and promissory note bearing the corporate seal and signed by the Mayor and the Financial Officer.
3. The money so borrowed shall be used solely for the purposes set out in section 1 of the “Civic Facility Roof Replacements 2019-2022 Loan Authorization Bylaw No. 9009, 2019”.
4. The proceeds from the sale of the debentures so much thereof as may be necessary shall be used to repay the money so borrowed.
5. The Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this bylaw.
6. This bylaw may be cited as “Civic Facility Roof Replacements 2019-2022 Loan Authorization Bylaw No. 9009, 2019, Temporary Borrowing Bylaw No. 9461, 2024”.

READ A FIRST TIME THIS THE DAY OF , 2024.

READ A SECOND TIME THIS THE DAY OF , 2024.

READ A THIRD TIME THIS THE DAY OF , 2024.

All three readings passed by a decision of Members of City Council present and eligible to vote.

ADOPTED THIS DAY OF , 2024,
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE

MAYOR

CORPORATE OFFICER

CITY OF PRINCE GEORGE
BYLAW NO. 9462, 2024

A bylaw to authorize temporary borrowing pending the sale of debentures.

WHEREAS it is provided by section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions therein set out;

AND WHEREAS the Council has adopted “Aquatic Centre Renewal and Upgrade Loan Authorization Bylaw No. 9010, 2019”, authorizing borrowing in the amount of ten million two hundred and five thousand five hundred dollars (\$10,205,500) to undertake and carry out or cause to be carried out the renewal and upgrade of the Prince George Aquatic Centre, as set out in section 1 of Bylaw No. 9010, 2019;

AND WHEREAS the sale of debentures has been temporarily deferred;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled,
ENACTS AS FOLLOWS:

1. The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of **nine million three hundred and nineteen thousand two hundred dollars (\$9,319,200)**, as the same may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be a loan agreement and promissory note bearing the corporate seal and signed by the Mayor and the Financial Officer.
3. The money so borrowed shall be used solely for the purposes set out in section 1 of the “Aquatic Centre Renewal and Upgrade Loan Authorization Bylaw No. 9010, 2019”.
4. The proceeds from the sale of the debentures so much thereof as may be necessary shall be used to repay the money so borrowed.
5. The Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this bylaw.
6. This bylaw may be cited as “Aquatic Centre Renewal and Upgrade Loan Authorization Bylaw No. 9010, 2019 Temporary Borrowing Bylaw No. 9462, 2024”.

READ A FIRST TIME THIS THE DAY OF , 2024.

READ A SECOND TIME THIS THE _____ DAY OF _____, 2024.

READ A THIRD TIME THIS THE DAY OF , 2024.

All three readings passed by a decision of Members of City Council present and eligible to vote.

ADOPTED THIS DAY OF , 2024,
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE

MAYOR

CORPORATE OFFICER

CITY OF PRINCE GEORGE
BYLAW NO. 9463, 2024

A bylaw to authorize temporary borrowing pending the sale of debentures.

WHEREAS it is provided by section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions therein set out;

AND WHEREAS the Council has adopted “Critical Street Light and Traffic Signal Replacement Loan Authorization Bylaw No. 9017, 2019”, authorizing borrowing in the amount of five million dollars (\$5,000,000) to undertake and carry out or cause to be carried out the replacement of street lights and traffic signals, as set out in section 1 of Bylaw No. 9017, 2019;

AND WHEREAS the sale of debentures has been temporarily deferred;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled,
ENACTS AS FOLLOWS:

1. The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of **four million seventy seven thousand and nine hundred dollars (\$4,077,900)**, as the same may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be a loan agreement and promissory note bearing the corporate seal and signed by the Mayor and the Financial Officer.
3. The money so borrowed shall be used solely for the purposes set out in section 1 of the “Critical Street Light and Traffic Signal Replacement Loan Authorization Bylaw No. 9017, 2019”.
4. The proceeds from the sale of the debentures so much thereof as may be necessary shall be used to repay the money so borrowed.
5. The Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this bylaw.
6. This bylaw may be cited as “Critical Street Light and Traffic Signal Replacement Loan Authorization Bylaw No. 9017, 2019, Temporary Borrowing Bylaw No. 9463, 2024”.

READ A FIRST TIME THIS THE DAY OF , 2024.

READ A SECOND TIME THIS THE _____ DAY OF _____, 2024.

READ A THIRD TIME THIS THE DAY OF , 2024.

All three readings passed by a decision of Members of City Council present and eligible to vote.

ADOPTED THIS DAY OF , 2024,
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE

MAYOR

CORPORATE OFFICER

CITY OF PRINCE GEORGE
BYLAW NO. 9009, 2019

A Bylaw of the City of Prince George to authorize the borrowing of funds under general funds for the estimated cost of the Civic Facility Roof Replacements 2019 - 2022 Project.

WHEREAS the estimated cost of the Civic Facility Roof Replacements 2019 - 2022 Project, including expenses incidental thereto, is the sum of four million six hundred seventy thousand four hundred and fifty dollars (\$4,670,450), which is the amount of debt intended to be borrowed under this Bylaw;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the Civic Facility Roof Replacements 2019 - 2022 Project, generally in accordance with the plans on file in the municipal office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a. To borrow upon the credit of the municipality a sum not exceeding four million six hundred seventy thousand four hundred and fifty dollars (\$4,670,450).
2. The maximum term for which debentures may be issued to secure the debt created by this Bylaw is twenty (20) years.
3. This Bylaw may be cited for all purposes as "Civic Facility Roof Replacements 2019 - 2022 Loan Authorization Bylaw No. 9009, 2019".

READ A FIRST TIME THIS	25	DAY OF	FEBRUARY	, 2019.
READ A SECOND TIME THIS	25	DAY OF	FEBRUARY	, 2019.
READ A THIRD TIME THIS	25	DAY OF	FEBRUARY	, 2019.

All three readings passed by a **UNANIMOUS** decision of Members of City Council present and eligible to vote.

I hereby certify that this Bylaw has received three readings by City Council as outlined herein.



CORPORATE OFFICER
OF THE CITY OF PRINCE GEORGE

APPROVAL OF THE INSPECTOR OF MUNICIPALITIES RECEIVED PURSUANT TO THE SECTION 179
OF THE COMMUNITY CHARTER, THIS 3rd DAY OF, April, 2019.

"an exact copy
made from the
original council
adopted bylaw"

See attached
INSPECTOR OF MUNICIPALITIES

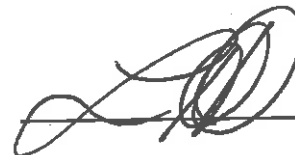
ADOPTED THIS 10th DAY OF June, 2019,
BY A UNANIMOUS DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.

I hereby certify that the foregoing is a true
Copy of the original Bylaw passed by the Municipal
Council of the City of Prince George and Sealed with
The Seal of the Corporation, dated this the

16th day of August, 2019.



Deputy Corporate Officer of the City of Prince George


MAYOR
Deputy CORPORATE OFFICER



**"an exact copy
made from the
original council
adopted bylaw"**

Statutory Approval

Under the provisions of sections _____ **179** _____

of the _____ **Community Charter** _____

I hereby approve Bylaw No. _____ **9009** _____

of the _____ **City of Prince George** _____

a copy of which is attached hereto.

Dated this **April** ***day***

of **03** ***, 2019***

Deputy Inspector of Municipalities

CITY OF PRINCE GEORGE
BYLAW NO. 9010, 2019

A Bylaw of the City of Prince George to authorize the borrowing of funds under general funds for the estimated cost of the Aquatic Centre Renewal and Upgrade Project.

WHEREAS the estimated cost of the Aquatic Centre Renewal and Upgrade Project, including expenses incidental thereto, is the sum of ten million two hundred five thousand five hundred dollars (\$10,205,500), which is the amount of debt intended to be borrowed under this Bylaw;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the Aquatic Centre Renewal and Upgrade Project, which is comprised of the sum of four (4) projects approved in the 2019-2023 Capital Plan, as set out below, and to borrow upon the credit of the municipality a sum not exceeding ten million two hundred five thousand five hundred dollars (\$10,205,500), for the purposes of upgrading and renewing the Aquatic Centre, generally in accordance with the plans on file in the municipal office, and to do all things necessary in connection therewith:

Capital Project #	Project	Cost of Project
#1388	Aquatic Centre Parking Lot	\$ 100,000
#3108	AQC-Building Envelope Upgrade	\$ 8,580,000
#3253	AQC-Swim Meet Equipment Renewal	\$ 140,000
#3254	AQC- Building Components Renewal	\$ 1,385,500
		\$10,205,500

2. The maximum term for which debentures may be issued to secure the debt created by this Bylaw is twenty (20) years.
3. This Bylaw may be cited for all purposes as "Aquatic Centre Renewal and Upgrade Loan Authorization Bylaw No. 9010, 2019".

READ A FIRST TIME THIS	25	DAY OF	FEBRUARY	, 2019.
READ A SECOND TIME THIS	25	DAY OF	FEBRUARY	, 2019.
READ A THIRD TIME THIS	25	DAY OF	FEBRUARY	, 2019.

All three readings passed by a **UNANIMOUS** decision of Members of City Council present and eligible to vote.

I hereby certify that this Bylaw has received three readings by City Council as outlined herein.

"an exact copy
made from the
original council
adopted bylaw"

W. B. Q.
CORPORATE OFFICER
OF THE CITY OF PRINCE GEORGE

APPROVAL OF THE INSPECTOR OF MUNICIPALITIES RECEIVED PURSUANT TO THE SECTION 179
OF THE COMMUNITY CHARTER, THIS 3rd DAY OF, April, 2019.

See attached.
INSPECTOR OF MUNICIPALITIES

ADOPTED THIS 10th DAY OF June, 2019,
BY A UNANIMOUS DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.

[Signature]
MAYOR

I hereby certify that the foregoing is a true
Copy of the original Bylaw passed by the Municipal
Council of the City of Price George and Sealed with
The Seal of the Corporation, dated this the

[Signature]
Deputy CORPORATE OFFICER

16th day of August, 2019.

[Signature]
Deputy Corporate Officer of the City of Prince George



**"an exact copy
made from the
original council
adopted bylaw"**

Statutory Approval

Under the provisions of sections _____ **179**

of the _____ **Community Charter**

I hereby approve Bylaw No. _____ **9010**

of the _____ **City of Prince George**

a copy of which is attached hereto.

Dated this April ***day***

of 03 ***, 2019***

A handwritten signature in black ink, appearing to be "JL", written over a horizontal line.

Deputy Inspector of Municipalities

CITY OF PRINCE GEORGE
BYLAW NO. 9017, 2019

A Bylaw of the City of Prince George to authorize the borrowing of funds under general funds for the estimated cost of the Critical Street Light and Traffic Signal Replacement Project.

WHEREAS the estimated cost of the Critical Street Light and Traffic Signal Replacement Project, including expenses incidental thereto, is the sum of five million dollars (\$5,000,000), which is the amount of debt intended to be borrowed under this Bylaw;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the Critical Street Light and Traffic Signal Replacement Project, generally in accordance with the plans on file in the municipal office, and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a. To borrow upon the credit of the municipality a sum not exceeding five million dollars (\$5,000,000).
2. The maximum term for which debentures may be issued to secure the debt created by this Bylaw is twenty (20) years.
3. This Bylaw may be cited for all purposes as "Critical Street Light and Traffic Signal Replacement Loan Authorization Bylaw No. 9017, 2019".

READ A FIRST TIME THIS	25	DAY OF	FEBRUARY	, 2019.
READ A SECOND TIME THIS	25	DAY OF	FEBRUARY	, 2019.
READ A THIRD TIME THIS	25	DAY OF	FEBRUARY	, 2019.

All three readings passed by a **MAJORITY** decision of Members of City Council present and eligible to vote.

I hereby certify that this Bylaw has received three readings by City Council as outlined herein.



CORPORATE OFFICER
OF THE CITY OF PRINCE GEORGE

APPROVAL OF THE INSPECTOR OF MUNICIPALITIES RECEIVED PURSUANT TO THE SECTION 179
OF THE COMMUNITY CHARTER, THIS 24 DAY OF, April, 2019.

"an exact copy
made from the
original council
adopted bylaw"

See attached
INSPECTOR OF MUNICIPALITIES


ADOPTED THIS 10th DAY OF June, 2019,
BY A MAJORITY DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.

I hereby certify that the foregoing is a true
Copy of the original Bylaw passed by the Municipal
Council of the City of Price George and Sealed with
The Seal of the Corporation, dated this the

16th day of August, 2019.



Deputy Corporate Officer of the City of Prince George


MAYOR
Deputy CORPORATE OFFICER



**"an exact copy
made from the
original council
adopted bylaw"**

Statutory Approval

Under the provisions of sections _____ **179** _____

of the _____ **Community Charter** _____

I hereby approve Bylaw No. _____ **9017** _____

of the _____ **City of Prince George** _____

a copy of which is attached hereto.

Dated this **April** ***day***
of **03** ***, 2019***

A handwritten signature in black ink, appearing to be "JL", written over a horizontal line.

Deputy Inspector of Municipalities

DATE: April 12, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Kris Dalio, Director of Finance and IT Services

SUBJECT: 2024 – 2028 Financial Plan Bylaw and 2024 Tax Rates Bylaw

ATTACHMENT(S): None

RECOMMENDATION(S):

1. That Council GIVES FIRST THREE READINGS to “City of Prince George 5 – Year Operating and Capital Financial Plans Bylaw No. 9464, 2024”.
2. That Council GIVES FIRST THREE READINGS to “City of Prince George Tax Rates Bylaw No. 9465, 2024”.

PURPOSE:

The purpose of this report is to present the 2024 - 2028 Financial Plan Bylaw and the 2024 Tax Rates Bylaw to Council for consideration and approval.

POLICY/REGULATORY ANALYSIS:

The Community Charter section 165 requires a municipality to adopt a five year financial plan by bylaw. The financial plan must set out the proposed expenditures, the proposed funding sources and the proposed transfers to or between funds.

The Community Charter section 197 requires that Council impose property taxes for the year by bylaw.

The financial plan bylaw must be adopted prior to the adoption of the annual property tax bylaw and both bylaws must be passed before May 15th of each year.

STRATEGIC PRIORITIES:

The Financial Plan Bylaw and Tax Rates Bylaw support Council’s Priorities of “Sustainable Fiscal Management”, “Sustainable Infrastructure” and “Organizational Excellence”.

FINANCIAL CONSIDERATIONS:

The financial plan represents the decisions concerning revenues, expenses, debt and transfers that were made by Council during the budget meetings in January of 2024. The attached bylaw represents a tax levy increase of 6.78%.

The tax rates bylaw provides for the levying of taxes for Municipal, Hospital and Regional District purposes. The rates for business improvement areas and special levies as approved by Council are also provided in the tax rates bylaw. The tax rates bylaw reflects Tax Rate Option #1 approved by the Finance and Audit Committee on February 28th, 2024 that set the estimated Residential Home Tax increase to 6.78% and obtains the remaining tax revenue required by increasing the Major Industrial, Light Industrial, Business and Farm tax rates.

To summarize, the financial plan bylaw sets the amount of the levy that is to be collected and the tax rates bylaw determines the proportional amount of the levy that is to be collected from each of the tax classes: Residential, Utilities, Supportive Housing, Major Industry, Light Industry, Business, Recreation/Non-Profit and Farm.

Property taxes are deemed to be imposed on January 1st of the year in which the tax rates bylaw is adopted.

SUMMARY AND CONCLUSION:

Administration requests that Council approve the attached City of Prince George 5 – Year Operating and Capital Financial Plans Bylaw and the City of Prince George Tax Rates Bylaw.

RESPECTFULLY SUBMITTED:

Kris Dalio, Director of Finance and IT Services

APPROVED:

Walter Babicz, City Manager
Meeting date: April 22, 2024

CITY OF PRINCE GEORGE
BYLAW NO. 9464, 2024

A Bylaw to enact the 2024 to 2028 Operating and Capital Financial Plans for the City of Prince George.

WHEREAS, pursuant to section 165 of the *Community Charter*, a five year operating and capital financial plan must be adopted by bylaw for the years 2024 to 2028;

NOW THEREFORE, the Council of the City of Prince George, in open meeting assembled, ENACTS AS FOLLOWS:

1. That Schedule 1, attached to and forming part of this Bylaw, sets out the objectives and policies of the municipality with respect to funding sources, distribution of property value taxes and the use of permissive tax exemptions.
2. That Schedules 2 and 3, attached to and forming part of this Bylaw, set out the proposed expenditures, funding sources and the transfers to or between funds.
3. That the Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this Bylaw.
4. This Bylaw may be cited for all purposes as “City of Prince George 5 - Year Operating and Capital Financial Plans Bylaw No. 9464, 2024”.

READ A FIRST TIME THIS DAY OF , 2024.

READ A SECOND TIME THIS DAY OF , 2024.

READ A THIRD TIME THIS DAY OF , 2024.

All three readings passed by a decision of Members of City Council present and eligible to vote.

ADOPTED THIS _____ DAY OF _____, 2024,
BY A _____ DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.

MAYOR

CORPORATE OFFICER

Objectives and Policies - Municipal Revenues and Expenditures

Revenue	Proportion of Total	Objective and Policy Statement
Property Value Taxes	62.41%	The City will make every effort to keep property value taxes (including grants in lieu) at a maximum of two-thirds of total revenue.
Parcel Taxes	1.02%	Parcel tax revenue set to recover specific servicing costs.
Fees	23.76%	Review fees and charges annually, ensure users pay for specific identifiable services.
Other Sources	9.44%	Review other sources of funds annually, seek grant revenues.
Proceeds from Borrowing	3.36%	Only incur debt funding for one-time capital projects (no ongoing programs e.g. road rehabilitation) when reserve funding is not possible.
	<u>100.00%</u>	
Property Value Taxes	Proportion of Total	Objective and Policy Statement
Residential	54.22%	The property tax structure is reviewed annually by the Standing Committee on Finance and Audit and a tax rate option is approved by Council.
Utility	1.23%	
Supportive Housing	0.00%	For 2024 the structure has been recommended to achieve the following objectives:
Major Industry	14.09%	- set representative home tax increase to be 6.78%
Light Industry	3.68%	- set utility rate to the maximum allowed under BC Reg 329/96
Business	26.73%	- obtain the remaining tax revenue required by equally increasing the other tax class rates.
Recreation/Non-Profit	0.05%	
Farm	0.01%	
	<u>100.00%</u>	
Tax Exemptions	Value	Objective and Policy Statement
Permissive Exemptions	\$ 1,967,393	- A permissive tax exemption is a means for Council to support organizations within the community which further Council's objectives of enhancing quality of life (economic, social, cultural) and delivering services economically.
Revitalization Exemptions	\$ 1,403,365	- Council may consider revitalization tax exemptions as a way of encouraging development to achieve a range of revitalization objectives such as environmental, economic or social. Revitalization tax exemption programs are enacted by Bylaw considered in conjunction with the goals and objectives of the financial plan.

Consolidated Financial Plans
Financial Plans 2024 to 2028

	2024	2025	2026	2027	2028
Revenues					
Taxation and grants in lieu, net (1)	\$ (144,550,346)	\$ (152,855,221)	\$ (158,181,744)	\$ (164,425,334)	\$ (170,296,430)
Parcel and frontage tax	(2,364,779)	(2,459,370)	(2,557,745)	(2,660,055)	(2,766,457)
Sale of services, user rates and rentals	(55,031,843)	(57,233,117)	(59,522,441)	(61,903,338)	(64,379,477)
Return on investments	(5,672,293)	(5,826,138)	(5,838,074)	(5,777,489)	(5,812,839)
DCC contributions	(872,500)	(1,377,750)	(782,288)	(1,330,902)	(650,785)
Contribution from other gov'ts & agencies	(8,517,319)	(8,718,012)	(8,926,733)	(9,143,802)	(9,369,554)
Other revenue	(6,804,459)	(7,076,039)	(7,358,483)	(7,652,225)	(7,957,720)
Total revenues before other gov't collections	(223,813,539)	(235,545,647)	(243,167,508)	(252,893,145)	(261,233,262)
Collections for other gov'ts & associations	(59,672,716)	(62,059,625)	(64,542,010)	(67,123,691)	(69,808,637)
Total revenues including other gov't collections	\$ (283,486,255)	\$ (297,605,272)	\$ (307,709,518)	\$ (320,016,836)	\$ (331,041,899)
Expenditures					
General government services	\$ 22,672,229	\$ 23,527,120	\$ 24,468,203	\$ 25,446,950	\$ 26,464,803
Protective services	61,294,591	63,698,765	66,199,104	68,799,473	71,503,838
Planning & environmental development	2,189,658	2,277,245	2,368,335	2,463,073	2,561,596
Road transportation	25,751,901	27,301,973	28,394,054	29,529,833	30,711,024
Public transit	7,825,548	8,138,569	8,464,112	8,802,676	9,154,783
Downtown district energy system	469,880	488,674	508,222	528,551	549,692
Sewer	6,719,463	6,988,241	7,267,766	7,558,479	7,860,814
Water	7,919,308	8,236,080	8,565,523	8,908,149	9,264,470
Environmental health	3,035,634	3,157,059	3,283,343	3,414,677	3,551,265
Public health	648,528	674,467	701,444	729,506	758,687
Recreation & cultural services	24,696,526	25,658,378	26,684,720	27,752,131	28,862,224
Debt interest charges	5,310,640	6,126,803	5,674,739	5,652,122	5,750,131
Fiscal services miscellaneous	6,105,142	6,349,348	6,603,322	6,867,455	7,142,153
Amortization	29,370,000	30,544,800	31,766,592	33,037,256	34,358,746
Total Expenditures before other gov't payments	204,009,048	213,167,522	220,949,479	229,490,331	238,494,226
Collections for other gov'ts & associations	59,672,716	62,059,625	64,542,010	67,123,691	69,808,637
Total expenditures after other gov't payments	\$ 263,681,764	\$ 275,227,147	\$ 285,491,489	\$ 296,614,022	\$ 308,302,863
Annual (Surplus)/Loss	\$ (19,804,491)	\$ (22,378,125)	\$ (22,218,029)	\$ (23,402,814)	\$ (22,739,036)
Capital expenditures - (Schedule 3)	46,531,000	38,570,366	45,132,141	42,592,676	40,343,847
Transfer - amortization	(29,370,000)	(30,544,800)	(31,766,592)	(33,037,256)	(34,358,746)
Proceeds from borrowing	(7,788,500)	(4,912,686)	(6,491,842)	(7,504,266)	(8,824,311)
Principal payment on debt	9,250,475	11,147,164	10,799,877	10,537,820	10,217,176
Transfers for capital - (Schedule 3)	(37,870,000)	(32,279,930)	(37,858,012)	(33,757,508)	(30,868,751)
Transfers between reserves - (Schedule 3)	-	-	-	-	-
Transfers for operating - (Schedule 3)	39,001,516	40,346,011	42,348,376	44,515,105	46,171,328
Transfer to/(from) deferred revenues	-	-	-	-	-
Transfer to/(from) surplus	50,000	52,000	54,080	56,243	58,493
Financial Plan Balance	\$ -	\$ -	\$ -	\$ -	\$ -

(1) 2024 General Municipal Tax Levy is included at \$117,596,571 the snow levy at \$10,300,000 the road rehabilitation levy at \$6,700,000, and general infrastructure reinvestment levy at \$4,242,482 for a combined total of \$138,839,053. 2024 general tax levy increase is 6.78% after taking into consideration \$828,479 in non-market change.

Consolidated Financial Plans
Financial Plans 2024 to 2028

	2024	2025	2026	2027	2028
Transfers for capital					
Infrastructure reinvestment reserve	\$ (4,632,950)	\$ (4,074,350)	\$ (3,325,317)	\$ (2,905,084)	\$ (2,988,838)
Capital expenditure reserve	(16,333,278)	(15,323,090)	(20,844,162)	(15,551,515)	(14,510,161)
Computer reserve	(2,000,000)	(1,675,000)	(1,980,000)	(1,292,000)	(877,000)
Regulated reserves for future expenditures	(2,150,000)	-	-	-	-
Road rehabilitation reserve	(6,910,000)	(7,220,500)	(7,531,525)	(7,843,101)	(8,155,256)
Canada Community Building Fund	(3,762,800)	(2,576,900)	(2,659,745)	(2,746,733)	(2,838,068)
Northern Capital Planning Grant reserve	(96,972)	-	-	-	-
Solid waste reserve	(480,000)	(28,240)	-	(114,624)	(526,200)
BC Growing Communities Fund	(1,504,000)	(1,381,850)	(1,517,263)	(3,304,451)	(973,228)
Total transfers for capital	\$ (37,870,000)	\$ (32,279,930)	\$ (37,858,012)	\$ (33,757,508)	\$ (30,868,751)
Transfers for operating					
Infrastructure reinvestment reserve	\$ 4,242,482	\$ 4,412,181	\$ 4,588,668	\$ 4,772,215	\$ 4,963,104
Capital expenditure reserve	19,695,660	20,542,089	21,994,277	23,124,517	24,187,736
Endowment reserve	3,061,079	3,061,079	3,061,079	3,061,079	3,061,079
Mobile equipment reserve	223,648	186,440	99,717	58,113	51,839
Off-street parking reserve	760,165	822,380	967,301	1,533,735	1,600,887
Parkland acquisition reserve	39,420	43,617	47,982	52,521	57,242
Road rehabilitation reserve	6,700,000	6,968,000	7,246,720	7,536,589	7,838,053
Regulated reserves for future expenditures	320,000	332,800	346,112	359,956	374,354
Canada Community Building Fund	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Solid waste reserve	909,062	945,425	983,240	1,022,569	1,063,471
Transit operating reserve	(750,000)	(780,000)	(811,200)	(843,648)	(877,394)
Major events reserve	300,000	312,000	324,480	337,459	350,957
Total transfers for operating	\$ 39,001,516	\$ 40,346,011	\$ 42,348,376	\$ 44,515,105	\$ 46,171,328
Capital expenditures					
General	\$ 30,827,000	\$ 23,588,676	\$ 24,624,479	\$ 27,391,011	\$ 26,173,186
Downtown district energy	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Sewer	\$ 9,741,000	\$ 10,277,603	\$ 10,293,954	\$ 8,040,264	\$ 8,937,691
Water	\$ 5,763,000	\$ 4,504,087	\$ 10,013,708	\$ 6,961,401	\$ 5,032,970
Total capital expenditures	\$ 46,531,000	\$ 38,570,366	\$ 45,132,141	\$ 42,592,676	\$ 40,343,847
Transfers between reserves					
Capital expenditure reserve	\$ 700,000	\$ 1,133,000	\$ 940,320	\$ 1,745,133	\$ 2,281,618
Endowment reserve	-	-	-	-	-
Computer reserve	2,000,000	1,675,000	1,980,000	1,292,000	877,000
Gaming reserve	(2,700,000)	(2,808,000)	(2,920,320)	(3,037,133)	(3,158,618)
Major events reserve	(300,000)	(312,000)	(324,480)	(337,459)	(350,957)
Total transfers between reserves	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF PRINCE GEORGE
BYLAW NO. 9465, 2024

A Bylaw of the City of Prince George to provide for the levying of rates for Municipal, Hospital and Regional District purposes for the year 2024.

WHEREAS, pursuant to Section 197 of the *Community Charter*, the Council shall each year adopt a Bylaw imposing a tax rate on all lands and improvements;

NOW THEREFORE, the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. The following rates are hereby imposed and levied for the year 2024:
 - a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates shown in column "A" of Schedule "A", attached to and forming part of this Bylaw;
 - b) For the purposes of snow control costs established by "Snow Control Reserve Fund Bylaw No. 8872, 2017" as amended on the assessed value of land and improvements taxable for general municipal purposes, the rates as shown in column "B" of Schedule "A", attached to and forming part of this Bylaw;
 - c) For the purposes of road rehabilitation costs established by "Road Rehabilitation Reserve Bylaw No. 7991, 2007" on the assessed value of land and improvements taxable for general municipal purposes, rates as shown in column "C" of Schedule "A", attached to and forming part of this Bylaw;
 - d) For the purposes of general infrastructure reinvestment established by "General Infrastructure Reinvestment Fund Reserve Bylaw No. 8505, 2013" on the assessed value of land and improvements taxable for general municipal purposes, rates as shown in column "D" of Schedule "A", attached to and forming part of this Bylaw;
 - e) For purposes of the Regional District of Fraser - Fort George on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates as shown in column "E" of Schedule "A", attached to and forming part of this Bylaw;
 - f) For the purposes of operating a 911 Emergency Telephone Service, to be provided by the Regional District of Fraser-Fort George, on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates as shown in column "F" of Schedule "A", attached to and forming part of this Bylaw;
 - g) For Fraser-Fort George Regional Hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates as shown in Column "G" of Schedule "A", attached to and forming part of this Bylaw;

- h) For the purposes of downtown off-street parking area established by “Prince George Parking Area By-law No. 1996, 1968”, on the assessed value of land and improvements taxable for general municipal purposes, rates as shown in column "A" of Schedule "B", attached to and forming part of this Bylaw;
 - i) For the purposes of the business improvement area established by “City of Prince George Gateway Business Improvement Area Bylaw No. 9025, 2019”, on the assessed value of land only for general municipal purposes, rates as shown in column "A" of Schedule "C", attached to and forming part of this Bylaw; and
 - j) For the purposes of the business improvement area established by the "City of Prince George Downtown Business Improvement Area Bylaw No. 8929, 2018" on the assessed value of land and improvements for general municipal purposes, rates as shown in column "A" of Schedule "D" attached to and forming part of this Bylaw.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
 3. The date of payment shall be the date the account is received at City Hall or paid at any financial institution as evidenced by City of Prince George received stamp, payment processing batch or teller's stamp.
 4. This Bylaw may be cited for all purposes as "City of Prince George Tax Rates Bylaw No. 9465, 2024".

READ A FIRST TIME THIS DAY OF , 2024.

READ A SECOND TIME THIS DAY OF , 2024.

READ A THIRD TIME THIS DAY OF , 2024.

All three readings passed by a decision of Members of City Council present and eligible to vote.

ADOPTED THIS DAY OF , 2024,
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE.

MAYOR

CORPORATE OFFICER

Schedule "A" to City of Prince George Tax Rates Bylaw No. 9465, 2024

Tax Rates

(Dollars of Tax per \$1,000 of Taxable Value)

	A	B	C	D	E	F	G
Property Tax Class	General Municipal	Snow Control Reserve	Road Rehabilitation Reserve	General Infrastructure Reinvestment Fund	Regional District Fraser Fort-George	911 Services Regional District Fraser Fort-George	Fraser Fort-George Regional Hospital
Residential	5.07331	0.44436	0.28905	0.18303	0.31049	0.10836	0.73857
Utility	33.87996	2.96747	1.93030	1.22229	1.08673	0.37926	2.58499
Supportive Housing	5.07331	0.44436	0.28905	0.18303	0.31049	0.10836	0.73857
Major Industry	52.21938	4.57378	2.97518	1.88392	1.05568	0.36842	2.51113
Light Industry	27.04545	2.36885	1.54090	0.97572	1.05568	0.36842	2.51113
Business/Other	12.40990	1.08696	0.70705	0.44771	0.76071	0.26548	1.80949
Managed Forest Land	5.07331	0.44436	0.28905	0.18303	0.93148	0.32508	2.21571
Recreation/Non-Profit	5.07331	0.44436	0.28905	0.18303	0.31049	0.10836	0.73857
Farm	5.43735	0.47625	0.30979	0.19616	0.31049	0.10836	0.73857

Schedule “B” to City of Prince George Tax Rates Bylaw No. 9465, 2024

Tax Rates

(Dollars of Tax per \$1,000 of Taxable Value)

	A
Property Tax Class	Downtown Off-Street Parking Area
Residential	2.91840
Utility	19.48933
Supportive Housing	2.91840
Major Industry	30.03902
Light Industry	15.55780
Business/Other	7.13875
Managed Forest Land	2.91840
Recreation/Non-Profit	2.91840
Farm	3.12782

Schedule “C” to City of Prince George Tax Rates Bylaw No. 9465, 2024

Tax Rates

(Dollars of Tax per \$1,000 of Taxable Value)

	A
Property Tax Class	Gateway (20 th Avenue/Victoria Street) Business Improvement Area
Light Industry	2.59652
Business/Other	2.59652

Schedule “D” to City of Prince George Tax Rates Bylaw No. 9465, 2024

Tax Rates

(Dollars of Tax per \$1,000 of Taxable Value)

	A
Property Tax Class	Downtown Business Improvement Area
Light Industry	1.16375
Business/Other	1.16375
Business/Other Property 1	0.68035
Business/Other Property 2	0.62416
Business/Other Property 3	0.91328
Business/Other Property 4	0.67413
Business/Other Property 5	0.98147

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: March 8, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Temporary Use Permits Considered in Light Industrial Areas

ATTACHMENTS: M1: Light Industrial zone

RECOMMENDATION(S):

That Council RECEIVES FOR INFORMATION the report dated March 8, 2024, from the Director of Planning and Development titled "Temporary Use Permits Considered in Light Industrial Areas".

PURPOSE:

The purpose of this report is to provide Council with information regarding Temporary Use Permits that have been approved within properties zoned as M1: Light Industrial.

DISCUSSION:

At the Regular Council Meeting on December 18, 2023, Council passed the following resolution:

*Moved By Councillor Sampson
Seconded By Councillor Skakun*

That Council DIRECTS Administration to return a report to Council identifying the current uses, including approved temporary use permits, for properties designated in the M1 zoning designation.

Carried Unanimously

To address this resolution of Council, staff have prepared Table 1: Approved Temporary Use Permits in the M1 zone.

Table 1: Temporary Use Permits for M1: Light Industrial Properties (2007-2024)

Temporary Use Permit	Location	Land Use	Term	Approved
TU000022	3850 18 th Avenue	Religious Assembly	3 years	May 11, 2015
TU000031	1975-1967 Oglivie Street S	Service, Personal	2 years	November 7, 2017
TU000037	1745-1709 Nicholson Street S	Religious Assembly and Retail, General	3 years	June 11, 2018
TU000058	1434 Old Cariboo Highway	Office	3 years	April 2 nd , 2020
TU000068	970 4 th Avenue	Health Service, Minor	3 years	July 12, 2021
TU000088	1755 Ogilvie Street	Service, Massage Therapy	3 years	December 19, 2023

As identified in Table 1, a range of commercial and service Temporary Use Permits have been approved for properties zoned as M1: Light Industrial. The land uses that have been approved by Temporary Use Permit are defined below for Council's information, per the City's Zoning Bylaw No. 7850, 2007.

Health service, minor:

The provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include medical and dental offices, health clinics, acupuncture clinics, vocational rehabilitation, blood bank, and counseling services, and may include accessory medical and diagnostic laboratories, the retail sale or rental of medical supplies, and pharmaceutical dispensary. This does not include massage services.

Office:

The provision of administrative, professional, management, technical, or consulting services with no accessory outdoor storage. This use also includes scientific and technical consulting that requires no accessory outdoor storage. This use excludes the growing, extraction, manufacture, processing, assembly, fabrication, storage, sale, service, or repair of goods on the same site.

Retail, convenience:

Retail sale of those goods required by area residents or employees on a day-to-day basis. Typical uses include stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, or printed matter, and may include accessory video rental.

Retail, general:

The retail sale of goods, wares, merchandise, substances, articles or things. Typical uses include grocery, hardware, appliance, electronics, furniture, antiques, second-hand, consigned, and pawned items, catalogue sales, health and personal care, clothing and accessories, hobby, book, music, video or game (including rental), flower, office supply, stationary, gift, pet supply (may include accessory pet grooming & day care), art and sporting goods stores. This use may include accessory storage and servicing of the retail goods.

Religious Assembly:

The assembly of persons for religious worship, services, or rites, and may include accessory food and beverage service, administration, educational, social, recreational, charitable, or philanthropic activities, spectator entertainment, patron participation entertainment, and a residence for a caretaker or head of congregation. Typical uses include chapel, church, convent, monastery, mosque, parish hall, rectory, seminary, synagogue, and temple.

Service, personal:

Services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include barber shops, hairdressers, manicurists, tailors, dressmakers, shoe repair shops, tanning, photography studios, dry-cleaning establishments, tattoo parlors, and laundries but does not include health services.

Service, massage therapy:

Massage therapy service as defined by the Massage Therapist Regulation, as practiced by a massage therapist designated under the Health Professions Act.

In addition to the previously approved Temporary Uses Permits outlined above, Administration receives regular business license applications and inquiries indicating interest for establishing further commercial and service uses in M1 zoned properties, specifically in the Carter Light and Queensway East Industrial Areas.

Education:

Education, training, or instruction such as public, private, religious, philanthropic, recreational, cultural, special, alternative, continuing, or distance education and may include accessory administration, food and beverage service, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty, and staff.

Recreation, indoor:

The provision of recreational services entirely within an enclosed building for sports, active recreation and performing arts, where patrons may or may not be participants. This use may include accessory indoor food and beverage service, and the sale and service of recreational products.

Based on information received through the business licensing process, Development Services is anticipating approximately three (3) additional Temporary Use Permit or site-specific rezoning applications to be submitted throughout spring 2024 to permit a range of uses detailed above.

OTHER CONSIDERATIONS:

The City of Prince George kicked-off the Official Community Plan (OCP) Review in fall 2023 and is anticipated to finish the in December 2024. Through the OCP Review, planning and land use management policy is expected to be updated which will likely drive future Zoning Bylaw updates.

SUMMARY AND CONCLUSION:

This information report provides Council with information regarding Temporary Use Permits approved on M1: Light Industrial zoned properties.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

Document Number: 710278 v2

PREPARED BY: Imogene Broberg-Hull, Planner I

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/04/08

M1**M1n**

Amending Bylaws	12. Business and Industrial Zones		
Bylaw 8586	12.1	M1, M1n: Light Industrial	M1
	12.1.1	Purpose The purpose of this zone is to provide for a mix of business and light industrial uses.	
Bylaw 8256 Bylaw 8330 Bylaw 8656 Bylaw 8586 Bylaw 8734 Bylaw 8532 Bylaw 9041 Bylaw 9273	12.1.2	Principal Uses <ul style="list-style-type: none"> • animal shelter • auction, major • auction, minor • brewery & distillery, minor • building & garden supply • consulting, scientific and technical • contractor service, major • contractor service, minor • education, commercial • emergency service • equipment, major • equipment, minor • fleet service • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • Medical marihuana production facility, only in M1n • parking, non-accessory • railway • recreation, indoor • recycling centre, intermediate • recycling centre, minor • restaurant • retail, general of only business or office supplies • self-storage facility 	<div data-bbox="812 562 966 1344"></div> <div data-bbox="812 1344 966 1789"> Bylaw 8843 Bylaw 9181 </div> <div data-bbox="974 562 1432 1344"> 12.1.2 Principal Uses (Continued) <ul style="list-style-type: none"> • service, household repair • service, industrial support • service, pet grooming & day care • service station, major • service station, minor • transportation depot • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • veterinary service, major • veterinary service, minor • vehicle wash, major • vehicle wash, minor • warehousing • wholesale </div> <div data-bbox="974 1344 1432 1789"> 12.1.3 Secondary Uses <ul style="list-style-type: none"> • Liquor Primary establishment, Minor only for Parcel B (PL39468), Block 35, District Lot 343, Cariboo District, Plan 1268 • Liquor Primary, Minor only on Lot 1, District Lot 936, Cariboo District, Plan 21687 • outdoor storage • residential security/operator unit </div>

	<ul style="list-style-type: none"> • service, business support • service, food bank only on Lot A, District Lot 936, Cariboo District, Plan 16524 	Bylaw 8532	12.1.4 Uses Secondary to Food Bank Service Only <ul style="list-style-type: none"> • Retail, general of second hand goods only
	<p>12.1.5 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 600 m². <p>12.1.6 Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 80%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 3.0 m. 4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street. 5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane. 6. Notwithstanding the previous sections, no yards are required in the area bounded by First Avenue, Lower Patricia Boulevard, and Queensway. <p>12.1.7 Other Regulations</p> <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: March 25, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Temporary Use Permit Application No. TU000091

APPLICANT: Provincial Rental Housing Corporation for the City of Prince George

LOCATION: 397 3rd Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Temporary Use Permit No. TU000091
Memorandum of Understanding
Council Resolution dated January 15, 2024
Supporting Documents:

- BC Housing Preliminary Site Plan
- BC Housing Public Consultation Summary

RECOMMENDATION(S):

That Council APPROVES Temporary Use Permit No. TU000091 for the property legally described as Lot A, District Lot 343, Cariboo District, Plan EPP102681.

PURPOSE:

The applicant has applied for a Temporary Use Permit to allow “Housing, Supportive” at 397 3rd Avenue (subject property). This application is intended to facilitate the modular construction of 43 temporary supportive homes for the unhoused community.

Background

The City of Prince George and the Province signed a Memorandum of Understanding (MOU) in June 2023 to reinforce the partnership and responsibilities of both government organizations with respect to suitable housing for the unhoused community. Pursuant to the MOU, the City identified a City-owned site located at 397 3rd Avenue intended to offer temporary supportive homes (a transitional shelter facility) funded by the Province’s HEARTH program. Please find attached the MOU for Council’s consideration.

Site Characteristics

Location	397 3 rd Avenue
Current Use	Vacant
Site Area	3,342 m ² (0.83 acres)
Zoning	M1: Light Industrial
Servicing	Services available

Official Community Plan

Future Land Use	Parks & Open Space
Growth Management	Infill

Surrounding Land Use Table

North	3rd Avenue, Contractor Service, Vehicle Repair, Equipment Sales
South	4th Avenue, Lower Patricia Encampment, Greenspace, Patricia Blvd
East	Vacant City & Crown Land, Lower Patricia Blvd E,
West	London St, Mix of Commercial and Light Industrial uses

Relevant Applications

HEARTH Project: On January 15, 2024, a special meeting of Council was held to consider a request from BC Housing that the City fund and complete site preparation works for the proposed temporary supportive housing project at the subject property. As noted in the attached Council Resolution, Council approved this request subject to multiple conditions, one of which being issuance of a Temporary Use Permit to allow a “Housing, Supportive” use. Please find enclosed Council’s January 15, 2024 Resolution.

STRATEGIC PRIORITIES:

This report and its recommendations support Council’s Strategic Priority for social health and well-being by enhancing services and housing available for vulnerable persons.

POLICY / REGULATORY ANALYSIS:

A Temporary Use Permit (TUP) is a tool to allow short-term use that does not comply with the Zoning Bylaw. As per the *Local Government Act*, a TUP may be issued for a maximum of three (3) years and may only be renewed once for an additional three (3) years. Following the expiration of the proposed TUP, the applicant must apply for a Zoning Bylaw amendment, cease the use, or relocate to a property that supports the proposed uses.

Zoning Bylaw

The subject property is currently zoned M1: Light Industrial. The intent of the M1 zone is to provide for a mix of business and light industrial uses. The subject property is located within the Queensway East Light industrial area and surrounded by light industrial properties zoned M1, and greenspace zoned P1: Parks and Recreation to the South. The court-protected Lower Patricia encampment is also located adjacent to the subject property.

The proposed “Housing, Supportive” use is not permitted by the M1 zone. The “Housing, Supportive” use is only permitted within the Z21: Integrated Health and Housing Zone and on several site-specific properties operated by non-profits like BC Housing. As such, the applicant has applied for a TUP to allow the “Housing, Supportive” use on the subject property.

Administration is supportive of this application as it aligns with the terms of the MOU agreement, and will provide 43 temporary supportive homes for the unhoused community.

Official Community Plan

The subject property is designated as Parks & Open Space as per Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Parks & Open Space designation is intended to allow for city parks, neighbourhood parks, trails, and open space which enhance the overall livability of the community. The OCP also indicates that the City should continue to work with the community, and focus efforts to increase the supply of affordable, rental and accessible housing forms for the unhoused.

Section 9.2 of the OCP outlines the following factors to consider for Temporary Use Permits:

Temporary Nature of Use

The applicant has applied for a TUP for a three (3) year term to allow 43 units of temporary supportive housing. The development will consist of modular housing to allow for quick assembly and removal.

As BC Housing continues with permanent housing options for the unhoused community, the City has selected the subject property to be used temporarily for the “Housing Supportive” use. This use is intended to provide critical immediate indoor shelter for those presently sheltering outdoors; and to provide a hub for daily needs services for this community.

Compatibility of Adjacent Uses

The subject property is in the Queensway East Industrial area which is home to a wide variety of business uses such as warehousing, retail, industrial service, and indoor recreation. The subject property is bordered by London Street, 3rd Avenue, Lower Patricia Boulevard, and 4th Avenue. The subject property is located immediately adjacent to the existing Lower Patricia encampment. Steep slopes to the south define a border between the Queensway East Industrial area and the Miller Addition neighbourhood which consists primarily of single detached homes.

The proposed temporary supportive housing project (transitional shelter facility) will be continuously staffed 24 hours a day, and 7 days a week. This temporary supportive housing project also includes safety and security measures such as regular walk-throughs of the property, fencing, lighting, and security cameras. The proposed safety and security measures are primarily intended to increase the level of safety for occupants of the facility, and are expected to enhance security within the surrounding area.

Impact on Natural Environment

The proposed use is not anticipated to negatively impact the natural environment.

Intensity of Proposed Use

The temporary supportive housing project (transitional shelter facility) proposes to accommodate 43 sleeping units for overnight sheltering with additional amenity/storage space offered through the modular installation of ATCO trailers. BC Housing has indicated that the project includes drinking water, washroom facilities and food services.

While there is anticipated to be an increase in traffic and parking associated with the proposed “Housing, Supportive” use, this is not anticipated to be any greater than what is currently permitted under the M1: Light Industrial zone.

Inability to Conduct Proposed Use Elsewhere

Although other parcels may be available from a land use perspective, the subject property is City owned and has been identified as appropriate and feasible for the HEARTH project as outlined in the MOU.

Administration supports this application as the proposed temporary use is consistent with the policy direction of the OCP, the MOU agreement, and furthers efforts to increase the supply of housing for residents experiencing homelessness.

OTHER CONSIDERATIONS:

Statutory Notification

Members of the public wanting to provide comment on the application, may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time

the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Public Consultation

BC Housing hosted 2 online community information meetings on March 12 and 19, 2024. A mail out notice was sent to properties between 1st Avenue and 17th Avenue from the Fraser River to Queensway in advance of the March 12 information meeting. Following high demand, a second community information meeting was hosted on March 19. Community members were given an overview of the temporary housing project and given time to ask questions or provide comments. A summary of the meetings is attached to this report for information.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Temporary Permit No. TU000091 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the applicant's request for a TUP to allow a "Housing, Supportive" use to operate for up to three years at 397 3rd Avenue for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

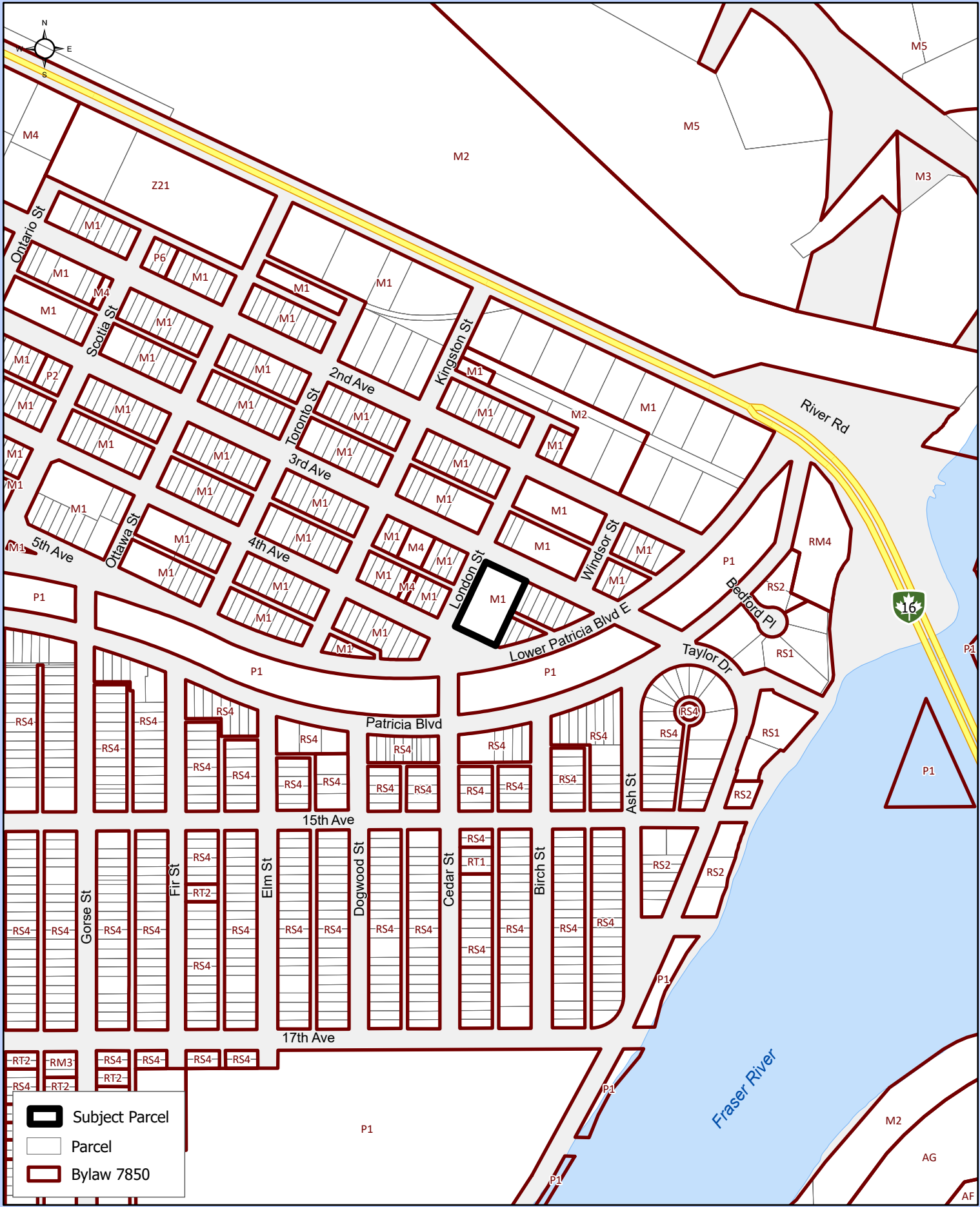
Deanna Wasnik, Director of Planning and Development

PREPARED BY: Bryce Deveau, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/04/22



Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983

1:5,000

Location and Zoning Map



TEMPORARY USE PERMIT

No. TU000091

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

- 1) This Temporary Use Permit is issued to:

Name: Provincial Rental Housing Corporation (BC Housing)
Address: 1701-4555 Kingsway
Burnaby, BC V5H 4V8

cc: Name: City of Prince George
Address: 1100 Patricia Blvd
Prince George, BC V2L 3V9

- 2) This Temporary Use Permit applies to:

Address: 397 3rd Avenue

Legal Description: Lot A, District Lot 343, Cariboo District, Plan EPP102681

- 3) This permit is issued subject to compliance with all of the Bylaws of the City of Prince George applicable thereto, except for the temporary use permitted by this permit.

- 4) This permit authorizes the following temporary use:

a. Housing, Supportive

- 5) This permit authorizes the temporary use mentioned in Section 4 of this permit for **3 years** from the date this permit is issued.
- 6) **This Permit does not satisfy any other approvals required by the City of Prince George, the Province of British Columbia or the Federal Government.**

Authorizing resolution passed by Mayor and Council on ____ day of _____, 2024.

Issuance date: _____

Authorizing Signature: _____



MEMORANDUM of UNDERSTANDING

Homeless Encampment Action Response Teams/ Homeless Encampment Action Response & Temporary Housing HEART/HEARTH

1.0 Partners

Between:

The Ministry of Housing (The Ministry)

And

City of Prince George (The Local Government)

2.0 Preamble

Homelessness in British Columbia is a pressing issue affected by housing, affordability, and the toxic drug crisis. The Province of BC introduced *Belonging in BC: a collaborative plan to prevent and reduce homelessness* in Spring 2023. *Belonging in BC* involves coordination among multiple Ministries, all levels of government, Indigenous partners, communities, and organizations, as well as people with lived experience. *Belonging in BC* focuses on immediate and long-term actions emphasizing a housing first model with person-centered approaches.

Collaboration with local and Indigenous partners is critical to prioritizing cultural supports and the health and safety of individuals to receive rapid integrated services. This is key to helping people stabilize and better access suitable shelter and housing options. To do this, *Belonging in BC* includes actions to address homelessness and encampments such as the Homelessness Encampment Action Response Teams/Housing (HEART/HEARTH).

3.0 Homelessness Encampment Action Response Teams/ Housing (HEART/HEARTH)

Homeless Encampment Actions Response Teams (HEART): This is a regionally based, multidisciplinary outreach model, coordinated by BC Housing, that brings together Ministry partners, local government representation (e.g. bylaw, engineering), law enforcement representation, Health Authorities, non-profit, and Indigenous peoples to quickly assess the needs of people sheltering in encampments and to provide rapid access to supports and services people need to exit homelessness; successes of community-based models include rapid rehousing, family reunification, and reduction in police interactions.

Homeless Encampment Action Response Temporary Housing (HEARTH): This is a new fund administered via BC Housing, to provide for emergency housing, shelter options, and immediate coordinated supports to assist people in encampments or sheltering in public spaces to come inside, and access temporary or permanent housing options that fit their needs.

4.0 Purpose

This MOU has been developed to recognize the partners' shared purpose of supporting people in encampments and unsheltered through commitment to implement HEART and HEARTH, a coordinated approach to resolution of encampments that prevents entrenchment, improves health and safety, preserves dignity for homeless encampment residents, respects the need for culturally appropriate services for Indigenous peoples, and considers the needs of the surrounding community.

THE OBJECTIVES OF THE MOU ARE TO:

- ♦ Clarify the roles of the key partners leading the implementation of HEART and HEARTH – Ministry of Housing, BC Housing, and the Municipality.
- ♦ Confirm the shared commitment to work collaboratively within respective areas of jurisdiction to reduce or eliminate the conditions which give rise to encampments, including through the creation of shelters, temporary and/or permanent housing.
- ♦ Confirm the shared commitment to work collaboratively within respective areas of jurisdiction to provide unhoused people with access to health, sanitation including washrooms and shower facilities, food, cultural, and social support services.
- ♦ Confirm the shared commitment to uphold person-centred, dignified, and culturally safe responses, by engaging and collaborating with Indigenous partners.
- ♦ Confirm the shared commitment to engagement and collaboration with community partners, and to engage with persons with lived experiences of homelessness.

- ♦ Confirm the shared commitment to preserving and enhancing the safety, security, and well-being of all members of the Prince George community.
- ♦ Recognize the role of the Province of BC in providing support for housing, healthcare including mental health and addictions care, and the corresponding role of local governments, including the City of Prince George, in supporting the fulfillment of that mandate by the Province of BC.

5.0 Partner Commitments

THE MINISTRY'S ROLE WILL INCLUDE:

- ♦ Partnering with the City of Prince George to plan, coordinate and provide:
 - » Outreach services to individuals experiencing homelessness;
 - » Data and information collection;
 - » Shelter and housing development;
 - » Transition planning; and
 - » Temporary supports for people in encampments.
- ♦ Improve access to a range of supports through cross-Ministry coordination, including health, sanitation, income, harm reduction, fire safety, social and cultural supports.
- ♦ Through BC Housing, provide unhoused people with access to health and sanitation services, including washrooms and shower facilities; food and drinking water; cultural and social support services; and services to promote safety and security.
- ♦ Through BC Housing, provide oversight and support in the development of shelter spaces, temporary and permanent housing options.
- ♦ Through BC Housing, lead operational planning and supports for temporary support services, transitions from encampments to temporary or permanent housing through coordinated access, selection of operators, and as a partner in other service coordination.
- ♦ Engage with local First Nations and Indigenous communities to understand their perspectives, needs, and desired role in addressing homelessness and encampment(s) in Prince George by:
 - » Providing information and seeking Indigenous worldviews;
 - » Facilitating the provision of culturally safe services and cultural supports, including providing for roles in both HEART and HEARTH specific to Indigenous peoples;
 - » Providing support for responses led by Indigenous partners; and

- » Assisting Indigenous communities in coordinating supports for community members that are homeless or in encampments, including resources for people to return to home communities if that is their self-determined goal.

- ♦ Recognize the role of the City of Prince George to identify priorities and make decisions pertaining to sheltering locations, community safety and protection of public and private property, while at the same time ensuring that actions taken are done so in the spirit of collaboration with the Province and partners.

CITY OF PRINCE GEORGE WILL:

- ♦ Identify appropriate and feasible land/space for HEARTH shelter and/or temporary and permanent housing, and work with the Province and BC Housing to expedite land use decisions necessary for rapid provision of shelter and housing.
- ♦ Facilitate maintenance of land designated for temporary sheltering, including garbage bin pick up and water utility connections.
- ♦ Support the work of the Ministry and BC Housing to provide unhoused people with access to health services; sanitation services, including washrooms and shower facilities; food and drinking water; cultural and social support services; and services to promote safety and security.
- ♦ Participate in HEART, including supporting connections and participation of bylaw and law enforcement and fire services, and sharing information with the Ministry, BC housing and, when appropriate, local partners, regarding planned or considered enforcement actions pertaining to encampments.
- ♦ Work with the Province, BC Housing and other partners to align local approaches with the Provincial approach that resolution of encampments is best achieved through provision of housing, supports, and services that meet people's distinct needs.
- ♦ Engage with local Indigenous communities, partners, and organizations to understand their perspectives and needs related to homelessness and housing.
- ♦ Ensure ongoing engagement and collaboration with community partners and engagement with persons with lived experiences of homelessness.

ALL PARTNERS WILL:

- ♦ Engage with Indigenous organizations to develop culturally safe and supportive practices and responses and facilitate access to cultural services and supports for unhoused Indigenous peoples.
- ♦ Work with community organizations to leverage existing strengths and structures.

- ♦ Recognize that the health and safety of people experiencing homelessness is enhanced through providing and maintaining access to healthcare and life-saving services.

6.0 Partner Commitments in Public Communication

All partners will strive to coordinate communications on actions relating to encampments and homelessness, including supported relocation efforts.

7.0 Partner Roles in Preventing and Responding to Future Encampments

MINISTRY:

- ♦ To implement a Provincial Encampment Response Framework in communities that outlines the Provincial process, approach, jurisdictional context and learnings; as well as a toolkit for local governments and communities to utilize in encampment responses – developed in partnership across governments and with Indigenous and community partners.
- ♦ To lead cross-ministry and coordinated responses to homeless encampments on crown and other lands through the rapid provision of outreach and increased access to supports.
- ♦ The Ministry, along with BC Housing, will continue to work to develop a robust and diverse housing ecosystem with supports to prevent homelessness, that will enable shelters to be a bridge to supportive housing and ensure people in temporary supportive housing through HEARTH have permanent housing options available to them that meets their needs.
- ♦ Continue to implement the commitments of *Belonging in BC*, including working across ministries to ensure provincial actions and initiatives to address and prevent homelessness are coordinated and integrated.

LOCAL GOVERNMENT:

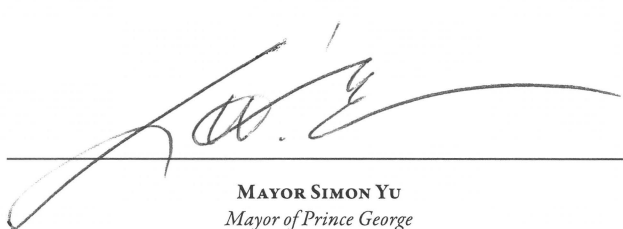
- ♦ To support the work of the Ministry, through BC Housing, to continue to work to create diverse housing options, including identifying available land and buildings for housing and shelter and to expedite land use decisions necessary to rapidly respond to housing need.
- ♦ To prioritize the approval and establishment of temporary and permanent supportive housing and shelters, as well as the participation in emergency shelter programs.
- ♦ To work with BC Housing to identify and consider municipal levers, such as tax exemptions, zoning, and bylaws, to expedite social housing units and affordable housing in alignment with BC Housing's funding programs and the community's housing needs.

8.0 No Legal Obligations

This MOU is not legally binding and places no legal obligations on the Ministry or the Local Government.



PREMIER DAVID EBY
Premier of British Columbia

MAYOR SIMON YU
Mayor of Prince George



January 24, 2024

BC Housing

At the City of Prince George Special Council meeting held January 15, 2024, Council considered a request for funding by BC Housing. The following is an unadopted copy of the section of minutes pertaining to this item:

Special Council Minutes – January 15, 2024

Agenda Item B.1 | 397 3rd Avenue – Heart and Hearth Project

COUNCIL RESOLUTION:

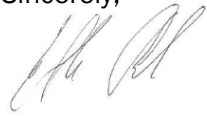
Moved By Councillor Ramsay, Seconded By Councillor Scott

That Council APPROVES a capital project as described in the report dated January 12, 2024 from the Director of Planning and Development titled “397 3rd Avenue –HEART and HEARTH Project” to be added to the 2024 – 2028 Financial Plan with a total budget of \$468,126 to be funded from the Capital Expenditure Reserve in the amount of \$156,718, the Sewer Capital Expenditure Reserve in the amount of \$133,958, and the Water Capital Expenditure Reserve in the amount of \$177,450 subject to:

- A. Council approval of a temporary use permit to allow for the transitional housing facility use on the subject property;
- B. the City entering into a lease agreement with the Provincial Rental Housing Corporation (BC Housing) for use of the subject property for the proposed transitional housing facility on terms and conditions satisfactory to Administration; and
- C. BC Housing provides a legally binding contract to the City that the transitional housing facility project described in the staff report will be constructed and opened as soon as practicable following completion of the servicing and site grading work described in the Servicing Brief dated December 15, 2023 prepared by L&M Engineering.

Carried

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Anderson', written over a light blue horizontal line.

Ethan Anderson
Manager of Legislative Services/
Corporate Officer

cc: Kali Holahan, Supervisor, Land Use Planning, Planning and Development, City of Prince George



Community Engagement Report

Temporary Housing with Supports

397 3rd Avenue, Prince George, BC

April 2, 2024

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Purpose of the Report

This report provides a summary of the engagement conducted by BC Housing in partnership with the City of Prince George for the proposed temporary supportive housing development at 397 3rd Avenue, Prince George, B.C. This report includes an overview of:

- the public engagement rollout;
- opportunities for the public to participate;
- feedback received during the engagement.

About the Project

BC Housing and the City of Prince George are planning to build approximately 43 temporary supportive homes at 397 3rd Avenue. These homes will provide much-needed shelter for people experiencing homelessness in the community.

The Province's new HEARTH program is funding this project. The Province and the City of Prince George have signed a Memorandum of Understanding formalizing their commitment to work together to better support people who are unhoused in the community.

The proposal is to build the temporary homes on the City-owned site at 397 3rd Avenue (bordered by London Street, 3rd Avenue and 4th Avenue). An application has been submitted for an initial three-year Temporary Use Permit for this site.

Modular construction will be used for these homes—similar to what is used in logging or mining camps. Each unit is a private room. There will also be shared washrooms, laundry and kitchen facilities, and an amenity space. These homes are scheduled to open in fall 2024.

Notifications & Outreach

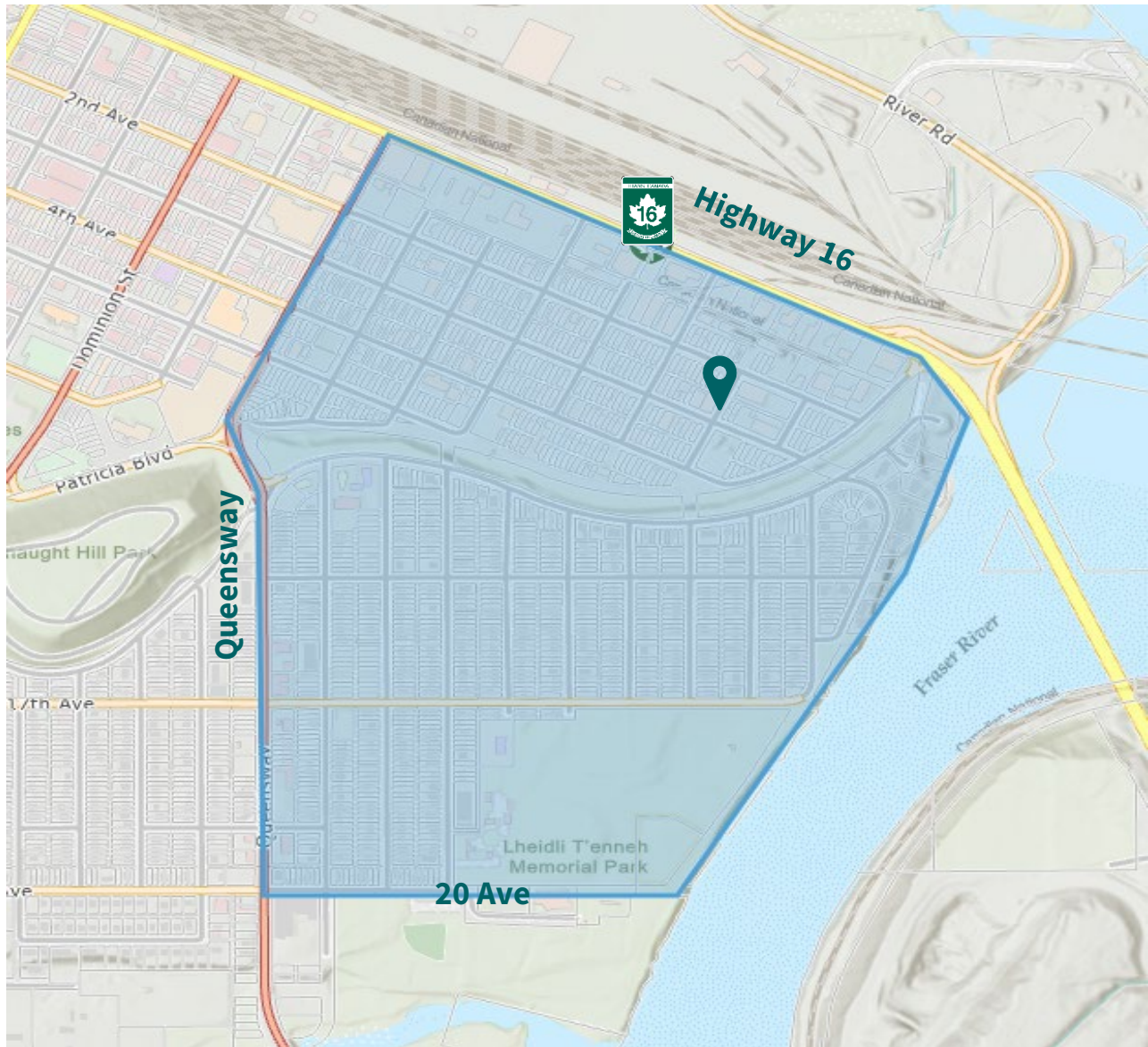
A communications and engagement plan was developed to support informing the public about the project and share opportunities for community engagement.

Announcement

The Province of B.C. made a public announcement about the proposed project in January 2024 (**Appendix A**). The news release was posted to the BC Housing website and the Government of BC website.

Neighbourhood Letters

On February 16, 2024, BC Housing sent a neighbourhood letter (**Appendix B**) to approximately 1,000 residences and businesses located around the proposed site within the shaded area in the map below.



The letter included the following:

- A short summary of the proposed development at 397 3rd Avenue
- Information about the broader MOU between BC Housing and the City of Prince George
- An overview of the development
- A description of the services provided in supportive housing
- An invitation to participate in an online community information session (an additional session was scheduled later due to high community interest)

- A link to the Let's Talk Housing BC project webpage
- BC Housing's community relations email address for questions or comments

Let's Talk Housing BC Webpage

The community was invited to visit the Let's Talk Housing BC project webpage for more information about the project and learn about engagement opportunities. This webpage launched on February 27, 2024, at letstalkhousingbc.ca/prince-george-397-3rd-ave (**Appendix C**).

The webpage includes the following:

- Project details, including the development process, as well as supports and services at the site
- Details of the online community information session and link for registration
- BC Housing's community relations email address

On March 14, 2024 (two days after the first online community information session), a video recording of the presentation was uploaded onto the webpage. A preliminary site plan was also available for download.

As of March 24, 2024 (5 days after the second online community information session), the Let's Talk Housing page has had **699 visits**. The preliminary site plan was downloaded 17 times, and the video recording was viewed 11 times.

Online Community Information Sessions

Throughout the process, BC Housing and the City of Prince George ensured that community members had the opportunity to contact the project team by email or by attending one of two community online information sessions. A second online community information session was announced to accommodate additional community interest after the initial session reached capacity.

The purpose of the sessions was to:

1. Share information with the community and key stakeholders about the project and how it will support people in the community experiencing homelessness
2. Facilitate dialogue and understanding by answering questions and receiving feedback from the community about this project

Online Community Information Session #1 - March 12, 2024

BC Housing hosted the first online session on March 12, 2024. This session was originally designed to welcome up to 30 participants. The capacity was then raised to 50 once the registration was filled. In total, there were **36 participants** in this session.

An Elder from the Lheidli T'enneh provided a welcome. Representatives from BC Housing and the City of Prince George gave a 30-minute presentation about the proposed project (**Appendix D**) and provided details about the building, timeline, operations and residents as well as municipal plans and process. This was followed by a moderated Q&A during which representatives from BC Housing and the City of Prince George answered questions from the participants about the project.

Online Community Information Session #2 - March 19, 2024

BC Housing hosted the second session on March 19, 2024. There were **15 participants** in this session. It followed the same format as the first session. An Elder from the Lheidli T'enneh provided a welcome. Representatives from BC Housing and the City of Prince George presented using an updated slide deck (changes noted in Appendix D). This was also followed by a moderated Q&A during which representatives from BC Housing and the City of Prince George answered questions from the participants about the project.

What We Heard: Key Themes

Many questions were raised and responded to during the moderated Q&A portion of the online sessions. BC Housing also responded to comments and questions directed to the monitored email inbox at **communityrelations@bchousing.org**. The significant participation of the community is sincerely recognized and valued.

Several consistent themes emerged from the questions, including:

- Safety and security
- Operations and support services
- Building design
- Municipal process
- The court protected encampment nearby

Safety and security

Many participants, particularly those living in the Millar Addition neighbourhood, asked questions about safety and security, including:

- the proposed security features of the site
- an increase in criminal activity in the area as a result of this project
- Whether firearms will be authorized in the housing

Presenters responded that the site will have a full fence with controlled access to the parking area and pedestrian entrances. Cameras and lighting will be strategically placed for security purposes.

There will also be a minimum of three staff members on site 24/7. These staff will be experienced in supporting vulnerable populations and have established relationships with local people experiencing homelessness. Their focus will be on aiding those in need, and weapons are banned in the buildings.

Operations and support services

Some of the questions were on the theme of the operations of the site and the support services that will be offered to the residents, including:

- The number of staff members that will be on site to manage the building and provide services to its residents

- The rules and risk of eviction

Presenters responded that there will also be a minimum of three staff members on site 24/7. Staff members will be provided by the operator and funded by BC Housing.

Tenancies will fall under the Residential Tenancy Act (RTA). It is important to note that supportive housing units such as these will be exempt from sections of the RTA that prohibit guest policies and wellness checks. Evictions are not taken lightly in supportive housing. When needed, additional resources and supports are provided to each resident to ensure a successful tenancy and prevent the need for eviction. If eviction becomes necessary, BC Housing will seek other appropriate accommodation and not return a person to homelessness.

Building design

Some participants asked questions relating to building design, including:

- Whether the proposed building is on a flood zone
- Whether the trailers used will be up to BC Building Code

Presenters confirmed that the site is on a floodplain, and that the trailers will be elevated to the recommended elevation to meet the floodplain requirements as per geotechnical assessments.

BC Housing has recently completed a code review for the architect's plans, and adjustments are underway to ensure the units are in compliance. Additionally, they are implementing life safety upgrades, such as a sprinkler system and security cameras, to meet Building Code requirements.

Municipal process

Many community members asked questions relating to the municipal process for the temporary use permit (TUP) application for the project, including:

- The term of the TUP and likelihood of an extension
- How community members can be involved in the process

Presenters shared that the current TUP application is for a three-year term. The TUP application is being processed and will include the feedback collected through the community engagement sessions for consideration in the decision making process.

A TUP includes a legislated public notification period 10 days prior to the Council meeting the application will be considered. These engagement sessions are in addition to the required notification period.

During the public notification period, residents can provide written submissions related to the proposed TUP application. These submissions will be provided to Council for their consideration of the TUP application.

The council meeting will be open to the public, but there will not be a public hearing specifically for the permit (community members will not be able to speak directly to the council).

People can also sign up for City news and notices at princegeorge.ca/subscribe.

BC Housing has no long-term plan for the site. Once the initial permit expires, the applicant can choose to discontinue the use, apply for an extension for another three years, or explore relocation options. These steps fall under the *Local Government Act's* guidelines for the term and renewal of a permit.

The court-protected encampment nearby

Many participants, particularly those from the Millar Addition neighbourhood, asked questions relating to the court-protected encampment near the site on Lower Patricia Boulevard, including:

- When/whether the encampment will be closed
- Why it has taken so long to develop this (temporary) solution

Presenters shared that the encampment is currently protected by a court order. BC Housing is actively developing several facilities across the housing spectrum to address the needs of the community. The proposed transitional housing project is meant to provide stability and support to unhoused people in their transition into supportive and independent housing, which is the ultimate goal.

The emergence of encampments is an urgent matter across the province. Provincial initiatives like the HEARTH program were established just last year to take a more comprehensive approach to support unhoused people.

The process of development can also be lengthy. Development traditionally takes years to initiate, but BC Housing is committed to expediting the process for permanent supportive housing. BC Housing is now actively pursuing permanent housing solutions with 50 purpose-built supportive units already planned for 1st Avenue, and an additional 150 units of supportive housing in the works.

Conclusion

BC Housing, in collaboration with the City of Prince George, provided opportunities for the community to learn more, ask questions, and provide comments and feedback about the proposed temporary supportive homes to be developed at 397 3rd Avenue. We are confident that the mechanisms to reach the public were sufficiently broad and our engagement has been fulsome.

Appendix A: Announcement

June 16, 2023

New supports coming for people experiencing homelessness in Prince George

PRINCE GEORGE - The Province and the City of Prince George have signed a memorandum of understanding (MOU) that formalizes their commitment to work together to better support people who are unhoused and sheltering in encampments and to help prevent encampments.

“Our government is committed to working with the City of Prince George to provide people with better supports and a safe place to live in a way that will improve everyone’s quality of life in the city,” said Premier David Eby. “Today’s agreement formalizes this commitment to work together to help people sheltering outdoors move inside, and ultimately into safe, stable, supportive homes.”

The MOU clarifies the roles and responsibilities of the Province and city to prioritize the health and safety of people sheltering outdoors and to bring them inside. This includes the Province partnering with Prince George to implement the new Homeless Encampment Action Response Teams (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs. These new initiatives will support people in encampments on the path to stable housing.

“Through the Belonging in BC homelessness plan, we’re creating new tools that will deliver the much-needed supports and housing to prevent encampments over the long term,” said Ravi Kahlon, Minister of Housing. “We’re proud to work with the City of Prince George and Indigenous partners to deliver housing for the people who need it most. This is one of the many steps our government is taking to break the cycle of homelessness, and I am excited to see it move forward.”

HEART is a new multidisciplinary regional program designed to rapidly respond to encampments to better support people sheltering outdoors to move inside. The program will bring together the provincial and local governments, Indigenous and First Nations partners, Northern Health and non-profit organizations to quickly assess the needs of people sheltering in encampments and provide rapid access to the supports and services they need to exit homelessness. Health, sanitation, income, harm reduction, fire safety, and social and cultural supports will all be provided through the program.

In addition, the HEARTH program will provide emergency housing, shelter options and immediate coordinated supports to assist people in encampments or sheltering in public spaces to come inside and access temporary or permanent housing options that fit their needs.

The Province and BC Housing will lead the creation of the HEART and HEARTH programs in Prince George. Implementation of HEART is planned to begin in fall 2023, while HEARTH will begin operating in spring 2024. The city will suggest available land and expedite rezoning and permitting approvals for new shelter and supportive housing projects that will be identified as part of the encampment response plan.

“I am pleased the city will be working to support the Province in its work to address priorities related to housing, health and public safety,” said Simon Yu, mayor, Prince George. “We expect this coordinated approach will address the immediate and long-term needs of our most vulnerable citizens who have been living in crisis for far too long.”

The MOU also outlines provincial and municipal commitments to help prevent and respond to future encampments in Prince George. This includes:

- a cross-ministry and coordinated response to homeless encampments on crown and other lands through the rapid provision of outreach and increased access to supports;
- exploration of the potential use of municipal levers, such as tax exemptions, zoning and bylaws, to expedite social housing units and affordable housing in alignment with BC Housing’s funding programs and the community’s housing needs; and
- engagement with First Nations and Indigenous organizations to develop and facilitate access to culturally safe and supportive practices for Indigenous people sheltering in encampments.

Both the HEART and HEARTH programs are part of Belonging in BC, the Province’s plan to prevent and reduce homelessness. The plan will also add 3,900 new supportive housing units and 240 complex-care spaces provincewide.

Learn More:

To read the MOU, visit: https://news.gov.bc.ca/files/BC_Encampment_MOU_June_14_2023.pdf

To read the Belonging in BC plan, visit: <https://news.gov.bc.ca/files/BelongingStrategy.pdf>

To learn more about HEART and HEARTH, visit: <https://www.bchousing.org/housing-assistance/homelessness-services/HEART-HEARTH>

Appendix B: Neighbourhood Letter – February 2024

February 26, 2024

Neighbourhood Update

Supportive Housing proposal for 397 3rd Avenue

Dear Neighbour,

We are writing to share that BC Housing and the City of Prince George are planning to build approximately 43 temporary supportive homes at 397 3rd Avenue. These homes will provide much-needed shelter for people experiencing homelessness in the community.

This project is funded by the Province's Homeless Encampment Action Response Temporary Housing (HEARTH) program. The Province and the City of Prince George have signed a Memorandum of Understanding formalizing their commitment to work together to better support people who are unhoused and address and prevent encampments in the community.

Development

We are proposing to build the temporary homes on the City-owned site at 397 3rd Avenue (bordered by London Street, 3rd Avenue and 4th Avenue). We have applied for an initial 3-year Temporary Use Permit for this site.

We will be using modular construction for these homes – similar to what is used in logging or mining camps. Each unit is a private room. There would be shared washroom, laundry and kitchen facilities as well as a 3-unit amenity space.

We are currently planning to open these homes in Fall 2024.

Services & Support

BC Housing will select a non-profit housing operator through a fair and open process to manage these homes and provide services to the residents.

BC Housing and the non-profit operator will assess potential residents and offer the homes to people based on their individual needs and supports available. This process will also ensure a balanced mix of residents.

The site will be staffed 24/7 by a qualified operator. Support services will help residents take the next steps towards success in their housing journeys. These can include:

- Health care referrals and wellness checks
- Outreach, life skills training, employment assistance

- Connection and referral to community services or support groups

Community Engagement

A caring community can contribute greatly to the success of supportive housing residents. BC Housing is committed to being a good neighbour and keeping lines of communication open.

We are inviting interested neighbours to join us for an online community information session to learn more about the proposal and ask questions.

Online Community Information Session

Date: Tuesday, March 12, 2024

Time: 6:30 pm – 8:00 pm

Where: Zoom (link provided after registration)

Please RSVP by visiting letstalkhousingbc.ca/prince-george-397-3rd-ave or scanning the code below.



If you have any questions, please email communityrelations@bchousing.org.

Appendix C: Let's Talk Housing BC Webpage

Prince George – 397 3rd Avenue



BC Housing and the City of Prince George are planning to build approximately 43 temporary supportive homes at 397 3rd Avenue. These homes will provide much-needed shelter for people experiencing homelessness in the community.

This project is funded by the Province's [HEARTH](#) program. The Province and the City of Prince George have signed a [Memorandum of Understanding](#) formalizing their commitment to work together to better support people who are unhoused and address and prevent encampments in the community.

Development

We are proposing to build the temporary homes on the City-owned site at 397 3rd Avenue (bordered by London Street, 3rd Avenue and 4th Avenue). We have applied for an initial 3-year Temporary Use Permit for this site.



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Services & Supports

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The site will be staffed 24/7 by a qualified operator. Support services will help residents take the next steps towards success in their housing journeys. These can include:

- Health care referrals and wellness checks
- Outreach, life skills training, help with employment assistance
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We are inviting interested neighbours to join us for an online community information session to learn more about the proposal and ask questions.

Online Community Information Session

Date: Tuesday, March 12, 2024

Time: 6:30 pm – 8:00 pm

Where: Zoom (link provided after registration)

Register: [Prince-George-397-3rd-Ave.eventbrite.ca](https://prince-george-397-3rd-ave.eventbrite.ca)

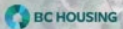

We welcome questions and comments at any time by email to communityrelations@bchousing.org.

Appendix D: Slideshow Presentation

Community Information Session

**397 3rd Avenue, Prince George
Temporary Supportive Housing**

Tuesday, March 19, 2024
6:30 pm – 8:00 pm



** This is an updated version of the slide, used in the second session on March 19, 2024. The slide used in the first session identified March 12, 2024 as the date of the presentation.*

Land acknowledgment

We acknowledge, with gratitude, that the area we are discussing today is situated on the unceded traditional territory of the Lheidli T'enneh.



Introductions

BC HOUSING

- **Kirsten Baillie** (she, her) – Senior Manager of Development
- **Andressa Thompson** (she, her) – Non Profit Portfolio Manager

CITY OF PRINCE GEORGE

- **Deanna Wasnik** (she, her) – Director, Planning & Development
- **Kali Holahan** (she, her) – Supervisor of Land Use Planning, Planning & Development

* This is an updated version of the slide, used in the second session on March 19. The slide used in the first session on March 12 also introduced Ruby Chow (she, her) as Development Manager on the BC Housing team.

For our time together

We commit to:

- Come together in the spirit of community
- Share information openly and transparently
- Balance time for sharing information and answering questions



We ask that all participants:

- Use respectful, people-first language
- Ask brief, genuine questions and allow space for answers
- Consider there may be people experiencing homelessness present



Meeting details

Mute and chat functions

- All participants will be muted/unmuted by the facilitator
- Chat messages will only appear to the facilitator

Q&A

- Q&A time after the presentation
- Type questions into the Zoom Q&A
- The presentation part of the session is being recorded, but the Q&A part will not be recorded



Technical support

Contacts

- 604-803-6584 (Meeting host)
- communityrelations@bchousing.org

Connect by phone

- +1 780 666 0144 (Zoom audio)
- Meeting ID number: 648 6790 6886



Topics for today

- Housing & Homelessness in Prince George
- 397 3rd Avenue Project
- What is Supportive Housing?
- Q&A



Homelessness in Prince George

- **163 people** were identified as experiencing homelessness in Prince George (Point in Time count 2021)
- **10** respondents were **over the age of 60**.
- **91%** report having been in Prince George **more than a year**; **26%** report having **always been here**.
- The number is probably even higher now in 2024. Social service providers report **more people at risk** and **increased wait lists**.



Photo: Global News

The Housing Ecosystem



↑
397 3rd Avenue project

BC Housing in Prince George

Recently Completed



Quebec Street House – 36 Units
Affordable Rental Housing



Amber House – 17 Units
Women's Transition Housing



1919 17th Ave Phase III – 35 Units
Supportive Housing

Selected Projects In Development



North Star Inn – 96 Units
Supportive Housing



1919 17th Ave Phase II – 57 Units
Affordable Rental Housing

BC Housing projects in Prince George range from supportive housing to affordable housing, serving local people with varying income levels and needs.

397 3rd Avenue, Prince George



BC Housing – City of Prince George Partnership

- The Province and the City of Prince George have signed a **Memorandum of Understanding** committing to work together to better support people who are unhoused.
- The City **identified 397 3rd Avenue** as a project site
- The City is **leasing the site** to BC Housing for a nominal fee
- The City is **providing site servicing**
- BC Housing is providing **capital** and **ongoing operating funding** under the Province's new HEARTH program

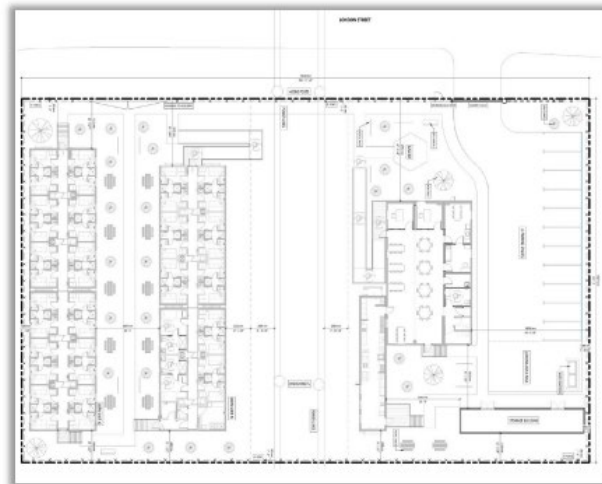


Temporary Supportive Housing

- This site would provide up to **43 new temporary supportive homes**, plus shared facilities and amenity space.
- **Support services** will help residents take the next steps towards success in their housing journeys.
- This would be a major step forward in providing **more safe homes** for people experiencing homelessness in Prince George.

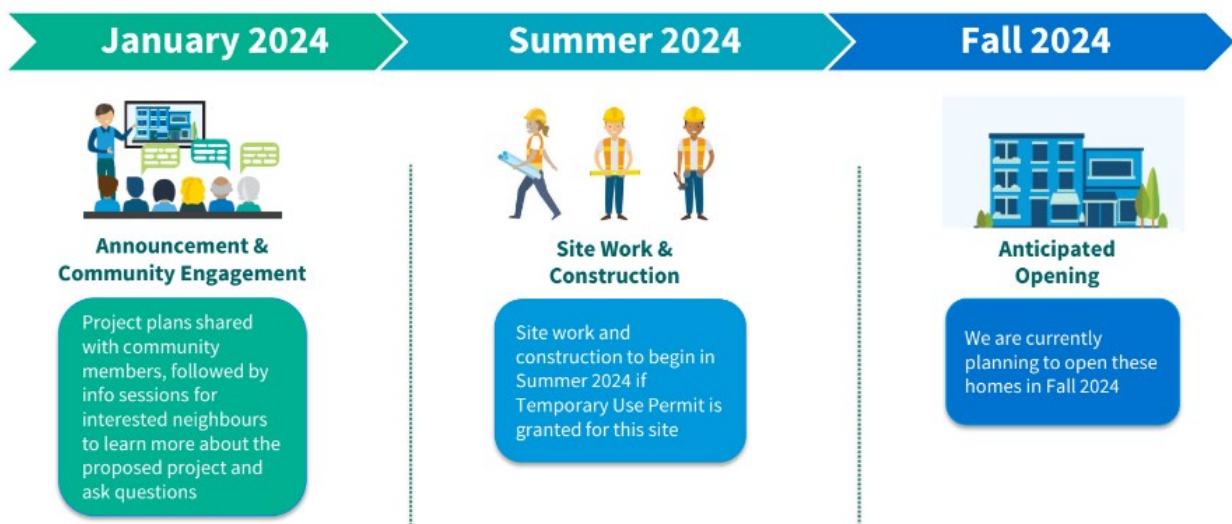


Preliminary Site Plan



* This is a new slide inserted after the first session on March 12.

Development Timeline

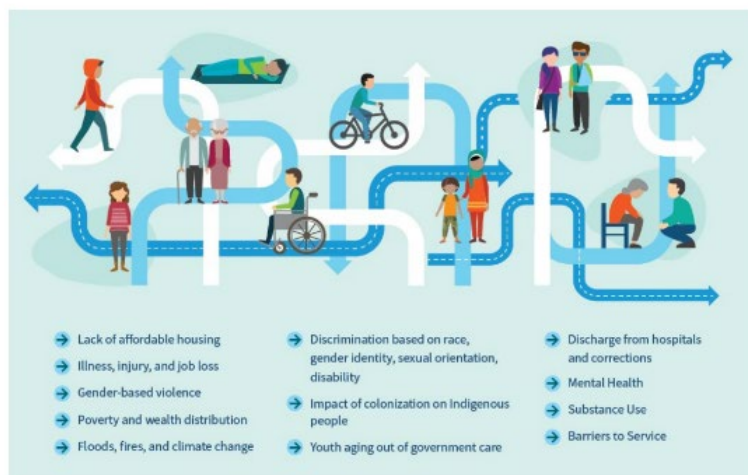


Land Use Application

- **Temporary Use Permits (TUPs)** allow a local government to consider the temporary use of land for a use that is not permitted by a zoning bylaw.
- Local governments are required to publish notice of consideration for a TUP. The City of Prince George will mail or otherwise deliver a **public notice to property owners and tenants within 30 meters** whose interests may be affected by a TUP.
- A TUP may be issued for a period of **up to 3 years**, with the opportunity to renew the permit once for up to an **additional 3 years subject to Council approval**.



Pathways to Homelessness



Housing First – Why Supportive Housing is important

Step 1: Offer people experiencing homelessness **safe, long-term housing**



Potential encampments

Housing First
Approach

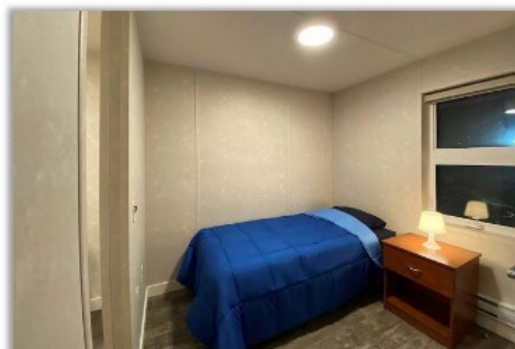
Step 2: Provide supports, services and guidance to **maintain housing** and **achieve other personal goals**



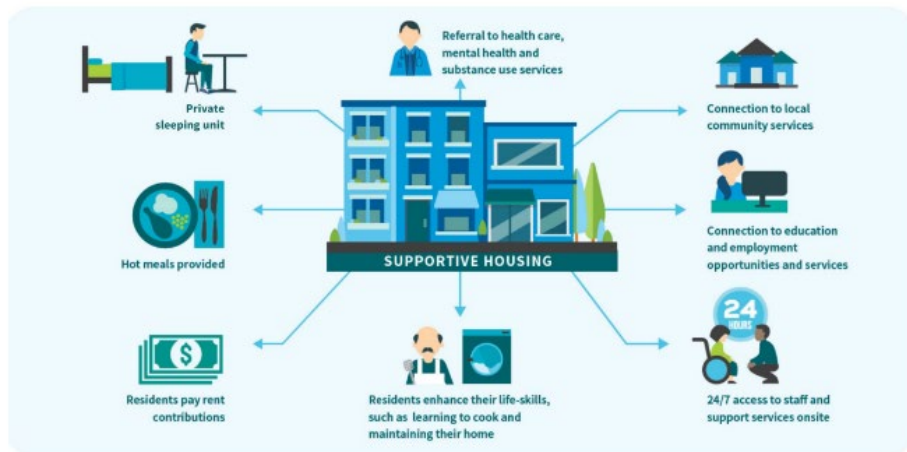
Supportive Housing

What is Supportive Housing?

- **Deeply affordable homes with on-site supports**
- For local people at risk of or experiencing homelessness
- Culturally informed support services and individual case planning



What services are typically available?



Residents

Who lives in supportive housing?

- Adults over the age of 19, including:
 - All genders
 - Seniors
 - People with disabilities
- Experiencing or at risk of homelessness
- In need of supports to maintain housing
- All residents pay rent and sign a program agreement around expectations and behaviours



Coordinated Access and Assessment



* This is an updated version of the slide, used in the second session on March 19. The slide used in the first session on March 12 had a description of the Coordinated Access and Assessment process in text instead of the graphic seen here.

Community & Resident Safety

The most important security feature for everyone is **staffing**:

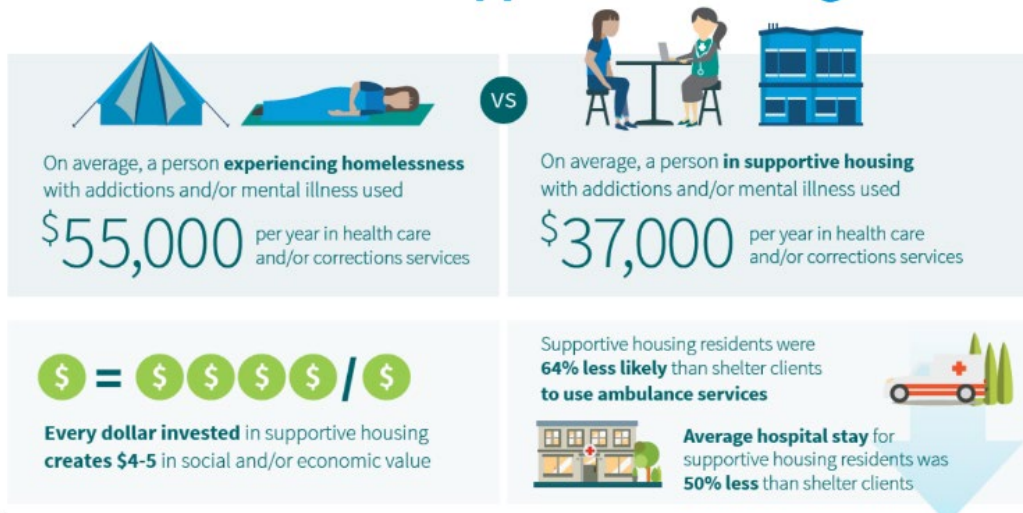
- Minimum of **three staff on site 24/7**
- **Who To Call | When To Call** info sheet with key contacts will be provided to neighbours and made available on BC Housing's Let's Talk webpage

Other features that contribute to community & resident safety include:

- Design features, such as **lighting, security cameras and perimeter fencing with controlled access**
- **Regular sweeps** of the property and the immediate area by staff and residents
- **Program agreement** signed by residents that addresses expectations about appropriate and respectful behaviour



Economic Benefits of Supportive Housing



Sources:
 Malatest & Associates Ltd. 2019. *Supportive Housing Outcome Evaluation*. BC Housing.
 Patterson et al. 2008. *Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia*. Centre for Applied Research in Mental Health and Addiction, Simon Fraser University

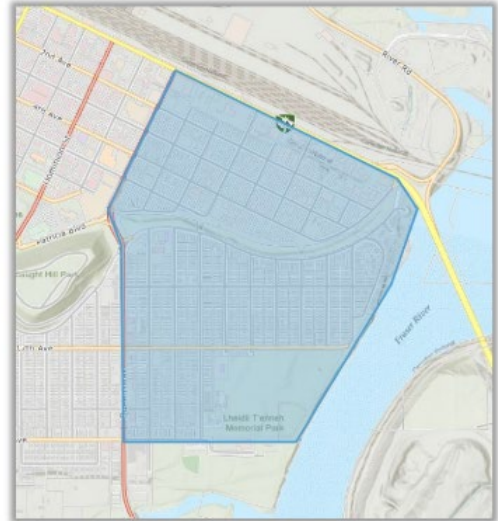
Community Engagement

What we've done:

- ✓ **Notification to neighbours** within the area shown on the right
- ✓ A new **Let's Talk webpage** for public information and feedback
- ✓ **2 online information sessions**
- ✓ **Ongoing support** for questions and comments via communityrelations@bchousing.org

What's to come:

- ✓ **Engagement summary report** to be uploaded onto the Let's Talk webpage



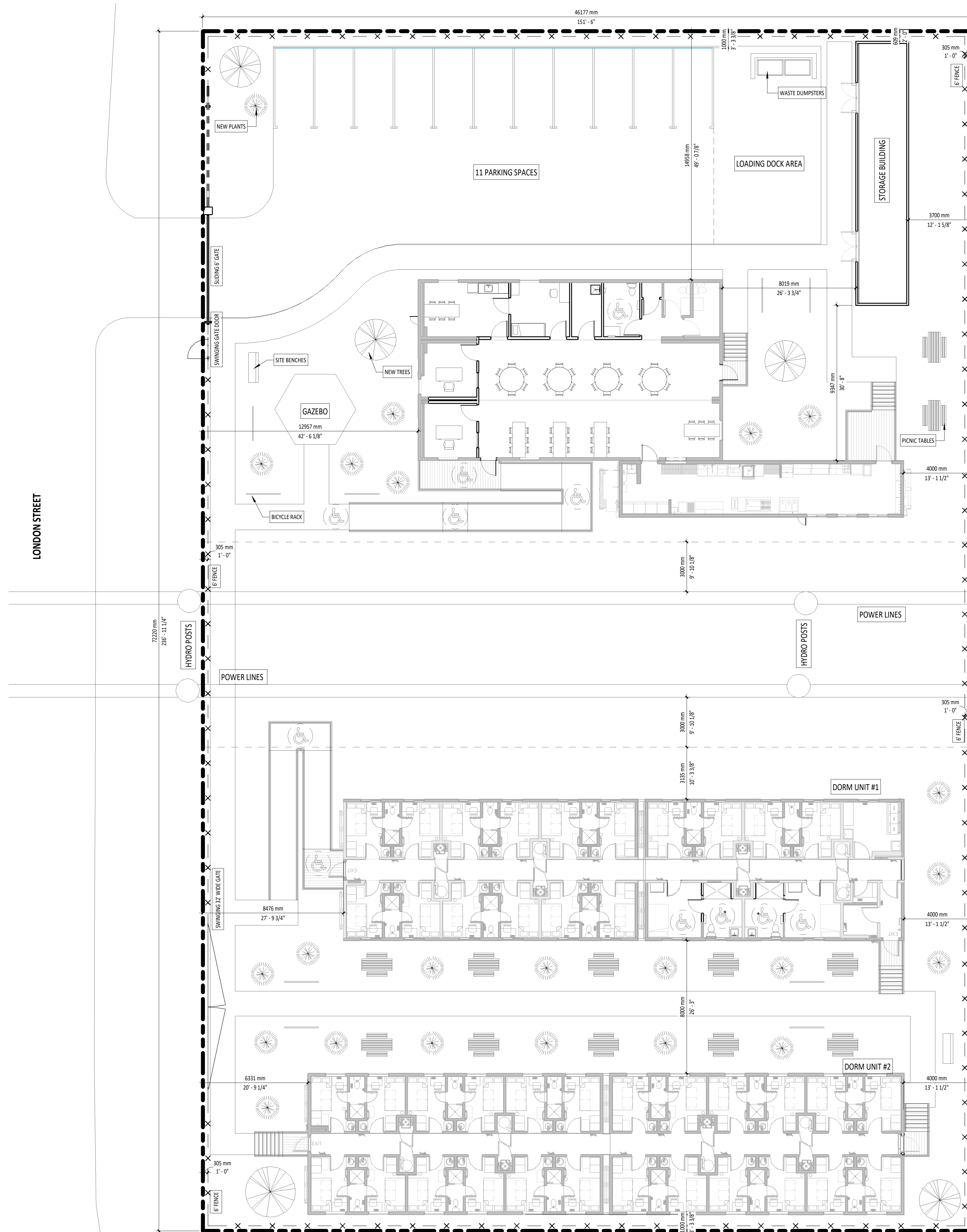
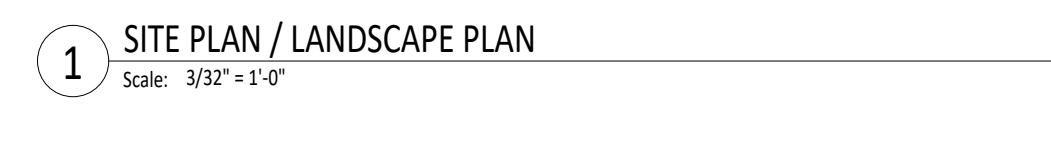
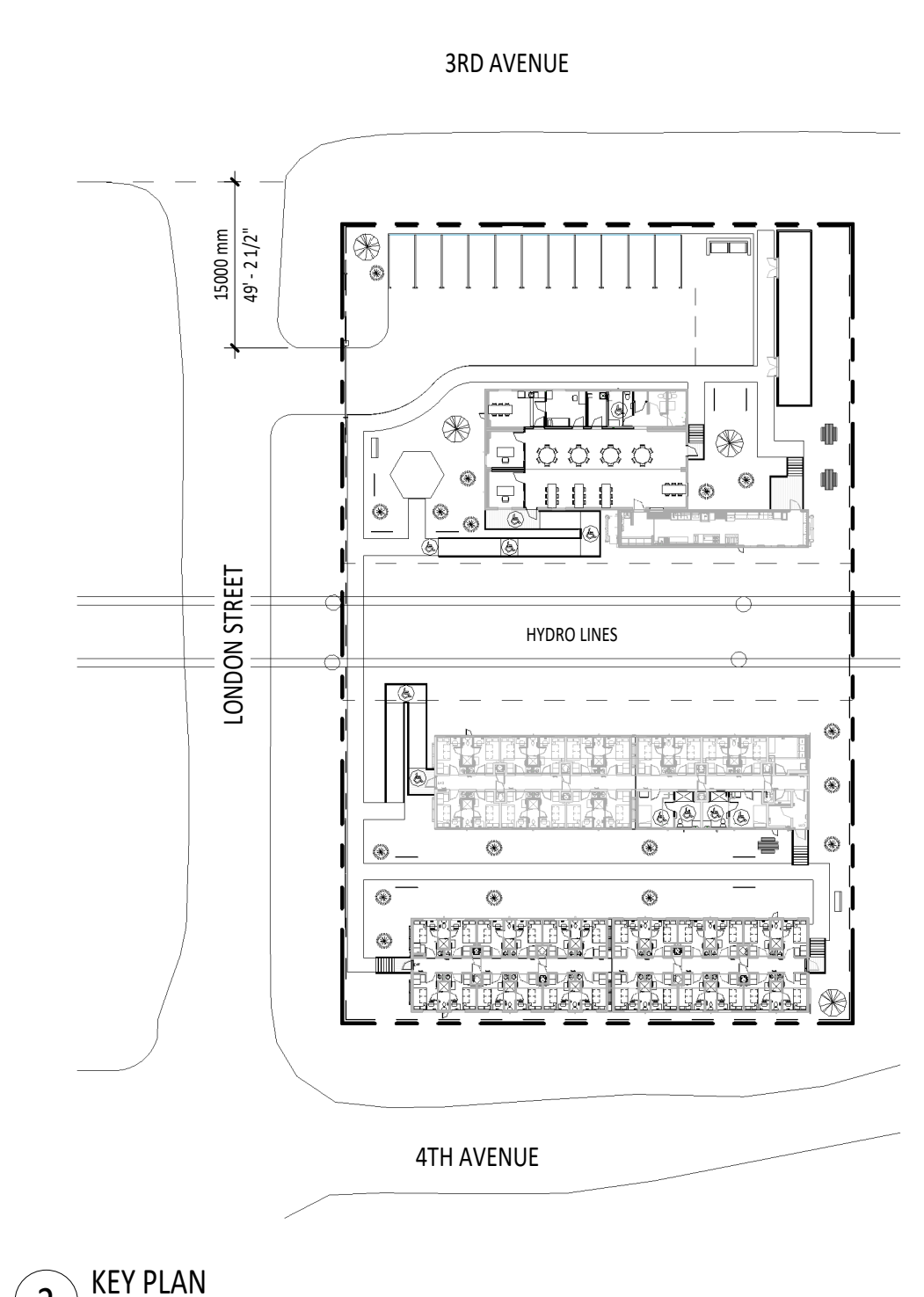
* This is a new slide inserted after the first session on March 12.

Questions

Please ask your questions in the Q&A function.

If we do not get to your question,
please email us at communityrelations@bchousing.org

To stay informed, please visit the project webpage:
letstalkhousingbc.ca/Prince-George-397-3rd-Ave



ZONING REQUIREMENTS

MUNICIPALITY: CITY OF PRINCE GEORGE
CIVIC ADDRESS: 397 3RD AVENUE

ZONE STANDARDS

ZONE: M1
MIN LOT AREA: 600m² (1,958.50ft²)
MIN LOT WIDTH: 18m² (59.06ft²)

LOT COVERAGE

LOT AREA (TOTAL LOT): 3,342.00m² (35,972.99ft²)
 MAX LOT COVERAGE PERCENTAGE: 0.8 (80%)
 MAX COVERAGE (TOTAL LOT): 3,342.00m² x 0.8 = 2673.60m² (28,778.39ft²)

SETBACKS (AS INDICATED BY BC HOUSING)

FRONT YARD SETBACK: 0m (0ft)
REAR YARD SETBACK: 0m (0ft)
SIDE YARD SETBACK: 0m (0ft)
MAX HEIGHT: 12m (39.37ft)

HYDRO LINE SETBACKS

HYRDO LINE FROM BUILDING: 3m (9.84ft)

REVISION SCHEDULE		
No.	DESCRIPTION	DATE
1	Issued for Review	2023-11-27
2	Issued for Review	2023-12-05
3	Issued for Review	2023-12-08
4	Issued for Review	2023-12-15
5	Issued for Review	2024-01-19
6	Issued for 75% Review	2024-02-16

Project Status:	
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PRELIMINARY

Seal:



Steenhof Building Services Group
40 Peter Street South
Orillia, ON L3V 5A9
Tel: 705-325-5400 Fax: 705-325-8400
Website: www.steenhofbuilding.com

Project:

PRINCE GEORGE
FACILITY

Address:
397 3RD AVE, PRINCE GEORGE, BC

Project No: 230433

Drawn By: J. MARTIN	Date: FEB. 2024
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Chkd By: S.TAYLOR	Scale: As indicated
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Drawing No.:

A101

Dwg Title:	433 - Pr
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6

Dear Mayor and Council

First, we would like to thank Ron Polillo and Kyle Sampson for meeting with us to discuss and view the situation at the encampment on Lower Patricia Boulevard. Since June 2021, this encampment has had a significant impact on our health and well being.

With regards to safety and crime, our personal experiences since the encampment has been in place include:

- 1) Regularly finding footprints in snow at our car doors and basement windows.
- 2) Having various items stolen from our yard.
- 3) Finding drug paraphernalia, including used needles, both in our yard and in nearby parks.
- 4) Finding stolen items concealed behind trees in our backyard.
- 5) Enduring verbal harassment and threats in our front yard and from the encampment while walking Patricia Boulevard.
- 6) Having individuals known to live in the encampment masturbating while watching our house on two occasions.
- 7) Having our fences cut and knocked down.
- 8) Hearing and reporting gunshots on many occasions.
- 9) Having an individual attempt to forcibly enter our backdoor at night while our lights and TV were on, then running directly to the safety of the encampment when scared by our dog.

These activities have had an intense impact on our sense of personal safety; we longer leave anything outside, we felt the need to build a much taller fence than planned, and Alissa is no longer comfortable being alone at night.

Further safety and health risks are posed by the open outdoor fires and wood burning appliances in the encampment structures. Smoke coming from within the structures seems to be the worse; some nights you can see it for many blocks along the camp. Numerous large and healthy trees have been cut along Patricia Boulevard at night to provide fuel for these fires. Unfortunately, the smoke often includes the smell of burning plastic which prevents us from being outside, and has caused us to leave our house while it clears. We have also been experiencing increased headaches and sinus congestion. Structure and grass fires further pose a direct risk to nearby residents, with embers having reached yards.

After living along side the encampment for three years, our experience is that the encampment does not provide safe shelter, but instead has created an unhealthy and unsafe situation for encampment residents, nearby businesses and the residents of Millar Addition. We therefore request that:

- 1) City council support the notion of motion for a community safety town hall on the encampment.
- 2) That city council not support the temporary use permit application No. TU000091, unless:
 1. It is directly and contractually tied to the elimination of the encampment on Lower Patricia Boulevard, and
 2. Strict conditions are put in place including an enforceable plan to address crime and safety.

Thank you,

Alissa and Ed Bryson
Millar Addition Residents

April 16, 2024

Dear Mayor and City Council Members,

I am a resident of the Millar Addition neighbourhood and have been so for nearly 10 years. I am writing this letter to share some of my concerns that have been building over the last three years, as the nearby encampment on Lower Patricia has become increasingly established and endorsed by the City.

1. I am a fit, active and healthy young person, yet I no longer feel safe being out in my neighbourhood after dark.
2. I have experienced multiple thefts from my property, including propane tanks, lawn chairs and a car break-in. This forces me to have to tie anything down that I can.
3. I have small children and I must constantly be in high alert every time we exit our house lest they encounter dangerous drug paraphernalia (used needles, pipes, bands, a baggie with pills, etc) which we have on several occasions, including on our own front lawn. This is both terrifying and devastating to me.
4. Air quality has never been ideal in the bowl, however the additional smoke and pollutants rising from Moccasin Flats have made it abysmal. I have a young child diagnosed with *redacted and we have had to spend some miserable days inside due the smoke and pollutants emitted from the Lower Patricia encampment.
5. I have had groups of unknown individuals ringing my door bell late at night and have observing both groups and individuals skulking in my yard, in windows and around my garage and cars. I worry for the safety and privacy of my children (and myself) in case this escalates.
6. The increased fire risk is unacceptable and is problematic for everyone.

This letter has been very difficult to write. The mental, physical and financial tolls placed on myself and my fellow neighbours are real.

It is my request that you support a Notice of Motion for a community safety town hall regarding the encampment on Lower Patricia.

While I believe the Temporary Short Term Use Application from BC Housing to be well – intentioned, when due consideration is given to its proposed location – in a pre-existing high density area of crime, marginalization and high risk of safety hazards (not the least of which is fire) - it is not a sound option.

Regards,

Madelaine Deevy
Millar Addition Resident

From: *redacted
To: [cityclerk](#)
Subject: Permit TU000091
Date: Friday, April 12, 2024 1:07:21 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello,

I am in full support of the application to allow supportive housing on 397 3rd Ave. I am a resident of Miller Addition and I feel we need to take care of our unhoused neighbours as quickly as possible. I wonder why the property near direct art is still not available and would love to see more housing soon. Please approve this temporary use permit application.

Beth Chng
679 15th Ave
Sent from my iPhone

From: *redacted
To: [cityclerk](#)
Subject: DO NOT support the "Temporary use application" at 397 3rd Ave.
Date: Wednesday, April 17, 2024 9:11:37 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

To : Mayor and Council members of the City of Prince George

I am writing to you in regards to the temporary use application at 397 3rd Ave.

I Do NOT support this application for this address.

I do think it is a good idea, too make some housing that is cheap and quickly built, but not at this location. My reason for that is I own a building in 4th Ave. And run a retail store there.

Over the past year my property value had gone down, and I expect it will go down even more now. I will then be losing my initial investment. I do not believe you when you say it's "temporary " because you have done absolutely nothing to solve this problem other than enable the homeless.

I'm at work everyday, so everyday I have to deal with the issues, the social issues you don't see living in other areas of PG or sitting inside your city hall office.

On an almost daily occurrence I have to deal with, in one form or another, drug addicts, theft, graffiti, human waste, violence, open drug use and discarded drug paraphernalia. I live in constant fear of being hurt or robbed.

Just last week a female came into our store with two bags and stole all the items around our tills. Loaded up her bags and walked out while our employees were helping other customers. In seconds she cleaned us out of hundreds of dollars of merchandise.

The week before a man nodding off in our door way, customers too afraid to come inside. Asked him to leave and he goes outside and lays down on our sidewalk. It's an embarrassing daily occurrence.

You send them to our neighborhood and forget them there. Leave them for us to deal with. I heard an ad on the radio a couple years ago. Sounded so nice, all we had to do was call the city, and they would send someone down to remove the graffiti. How awesome, right? Guess what? Not on that side of Queenway. We are on our own. Human waste, special team. Hazmat will come and clean that up, City of PG advertised. Nope, sorry, not on that side of Queensway. Fire built against our building. Scorching the side of it. Call city for advice, we are at a loss what to do. The advice, hire a private security team to monitor your block. I asked, is that not what 40% of my \$20,000. Land tax bill to the RCMP is for? I can't afford that! City said, maybe ask all your neighbors to pitch in. Pretty sure that's what the city is literally doing. Taking our money in taxes and supposed to be using it to protect us.

Just the other day on Facebook I see the city said to notify them of you see a structure in College Heights, they will come and remove it. I shook my head in sadness. What about us!? I

called the city three weeks ago about a structure being built in our back alley. They said they won't clear it up. Call waste. Called waste removal, they said they would try to. The store behind us ended up having to put it all in their dumpster.

NO ONE EVER COMES TO HELP US!!!

I could go on, with what we have endured over the last few years, but the list is so long and it's getting worse and happening more, the things we are subjected to.

We are ignored, abandoned by our own city. And you want to move MORE people down here? No! Please, no.

No one tells us how to deal with this. No one trains us how to deal with an overdose on our sidewalks. No one trains us how to protect ourselves from the violence we encounter. No one teaches us theft prevention. No one tells us what to do if a meth addict comes into our store under the influence acting out of control. We have had to do this all on our own. I'm afraid to leave my store after work and walk to my car. I have to drive around the block and make sure it's safe before I arrive to work in the morning. We have installed metal doors, cameras, and now wondering what's next? A loss of someone's life, physical assault? How do I protect my life and the wellbeing of my employees? Do I close my doors and sell my building before it's worthless?

I put my faith in the City of Prince George. I moved here, bought a house here. Bought a building and started a business here. I have employees and contribute to the economy of our city. I pay my taxes and do my part to make this a better community. I'm kind to the homeless that come to our store when it's cold. I let them stay inside and warm up. I've made them tea, we have given them clothes and sometimes food. I've gone and checked on people overdosing, called 911, I've done and dealt with more than anyone I know when it comes to the homeless. But it can't increase. We have reached a capacity here. This needs to be built away from our investments in PG. Away from where people have the right to enjoy a safe and peaceful existence. Your track record sucks, you have proven to us all that the city will do absolutely nothing to protect our investments or our rights.

And We have rights too.

Sincerely,

Tracy Frost



April 17, 2024

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

RE: Temporary Use Permit Application No: TU000091

To Whom it May Concern:

We are writing this letter to voice our very strong concern and disagreement with the proposal to allow "Supportive Housing" on the property at the end of 3rd Avenue.

We have two businesses in town. One, Advanced Industrial Group, has been in the 600 block of 3rd Avenue since 2001. We have seen many changes over the years. The last 5-7 years have been the worst. We have been actively looking for a suitable space to move our business for a couple of years now because it has gotten so bad downtown and we don't even see the worst of it.

I have talked to many other business owners and people that work downtown and a lot of other businesses have it much worse than we do. Two of our direct neighbors have had fires that were started by the "unhoused" and this has impacted our business as well with internet/phone issues. Our problems were nothing compared to the hardship they experienced after having to shut down and try to rebuild. They were affected for months.

We have been hired by a couple of clients to try and clean up the mess that these people leave on private property. We have had to paint buildings that have been burnt by the fires (not the two I referred to above). We have also put up a fence at another downtown business to try and keep these people from hanging out and starting fires on the property.

On a regular basis, we receive phone calls in the middle of the night from our alarm company because people have broken into our locked and alarmed compound. They steal motors, wiring or anything they can from the equipment and machinery in our compound. I have had my wallet stolen by a man who hit many other local businesses. He just walked in while I was in the bathroom and went behind my desk and took it from underneath. Our employees have had vehicles broken into and windows smashed. One of our female employees confronted a woman on a bike who was trying to get in our employee's car. This resulted in the woman threatening my employee with bear spray and trying to get into our business.

Advanced Industrial Group Inc.
630 3rd Avenue
Prince George, BC V2L 3C4
Phone: 250-564-7599
Fax: 250-564-1246





Advanced Industrial Group Inc.

630 3rd Avenue Prince George, BC V2L 3C4 Phone: 250-564-7599

Fax: 250-564-1246

Email: info@advancedindustrialgroup.com

They leave needles, condoms, garbage and clothing all over the sidewalks and alleys here. They ride their bikes around looking for places to steal from later on once we close up our businesses. If we leave our compound open during the day for deliveries, they come right in. We pick up human feces in front of our shop and these people urinate all over our door and walls.

Our downtown neighborhood is no longer the safe community that it was in the early 2000's. It is now dirty, scary and a complete embarrassment. We no longer welcome out of town clients and suppliers to our building as this entire area is a disgrace.

We strongly oppose this proposal and are very fearful for what it will do to our already struggling neighborhood. If the housing goes through, I fear it will put many businesses out of business and push the rest of us out of the area.

Regards,

Nikki Crawford
Advanced Industrial Group Inc.
Cell: 250-981-5415
nikki@advancedindustrialgroup.com

Advanced Industrial Group Inc.
630 3rd Avenue
Prince George, BC V2L 3C4
Phone: 250-564-7599
Fax: 250-564-1246



Dear Mayor and Council

I would like to thank council for being open to reading and listening to the residents of the Millar Addition. I would also like to thank Ron Polillo and Kyla Sampson for their willingness to walk through the neighborhood. There was immediate health impacts which include toxic smoke filtering through neighborhood through the burning of plastics and garage materials. I have personally had to call on neighbours for help due to person approaching my home and not leaving. Later this individual chased a neighbour with their pants down and was run off by another neighbour. I have called the fire department five times in March of 2024 due to fires. This does not include the calls last year due to fires and bylaw services. When going out in the community my ability to travel through the community has changed due to the quality of air. I have had to change where to run in order to protect my lungs from the smoke entering the neighborhood on a regular basis. I have gotten in verbal arguments trying to stop trees from being cut down on the boulevard. When walking my dog, I am now acutely aware of the drug related materials that has been left on the boulevard and under the bridge. During my morning walks I have observed needles, and drugs pipes. I am more aware of my surroundings and ensuring that my home and car are locked and installing security devices.

The encampment has had multiple clean ups since conception, and this has not resulted in no long-term improvements to the area. The encampment does not appear to be supported in a manner to help the residents make any changes. The material around each building continues to grow and the sanitation does not appear to meet the needs of the people. The encampment has had multiple police incidents of violent crime. These incidents affect the safety of both the encampment residents and Millard Addition residents.

I am concerned with the ongoing issues related to the encampment and the ability of BC housing to create a process that is accessible to people in need of housing. The proposal to create a temporary site should only be granted if the encampment is to be dissolved upon completion. That the residents of the encampment be the priority when it comes to the temporary site to be housed. That the site is staffed to meet the needs of the residents of the temporary site to ensure their safety and ability to transition to permit housing. That the site is built to ensure safety of the residents, staff and Millar Addition.

K.A. MacDonald (Millar Addition Resident)

From: *redacted
To: [cityclerk](#)
Subject: To Mayor and Council - for official inclusion in the April 22/24 Council agenda
Date: Monday, April 15, 2024 10:18:32 AM
Attachments: [Dan Signature.png](#)

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

To Mayor and Council - for official inclusion in the April 22/24 Council agenda.

My concerns:

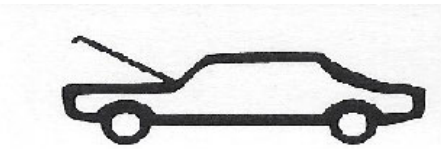
A. Air quality. The open burning of wood, plastics, PVC wire coatings and garbage on a regular basis in the Lower Patricia encampment is causing extremely poor air quality in the area surrounding the encampment. We often cannot be outside due to the terrible smoke and toxic stench. We demand that the City look at ways to eliminate the open burning in the encampment because residents of the surrounding area are suffering health effects from this. We have been at our location for 33 years and have never had this issue in the past.

B. Crime. The amount of crime that occurs in our area on a daily basis is staggering. We regularly see encampment residents riding their stolen bikes with backpacks full of stolen goods from our businesses and nearby neighborhoods. We are extremely frustrated by this and we expect change. I had a major break in and apx \$4000 worth of tools were stolen. Along with countless customers cars being damaged when they are broken into.

C. BC Housing Temporary Use Permit -- modular housing project at 3rd/London. In order for us to support this project, the Lower Patricia encampment MUST be closed, cleaned up and fenced. If it is not, there will be no change to the air quality, nor to the crime in the area. Nobody wants people to live in the filth and garbage of the encampment, nor do we want to feel the effects of it. Providing proper temporary housing to take care of those in need, and closing the encampment is a good first step.

We have been a member of this city as a family since the 1970's and a part of the business community since 1991. I feel we are being ignored. To allow this to become part of our neighborhood is awful. I'm very excited to hear you are looking deeper into this.

--



Dan Duckworth
Ph: 250-563-7790
Fax: 250-563-5178
email: esslingerdan@shaw.ca

From: *redacted
To: [cityclerk](#)
Cc: *redacted
Subject: FW: Temporary Use Permit Application No. TU000091 Subject Property: 397 3rd Avenue Lot A, District Lot 343, Cariboo District, Plan EPP102681
Date: Tuesday, April 16, 2024 12:43:15 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Mayor Yu and City Council Members,

My email today is to voice my objection to the proposal: Temporary Use Permit Application No. TU000091; Subject Property

397 3rd Avenue Lot A, District Lot 343, Cariboo District, Plan EPP102681. I do not support the application for “Housing Supportive” use on the subject property.

I have lived in my residence on Patricia Blvd for over 40 years. In my last correspondence dated August 7, 2021 I voiced

my concerns on the dangerous and unsafe conditions created by the Tent Encampment known as “Moccasin Flats”. Adding “Housing

Supportive” and temporary Atco trailer housing to this area will only compound the out of hand situation with its lawless behaviour, dangerous, unsafe and unsanitary conditions already created. The City of Prince George has not acted in good standing or good faith to protect the surrounding

Millar Addition neighbourhood, the light Industrial area or the environment.

Once again, we are having to address the situation created by a decision made by Mayor and City Council to allow for the

Tent Encampment at the Corner of 5th Avenue and Lower Patricia Blvd. And yes, the BC Supreme Court ruled against the City of Prince

George to clear the encampment for unhoused people when they tried to do so. However, this is not an encampment for

unhoused people as you would have many to believe. It’s a garbage dump. Garbage outside the perimeter blowing all over.

People are dumping everything and anything. This is being looked at as acceptable. Unlicensed trailers that would not pass

vehicle inspections. I am sure there is no insurance either. Burnt out derelict trailers. And the Mayor is referring to this as a “Messy living room”.

The increased crime levels are unacceptable and in speaking with RCMP Officers a waste of resources. We sleep lightly and fear for our lives

and homes as garbage and camp fires burn out of control. Gun shots are heard, along with the sound of constant use of illegal fireworks.

Theft is rampant and nothing is safe in my yard. There are often attempted break ins in the neighbourhood. Relatives and friends are afraid

to visit Millar Addition. Those that do are ashamed and are disgraced by what we are being required to live with.

The smoke and air pollution as a result of fire/burning of garbage and toxic waste in the encampment is constantly affecting my family’s

health and that of our neighbours. I am not able to go outside and work in my yard with the constant

stench and particles flying around in the air.

Our air quality is already in question from industrial emissions and with the added right in your face air pollution from the encampment it is impossible

to open windows. Think of what will be the long term effects on our health. The environmental impact is also of concern as there are many

trees being cut down on the embankment and being used for fire wood. Erosion will be a factor to contend with in the future.

The management and planning for subject area has negatively impacted our neighbourhood and my feeling is approving this application will lead to the

Death of Millar Addition.

As a resident and tax paying citizen the fight for my right to a safe neighbourhood, protection from crime, and a quality of life

free from pollution seems to be more often than not. We have weathered many challenges in my years here, however I am requesting Mayor and

City Council conduct their due diligence and oppose this Proposal and any future similar Proposals.

Respectfully Submitted,

Debra Yorston



Virus-free www.avast.com

From: *redacted
To: [cityclerk](#); [Mayor and Council](#)
Subject: Moccasin Flats / Millar Addition
Date: Sunday, April 14, 2024 2:45:26 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

These are some thoughts for City and Council for the up coming April 22nd council meeting. We believe that the residents of the Millar Addition and surrounding area have been extremely patient and tolerant over the past number of years with the out fall of Moccasin Flats. It is time that Mayor and Council as well as the Provincial Government step up to the plate and do something about the toxic air quality in our area. It is and has been a serious Public Health Hazard problem for some time now. This is from the open burning of garbage, plastics as well as tent and tarp fires. With summer and a possible drought season fires could burn out of control and into the neighbourhood. Other health issues are human waste and rodent infestations. Home owners have had items stolen through break ins and theft as well as vandalism. Moneys then spent on upgrades to security systems and patrols. With earth day soon up on us and the Moccasin Flats clean up it needs skid steer loaders and dump trucks. Not just a hand full of volunteers. Mayor and Council needs to take the lead as has been done in Kelowna and parts of Vancouver. Adding modular housing will not help. Prince George already as multiple motels in use and being renovated. Moccasin Flats should be restricted to tents only, the small houses and shacks should be removed as well as all hoarded items.

Siegfried (Ziggy) and Yvonne Hemmerich. Magnolia Gardens.

*redac

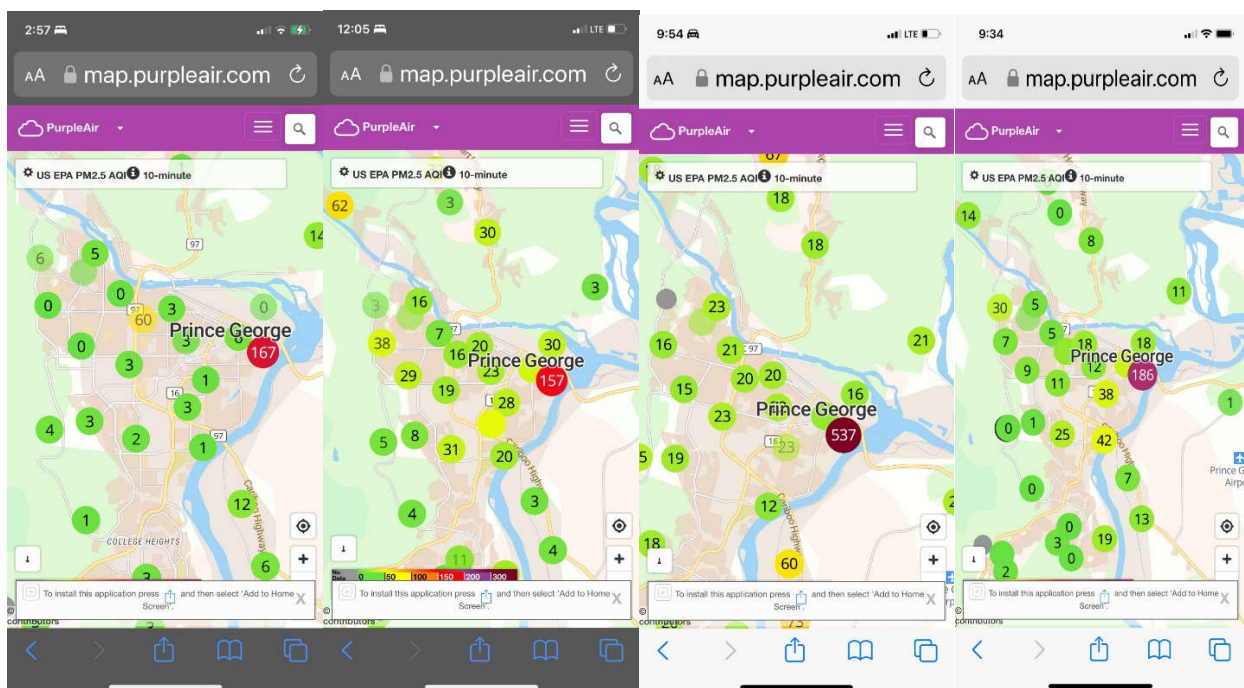
April 15, 2024

Dear City Staff, Mayor and Council members,

I just wanted to email you all to say thank you for hearing the issues that we, the Millar Addition neighborhood, are facing, and for the open discussion that took place at the recent April 8, 2024 Council meeting. We appreciate the fact that the citizens of the Millar Addition are being heard and we are hopeful that action can be taken soon to address the following primary issues related to the Lower Patricia Encampment's effects on our neighborhood:

1. Wood smoke and other toxic air pollution in the Millar Addition resulting from burning in the Lower Patricia Encampment

This is the primary issue for me, my family, and for all of the neighbors I have spoken with in our neighborhood. The health effects resulting from the open burning that is taking place in the encampment will have a long lasting effect on our neighborhood residents. The health effects of PM2.5 are well documented and formed the basis of the City of Prince George's Community Wood Smoke Reduction Program (CWSRP) in 2008. Dr. Marie Hay (medical doctor) has also clearly outlined the negative effects of PM2.5 on health in her many letters to the Mayor and Council. Our neighborhood Purple Air monitor on Upper Patricia Boulevard (installed by Peter Jackson at UNBC in 2018) has never seen the sustained or peak levels of PM2.5 air pollution as it has since the Lower Patricia encampment came to existence - ask the residents who have lived here for over 20 years and look at the Purple Air monitor data regularly, and live with this air pollution daily. It is not uncommon for the PM2.5 levels in the Millar Addition to exceed the worst days of the wildfires experienced last summer, while all the other air monitors in the PG bowl read fractions of what the Upper Patricia monitor reads. How can our families be expected to live in this?



Snapshots of Upper Patricia Purple Air Monitor data (we have hundreds more like this) showing Air Quality Index. See next page for legend.

Purple Air Monitor AQI (Air Quality Index) color coded Index

Daily AQI Color	Levels of Concern	Values of Index	Description of Air Quality
Green	Good	0 to 50	Air quality is satisfactory, and air pollution poses little or no risk.
Yellow	Moderate	51 to 100	Air quality is acceptable. However, there may be a risk for some people, particularly those who are unusually sensitive to air pollution.
Orange	Unhealthy for Sensitive Groups	101 to 150	Members of sensitive groups may experience health effects. The general public is less likely to be affected.
Red	Unhealthy	151 to 200	Some members of the general public may experience health effects; members of sensitive groups may experience more serious health effects.
Purple	Very Unhealthy	201 to 300	Health alert: The risk of health effects is increased for everyone.
Maroon	Hazardous	301 and higher	Health warning of emergency conditions: everyone is more likely to be affected.

The above index indicates that the Millar Addition neighborhood regularly experiences Red/Purple/Maroon health effects (AQI 151 and higher) as a result of the burning and fires in the Lower Patricia encampment. It can be seen from the above snapshots and hundreds of others, that while the bowl and other areas of Prince George on in the green AQI zone, the Millar Addition is consistently in the Red and above zone. This is not the result of industrial or other pollution, or else other monitors would be reading the same or similar levels.

It is well researched and documented that PM2.5 air pollution affects children, the elderly and those with underlying health problems the worst.

In light of this, it is important to note that in addition to neighborhood families and citizens, the Millar Addition is also home to:

- Sacred Heart Elementary school (children aged 5-12)
- Sacred Heart daycare/afterschool care (children aged 3-8)
- Le Cercle des Canadiens Francais de Prince George – Le Coin des Petits pre-kindergarten preschool program (children aged 3-5)
- Le Cercle des Canadiens Francais de Prince George – seniors and retirees services and workshops
- New Lheidli T'enneh Childcare Center – (75 children ages toddler and up)
- YMCA daycare 2-3 blocks west of the encampment

Clean air in Canada is a basic right and our neighborhood demands something be done immediately to stop this known source of dirty air from blanketing our neighborhood, our families, and everyone who breathes in the Millar Addition and the bowl area below it.

The photos below are typical of what we see on a daily/weekly basis resulting from either regular burning or structure fires in the Lower Patricia encampment.



Taken from City Hall 5th Floor – March 26, 2024 – notice smoke hanging over Millar Addition



Lower Patricia encampment – March 27, 2024 – open burning smoke, typical



Lower Patricia encampment – April 10, 2024 – looks like this often in the mornings

2. Wildfire risk to the Millar Addition resulting from burning in the Lower Patricia Encampment

There have been numerous structure fires in the Lower Patricia encampment, both small and large, which not only lead to toxic air pollution in the PG Bowl and the Millar Addition neighborhood but also cause significant wildfire risk. The sloped embankment above the Lower Patricia encampment is forested and covered in dry brush. The large structure fire on March 28/24 caused the plume of black smoke to carry hot debris and sparks/embers up the embankment, across Upper Patricia Blvd, and onto cedar trees, yards and houses nearby.

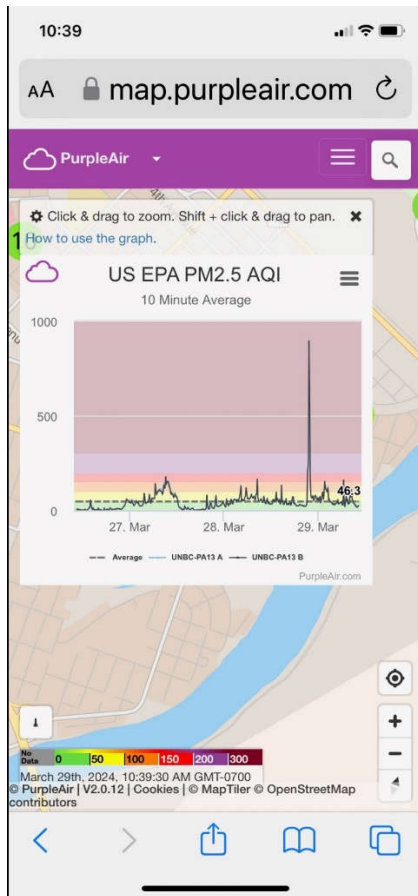


Structure fire – March 28, 2024 – Upper Patricia, embers landed on nearby houses/yards/trees



Structure fire – March 28, 2024 – Upper Patricia smoke blanketing neighborhood to the park

Below is the Upper Patricia Purple Air monitor PM2.5 summary from the March 28, 2024 structure fire – note that it peaks at around 900 on the Air Quality Index! For reference, the worst wildfire days last year were around 200-250.



The above photos of the March 28/24 encampment structure fire taken on Upper Patricia Blvd are by no means the only major fire that has occurred as a result of burning in the Lower Patricia encampment. I question what would happen if this fire took place during August or September of a drought year? The risk from burning in the encampment leading to encampment structure fires leading to Millar Addition neighborhood fires is real and could be catastrophic.

Proactive neighborhood wildfire protection is being encouraged by all levels of government to prevent the escalation of fires -- why is this scenario being treated so differently when it is a much higher known risk? Our neighborhood expects change to avoid what we fear is a high risk fire hazard.

3. Increased crime in the Millar Addition coinciding with arrival of Lower Patricia Encampment

If you talk to almost any citizen of the Millar Addition, they can recount instances of how increased crime (since the Lower Patricia encampment came into existence) has affected them. We are experiencing the typical vandalism and theft that many other areas are also experiencing, but our neighborhood is also experiencing much more frightening experiences ranging from our children riding bikes and being chased down neighborhood trails because they were being threatened with their bikes being stolen, to naked, drug-high individuals chasing a lady neighbor, requiring another neighbor to come to her defence, to neighbors entering their outbuildings to find blood, gore, needles and other drug paraphernalia left behind, to residents being pepper sprayed by encampment residents.....the list is long and supported by police files. As a resident of the Millar Addition for over 20 years, I, and other neighbors, can attest that we never had to deal with any of these terrible experiences prior to the arrival of the Lower Patricia encampment. Our citizens expect to be able to live without the constant fear of these types of crimes.

4. Temporary BC Housing modular housing project - 3rd and London

No person should have to live in the conditions currently being experienced in the Lower Patricia encampment - the trash, filth, human excrement, rats, mice, violence etc etc. There is no maximum security prison in all of North America I doubt, that would ask anyone to live in these conditions, and yet somehow the Province of BC expects this to be okay in Prince George.



March 26, 2024 picture of small portion of the encampment living conditions

I, and all of the neighbors that I have spoken to, feel that the proposed temporary BC Housing project (with electric heat and no fires) is a positive step, **BUT ONLY IF** it coincides with the closing, clearing and fencing off of the existing Lower Patricia encampment so that it can no longer be used for tents, structures, occupancy, burning etc. If the encampment is allowed to remain, this BC Housing Project would simply become an extension of the encampment, and all of the above concerns of the neighborhood, as well as the abhorrent living conditions for the encampment residents, would remain. The Millar Addition residents that I have spoken to **STRONGLY** oppose the granting of the temporary use permit by the City of Prince George to BC Housing **UNLESS** it is legally tied to the closing of the encampment for good.

The encampment is not a place any human should have to live. The City of Prince George, the Province of BC and BC Housing can do better, and they need to do better. With over 200 new housing units coming online by this summer, we expect that the 35 encampment residents (as per latest RCMP update I believe) be found proper suitable housing, with proper heating, water, food and services. Clean up and close the Lower Patricia encampment so that nobody has to live like that again, or experience the effects of it.

Thank you for taking the time to read my letter. The Millar Addition neighborhood is looking forward to discussing the above concerns with the City of Prince George, the Province of BC and BC Housing at a date in the very near future.

Yours truly,

***redacted**

Eduard Hausot
Millar Addition resident, 20+ years

From: *redacted
To: [cityclerk](#)
Cc: [Mayor and Council](#)
Subject: Millar Addition
Date: Wednesday, April 17, 2024 10:20:11 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor and Council,

Please include this correspondence in the agenda for the April 22 city council meeting.

I am a resident of Millar Addition writing to express my concerns about the encampment at Moccasin Flats. The increased instances of smoke and fire, coupled with a rise in crime, have created an atmosphere of fear in our community.

As a *redacted I have personally experienced theft from my carport and daytime trespassing in my fenced backyard. This along with finding footprints under my windows in the morning have left me feeling particularly uneasy.

I respectfully request the council to:

- Request police patrols at night to deter crime.
- Implement strict fire safety measures within the encampment.
- Lobby the appropriate agencies to provide support and services to those living in the encampment to address the root causes of these issues.

Prompt attention to these matters is essential for the safety and peace of mind of all residents. I also fear that if these matters are not addressed, the proposed housing will not be successful.

Thank you for your consideration.

Sincerely,

Cornelia Jonker
Resident of Millar Addition

From: *redacted
To: [cityclerk](#)
Subject: April 22 Council Agenda
Date: Monday, April 15, 2024 12:21:27 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor and Council,

I have lived in the Millar Addition for over 55 years. The current challenges facing our neighbourhood are serious and require immediate action.

The air quality in our area is consistently poor. It is often difficult to breathe and limits time spent outdoors. The air is often filled with the smell of toxins and chemicals from the garbage and waste being burnt in the open fires at the Lower Patricia Encampment.

Fires consistently burn out of control and the attendance of the Fire Department is required. We have experienced at least two serious fires this month that have jeopardized the safety of some homes above the encampment. The smoke lingered for days and many residents required PPEs to breathe. Open burning and the approaching dry conditions could lead to a disastrous situation.

Our neighbourhood is home to an elementary school, senior's facility, preschool and soon to be completed daycare. Many residents of the city visit daily to enjoy LTMP, and the Heritage Trails.

The health of the people of this city is at risk. Action needs to be taken now to prevent long term health issues for all residents.

The increase in crime has escalated in the Millar Addition in the past 3 years. Residents are subjected to theft and vandalism during the day and night. Some neighbours have been confronted by threats and verbal abuse. Others, including at least 2 seniors have experienced break-ins and home invasions.

This is unacceptable and we should not have to live in fear in our own homes and community.

I am in favour of the temporary B.C. Housing project on 3rd Avenue. However if current conditions remain, the potential residents will be put at the same risks as the residents of Millar Addition. It is unsafe and unhealthy for people to be housed across from the encampment. In order for the residents and the program to be a success the encampment needs to be dismantled, cleaned up and cordoned off.

If you offer people an opportunity for life improvement, then provide them the best conditions available to succeed. It is possible.

Thank you for time and the opportunity to bring your attention to these issues.

Respectfully,
Irene Krake

Please include on the April 22 Council Agenda.

To: City of Prince George, 1100 Patricia Blvd, Prince George BC V2L3V9
From: Glen Thielmann, 1556 Cedar Street, Prince George BC V2L1B7
Date: April 15th, 2024
Re: Temporary Use Permit Application No. TU000091

Attention: City Council c/o City Clerk,

As a 50+ year resident of the Millar Addition neighbourhood, I am writing today to express concerns regarding the “Moccasin Flats” homeless encampment below Patricia Blvd and the proposed temporary use permit for supportive housing in that location.

One of my basic concerns regarding the encampment relates to the welfare of camp residents; specifically, that they are living in dangerous and deplorable conditions, essentially a garbage dump, and that a more humane and equitable arrangement must be made for them if we have any respect for their dignity and a desire for safe and sustainable communities. The social and physical impacts of the camp include violence and intimidation within the camp; an uncontrolled spread of waste, sewage, and other contaminants; degradation of the hillside through excavation, tree removal, and fire; unacceptable contribution to bad air quality through burning of pallets, garbage, and other substances; an increase in crime in adjacent residential and commercial neighbourhoods; and risk of further fires affecting their own lives and property as well as the lives and property in Millar Addition.

Since the camp was established, my neighbours have seen an increase in crime such as stolen bikes and tools, siphoned gas, and attempted break-ins. In recent months, I have had block heater cords and other small items stolen from my yard, and in March, my vehicle’s gas tank was spiked or drilled for the gas, leaving me with an expensive repair and loss of my vehicle for three weeks. I understand the roots of poverty and know that with adequate supports, there will be a reduction in the need for the homeless to turn to crime as means of survival. One of the most fundamental supports for this group is basic housing or shelter that is still accessible for those using drugs.

The use of temporary supportive housing sounds like a reasonable transition from the current situation. However, this housing needs to have a timeline in place, i.e. how long will it be in place and what is the criteria for it to remain or be removed? Importantly, the supportive housing should serve the usual residents of the encampment first, and then other homeless folk from Prince George, and lastly others who may benefit from this opportunity. Even more important is that when the supportive housing opens, the Moccasin Flats encampment must be removed and cleaned up, with consistent enforcement that prevents new encampments. It is not fair to the homeless residents or the residents of Millar Addition to keep both an encampment and supportive housing at the same time. The base expectation of dignity for all residents should be a unit of housing that is safer and sounder than the dangerous and degrading conditions of the present encampment. I look forward to hearing about how Council will do what it can in partnership with the province to provide this dignity for the homeless and safety for all.

Sincerely,

*redacted

/
Glen Thielmann,
Resident of 1556 Cedar Street

April 12, 2024

Dear Mayor and Council members,

I would like to thank you for your attention to the concerns about air quality in the downtown and Millar Addition neighborhood in the recent council meeting on April 8th. Further to that meeting I would like to express some additional concerns and highlight my observations about the situation.

I have lived in the neighborhood for 23 years and have witnessed significant changes to the air quality directly related to actions, and inactions, taken by the City, the citizens, and industry. My qualified assessment of the average and point-in-time air quality is that it has never been worse in all the years I have lived here. The years after our industrial neighbours invested in cleaner technologies; after the civic push to replace uncertified wood burning appliances; and before the Lower Patricia encampment arrived was a period where our air was noticeably less smelly, easier to breathe, and overall healthier.

Presently, I have experienced frequent, toxic smoke emanating from the encampment on Lower Patricia Boulevard. Since the encampment has been allowed to grow, toxic smoke has impacted my family and friends' ability to enjoy our outdoor environment, invaded our yards, and permeated our homes. Personally, I have invested in clean burning or electric appliances and installed advanced air filtration in our home to try and ameliorate the situation. We have stopped having socials with outdoor fires, despite having clean seasoned firewood, because we cannot in good conscience add to the already dire air quality.

Notable during the council meeting was a suggestion to provide firewood to the encampment. We do not believe that providing firewood to the encampment residents is a viable strategy. My observation is that well-meaning individuals have already provided firewood on regular occasions, but it has not changed the burning habits of the encampment residents, just contributed to the volume and frequency of fires and smoke.

The other issue is safety with respect to the burning habits of the encampment residents. The number of tent and non-conforming structure fires on Lower Patricia Boulevard is alarming. I am concerned for my safety and that of all my neighbours. Given the drought conditions that we are experiencing and the expected wildfire season that is looming I believe action needs to be taken immediately to provide housing and oversight so that residents do not need to have open fires or non-conforming structures to sleep in.

It is my opinion that all burning in the encampment must cease. I support initiatives underway to properly house needy individuals, including the temporary measures, but only inasmuch as the unregulated encampment is systematically shut down and cleaned up. Cleaning up is critically important! The debris accumulations from rough living and past structure fires contributes to the fuel used by residents of the encampment for toxic personal fires that are harming the health of everyone in the Millar Addition and downtown. Encampment residents have not demonstrated an appropriate respect for fire safety. It is only a matter of time that a fire escape or structure fire from the encampment leads to a large fire that takes lives and property.

With Care and Concern,

***redacted**

Eric Long

108 Bedford Place
Millar Addition
Prince George
*redacted

From: *redacted
To: [Council](#)
Subject: Temporary Use Permit Application - 3rd Avenue
Date: Friday, April 12, 2024 2:58:37 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor and Council,

I am writing to you again as a concerned resident of the Millar Addition, along with many of my neighbours. In addition to the numerous concerns you've heard to date regarding theft, crime, and public safety issues related to the Moccasin Flats encampment and its impact on our neighbourhood, the issue of poor air quality continues to be a significant concern. This is directly related to the amount of open burning that is occurring on a daily basis in the encampment; the air quality issues in the area are deteriorating to intolerable levels. I'm uncertain what is being burned in the fires, but I'm very concerned about hazardous and toxic materials being burned. The quality, quantity, and frequency of the smoke is unbearable and posing a serious health risk to everyone living nearby.

On most days I can look out of my office window at the Plaza building towards the encampment and see smoke blowing towards my neighbourhood, at an elevation that directly impacts the homes and the people residing there. Unlike the mills which have stacks carrying the polluted air to a higher elevation, the smoke from the encampment is directly at our breathing level, which has a significant impact.

Overall, the frustration in our neighbourhood over the many issues that we've experienced related to the encampment is high and needs to be addressed. I believe that the City can take some action on the burning and the associated air quality issues, as well as safety issues related to irresponsible burning (potential structural fires in the Millar Addition).

With respect to the temporary housing that is proposed on 3rd Avenue, I can only support this application if it results in a closure of the encampment. This housing needs to include modern and clean heating systems, so that the burning will stop. As well, appropriate management of this site and the health and safety of Millar Addition residents needs to be a priority moving forward. With the densification of proposed supportive housing facilities in the vicinity of our neighbourhood, it is imperative that these facilities are well managed and that enforcement is a key consideration.

Sincerely,

Nimi Long

A typical smokey day in Moccasin Flats, where the smoke is blowing towards homes and people in the Millar Addition



From: *redacted
To: [Mayor and Council; cityclerk](#)
Subject: Millar Addition hopes and needs
Date: Tuesday, April 16, 2024 7:49:02 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor Yu and City Council Members,

Thank you for taking time to hear from the community. I have been a resident on Ash Street in the Millar Addition neighborhood for the past 10 years. I am writing to address the concerning air quality in the Millar Addition/ Moccasin Flats encampment. The ongoing fires burning plastic, garbage, and other toxic materials have spiraled out of control. Not only is the smell unbearable, but it poses a significant health risk to the air and residents in the vicinity. Over the last 1.5 years, I have experienced increased respiratory problems (shortness of breath and exacerbation of asthma symptoms.)

While I acknowledge the pressing need for housing in Prince George and across Canada, I am concerned that BC Housing's proposal to place trailers and housing near the encampment is not the most appropriate solution nor the proper place. It appears that no other properties in town have been considered for this purpose, and using the temporary housing as a blanket approach to address the encampment seems shortsighted. I question why the new shelter on First Avenue is not currently being utilized and urge you to carefully consider a comprehensive long-term plan that benefits all residents of Prince George moving forward.

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

Living in an area with high criminal activity has significantly impacted my daily life. Recently, I experienced an incident where an individual drilled out my gas tank in my car in my carport during the late hours of the night. This has cost me a lot of money and extra stress, prompting me to take extra measures to ensure my safety. RCMP have told me there is nothing they can do about this incident. They said I must install video cameras. It has become a routine for me to be vigilant every night as individuals come by to inspect vehicles and search for anything they can take from lawns or backyards. This situation has forced me to adjust in my life to protect myself from both the harmful effects of the polluted air and the risk of theft or damage to my home and vehicle.

Thank you for your attention to this matter.

Sincerely,

Liz Neville

From: *redacted
To: [cityclerk](#); [Mayor and Council](#)
Subject: April 22 council meeting - Air quality
Date: Monday, April 15, 2024 9:14:30 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor Yu and City Council Members,

I want to express my gratitude for taking the time to hear from community members. As a resident of Patricia Boulevard in the Millar Addition neighborhood for the past five years, I am writing to address the concerning air quality in the Moccasin Flats encampment. The ongoing fires burning plastic, garbage, and other toxic materials have spiraled out of control. Not only is the smell unbearable, but it poses a significant health risk to the air and residents in the vicinity. I have personally experienced increased headaches and sinus issues over the past year due to the poor air quality in our neighborhood. Additionally, the situation is detrimental to the business owners located near the encampment, who have to contend with the excessive garbage and daily criminal activity on a regular basis. While I acknowledge the pressing need for housing in Prince George and across Canada, I am concerned that BC Housing's proposal to place trailers and housing near the encampment may not be the most appropriate solution. It appears that no other properties in town have been considered for this purpose, and using the temporary housing as a blanket approach to address the encampment seems shortsighted. I question why the new shelter on First Avenue is not currently being utilized and urge you to carefully consider a comprehensive long-term plan that benefits all residents of Prince George moving forward.

Thank you for your attention to this matter.

Sincerely,
Maura O'Malley

Switzer, Joan

From: Michelle Stephen *redacted
Sent: Wednesday, April 17, 2024 8:10 AM
To: cityclerk
Cc: shirley.bond.mla@leg.bc.ca
Subject: Letter for April 22, 2024 Agenda with City and Council -
Attachments: Millar Addition Resident Against Permit Application No TU000091.pdf

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Good morning,

It would be appreciated if you would include the attached letter to the April 22, 2024 Agenda for City and Council.

Michelle







Dear Mayor and Council:

I am writing to you as a long-standing resident of our community, deeply troubled by the escalating safety concerns stemming from the encampment on Lower Patricia, known as Moccasin Flats. My family has lived in this area since 1916 and in all the years we have lived in this home, I have never felt as threatened and unsafe as I do now.

I understand that there complex social issues facing the unhoused and those experiencing addiction. These social issues are leading to bigger safety issues affecting anyone who owns a business or a home within reach of the encampment.

Having the encampment located so close to a community, a detox centre, schools, Connaught Hill Park, and Lheidli T'enneh Memorial Park was an ill conceived decision from the prior administration. This was an oversight that the Millar Addition Community was hopeful the new Mayor and Council would find a reasonable and viable solution **for all involved**. Temporary Use Permit Application No. TU000091 is **NOT** a reasonable nor viable solution.

My personal experiences since the encampment was established include:

- Having to purchase a security system as I am afraid to be in my home alone.
- Hearing and feeling the explosions that happen at the encampment at a minimum of 2-3 times/week. My home has more cracks on the outside and inside walls as the explosions shake my home.
- Experiencing the constant yelling, screaming, and swearing and garbage that is strewn along Upper Patricia Boulevard by encampment residents.
- Being kept awake all night by generators running in the encampment even when wearing earplugs.
- Listening to the constant hammering, drills, blow torches and other power tools being used in the encampment until 2 am.
- Listening to car tires peeling out as vehicles race along the streets in Lower Patricia and Upper Patricia Boulevard between the hours of 9pm to 1am.
- Finding drug paraphernalia, including used needles, in my yard, in the back alley, and along Patricia Boulevard which is a popular walking trail. Residents of our neighbourhood have not been provided with safe disposal containers and gloves to pick up disposed needles.
- Having to clean-up drug paraphernalia along the path leading down the bank from Upper Patricia to Lower Patricia to keep neighbour and dogs safe. This path is one that many Millar Addition residents use or used prior to the encampment being established to get to and from work.
- Being constantly exposed to the dirty smoke and fires from the encampment. It usually smells like electrical, chemical, plastic, or treated wood. I have also been exposed to the smell of a meth lab explosion which will linger in the air for a long time before dispersing. The smoke from these fires have prevented me from being outside and also caused me to leave my house while it clears. Some nights, smoke from the fires is visible many blocks from the encampment.
- Having to report gunshots on many occasions. Gun violence in the encampment has led to encampment residents being shot and one man murdered. With the encampment becoming more packed, violence is escalating and moving up towards my community. I worry that one day a Millar Addition resident will be caught in the crossfire. The fallout from that will be huge as it seems having someone from the encampment die doesn't cause outrage and change.

- Experiencing the constant fireworks going off from the encampment wondering if it was a firework or a gunshot. My animals are terrified and hide with any loud noises, whereas before the encampment they weren't bothered. The constant loud noises and wondering are affecting my well-being.
- The encampment attracts bears, coyotes, and other wildlife which means that more bears will be disposed of, I will be subjected to bear bangers, or I may have to intervene again as I did last year to prevent a dangerous human-wildlife encounter as encampment residents were yelling and exploding bear banger from below while a bear was stuck between the encampment and the Upper Patricia Boulevard traffic.
- Having to call-in, witness, or worry about individuals on drugs carrying weapons such as large sticks, a baseball bat, or a machete. The police are called but there doesn't seem to be any results.
- The encampment has led to random violence and destruction of personal and city property.

These experiences have tremendously impact my sense of personal safety and security. I have everything locked up, and I have installed a security camera/system as I no longer feel safe. Living along Patricia Boulevard means I get to hear everything and feel at risk just by being in my own space. Since the encampment was established, I have also been experiencing more headaches, sinus congestion and breathing issues. This is not acceptable.

After living along-side the encampment for three years, my experience is that the encampment does **not** provide safe shelter, but instead has created an unhealthy and unsafe situation for encampment residents, nearby businesses and the residents of Millar Addition.

I therefore request that:

- City council support the notion of motion for a community safety town hall on the encampment that is **specific** to the Millar Addition and the Community from Queensway down to Victoria St. *Individuals from other areas of the city do not know what our community is currently living with, experiencing or the trauma that is occurring because of the encampment.*
- City council **does not support** the temporary use permit application No. TU000091, unless:
- It is contingent on and contractually tied to the removal of the encampment on Lower Patricia Boulevard;
- Strict conditions are put in place including an enforceable plan to address crime and safety;
- There be more police patrols at night to deter crime;
- Strict fire safety measures be implemented within the encampment;
- The city lobby the appropriate agencies to provide support and services to those living in the encampment to address the root causes of these issues; and

At anytime if you wish to speak to me or see the videos/pictures that have been taken, please let me know. I will gladly share them with you.

Thank you,

Michelle Stephen

cc: The Honourable Shirley Bond

From: *redacted
To: [cityclerk](#)
Subject: Moccasin Flats
Date: Tuesday, April 16, 2024 7:38:26 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hi,

Can you please enter the email below as correspondence in the April 22 city council meeting agenda?

Thank you!

Dear Mayor and Council,

My name is Michael Holt and I am a resident of the Millar Addition subdivision. I am writing this letter to express my concerns about the encampment on Lower Patricia named Moccasin Flats.

My family and I have lived here for almost 3 years. When we first purchased our home we were so happy as we absolutely loved this area. It was great for our three children who attend Sacred Heart School. Soon after we purchased our home, our neighbourhood started to decline as the encampment got established. I now have great concerns for the safety of my children.

Our personal experiences include:

Attempted break in into my truck;

Food smeared all over my wife's vehicle;

Attempted break in into one of my sheds;

Stolen Christmas decorations; and

About 6 weeks ago, a woman walked into our home through our front door while our children were getting ready for school.

There have been numerous sightings of people using drugs across the street from the elementary school and some have even set up tents in the local dog park. Many homes in the area are going up for sale. The crime and fires associated with Moccasin Flats are getting out of control. The regular fires down in the encampment are very worrisome as we live a block away.

Something really need to be done to address the situation with the encampment. I am worried for the safety of my family as I work out of town for extended periods of time. Selling our home is not an option as we would incur a large loss because of the impact of the encampment.

Please consider supporting the Notion of Motion for a community safety town hall regarding the Moccasin Flats encampment. Further, I do not agree with the location of the atco trailer housing due to the crime and fire hazard already present and request that the city not approve the temporary short term use application from BC Housing.

I look forward to potential solutions to this problem.

Thank you,

Michael Holt

From: *redacted
To: [cityclerk](#)
Subject: Proposed temporary use permit
Date: Saturday, April 13, 2024 9:20:44 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

To whom it may concern,

I have lived in the Millar addition for 10 years and have never seen it this bad. We have been under duress for the last three to five years. From calling in needles and intoxicated people, to fires and the feeling of being unsafe. These are three main points I feel we need to take care of.

1. The smoke and air pollution as a result of fire/burning in the encampment is constantly affecting the health of our family and our neighbors. We often cannot even go outside, and this continued smoky air will lead to many long term health effects. Our lungs hurt. The air monitor on Upper Patricia is often reading 10x (or worse) the PM2.5 of other monitors in the bowl. Something needs to be done, as clean air is our basic right.
2. Numerous citizens of the Millar Addition have had to deal with increased levels of crime that is simply unacceptable (vandalism, theft, kids being chased, attempted break ins, attempted attacks etc etc). Many now live in fear of what will be next. Something needs to be done to make our neighborhood feel safe for all.
3. Regarding the proposed BC Housing temporary modular Atco trailer housing project at the east end of the encampment, we feel that this would be a favorable temporary addition SO LONG AS the encampment is closed, cleaned up and fenced off. If the encampment is allowed to continue, we feel that the BC Housing temporary modular housing project would simply lead to an extension of the current encampment and would not solve the critical air quality or crime issues mentioned above. The encampment is not somewhere any human should have to live. The City and BC Housing can do better. There are over 200 new housing units coming online by this summer. Find these people proper shelter, with proper heating water, food and services, and clean up the encampment so nobody has to live like that, or feel the effects of it.

Rob Murphy
1526 Gorse St, Prince George, BC V2L 1G4

From: *redacted
To: [cityclerk](#)
Subject: Temporary Use Permit Application
Date: Monday, April 15, 2024 9:28:17 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Mayor and Council,

I am writing regarding the Encampment on Lower Patricia Boulevard and the affects it has on the Millar Addition Neighbourhood, Downtown Businesses, and our City.

When a resident can no longer enjoy their Neighbourhood because of the extreme poor air quality, causing a health risk to residents, businesses, and the numerous Preschools, Daycares, and Elementary schools, the City needs to address this issue.

Since the Encampment has been part of our neighbourhood, we have seen an increase in the usual petty crime, as well as murders, and attempted murders outside our front door, and the barrage of sirens attending to these incidents.

We have been tolerant, and patient, allowing Bylaw Services and the RCMP to do their best dealing with our Neighbourhood and the Encampment. When residents are threatened by individuals involved with the Encampment simply by being in our Neighbourhood, this needs to be addressed.

Health and Safety issues are a concern for, the Millar Addition and Encampment residents, both who have expressed these publicly. The Heart and Hearth Program will be an improvement for Encampment Residents, Millar Addition, and Local Businesses. The concern for all involved is the addition of the Heart and Hearth Program coinciding with the Encampment, it is destined to compound all the issues the City has been inundated with. They cannot coexist and should not be neighbours, it is one or the other. Mayor and Council have an opportunity to prevent this Temporary Permit Application, more discussion is needed with BC Housing, Provincial Governments, and City Residents.

Thank You
Sam Vassallo

From: *redacted
To: [cityclerk](#)
Subject: Temporary Use Permit Application# TU000091
Date: Tuesday, April 16, 2024 5:23:02 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello,

We do not agree this Permit should be issued / provided for this purpose to the Province or to the City of Prince George.

As a Province and Municipality we have provided many opportunities to the unhoused community that are not being utilized to capacity

We hope that this permit will not be issued.

Thanks

Richard Leask

*redacted

1425 Gorse Street Prince George

V2L-1G2

*redacted

From: [Paul Bentley](#)
To: [cityclerk](#)
Cc: [Alex Bentley](#)
Subject: temp use permit Application No TU000091
Date: Tuesday, April 16, 2024 11:45:04 AM
Attachments: [image001.jpg](#)
[image002.png](#)
Importance: High

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

To my / our city council who volunteered to make our city better!

Myself and my wife are one of the first 10 years ago to invest our life's savings again in prince George by buying a dilapidated industrial property east of Queensway and fixing it up! Since we fixed our property up many others in the community also bought with there hard earned money properties east of Queensway and fixed them up too so now the who industrial subdivision is no longer a blight on our cities name!

We all understand the crisis unfolding not only at Moccasin flats but throughout north America is terrible.

What we CAN do is learn from the past or are we doomed to repeat it. Regent Park, was Canadas first social housing development. It was a failure. It was the most crime ridden neighbourhood in Canada. The reason Regent park was a failure was studied exhaustively and by the early 80s the NUMBER 1 recommendation was to NOT conglomerate all social problems into one geographic area as then the issues will become generational and systemic!!!!

NIMBY is a issue that will require you to have **courage**. Our neighbourhood already has an overpopulation of social issues with the building on first and the development plan for more buildings on first.

This temp permit is NOT a solution but an exasperation of the existing problem. Please, if the city "needs" temp shelter for the unhoused, put it in the hart industrial, or bottom of College Heights, or top of College heights..... and before you laugh, most of the people that require these shelters cannot fend for themselves, as such, as a civilized society we have the duty to show not only compassion but also how to live amongst us. WE right now have the choice to "show the people who need this housing" what is appropriate and acceptable through our community (As did Toronto and Ontario housing by spreading the population out) **OR** we continue the insanity of continually placing all the problems together expecting the problems to go away!

Please do NOT allow this temp permit to proceed as it will become permanent and only create more unease.

Best Regards,

Paul S. Bentley, CEO/Owner



HEAD OFFICE 256 – 2nd Avenue, Prince George, BC, V2L2Z5 Ph. 250-596-0448

Edmonton Suite 100, 18211-114 Av NW, Edmonton AB T5S2P6 Ph. 780-341-4180

Calgary 55 Skyline Cres, Calgary AB T2K 5X2

Email: paul@ventureelevator.com



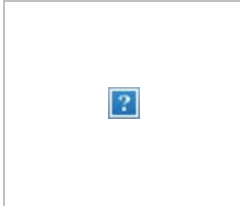
Member of CECA

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From: [City of Prince George](#)
To: [cityclerk](#)
Subject: Webform submission from: Written Comments Submission Form
Date: Tuesday, April 16, 2024 9:07:42 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.



Written Comments Submission Form

Submitted on Tue, 04/16/2024 - 09:07

Contact Info

Contact Info

Darren Andreychuk

6286 Crown Dr.

Prince George

*redacted

*redacted

Comments

For which application would you like to provide comments? (One form per application)

TU000091 - (397 3rd Avenue) - Meeting Date: April 22, 2024

Comments

Mayor and council:

I am writing to you in regards to the temporary use application at 397 3rd Ave.

I Do NOT support this application!

I look at what has been taking place in the area known as "moccasin flats" and believe it has been a failed exercise. While I have empathy for those people that reside there, time and again it has been shown to us all that things are not working. Increased attendance by a variety of Municipal, Provincial and Federal services have done little or nothing to slow the negative impact this area is having on our city. In my opinion putting "atco" trailers in that area for 3 years with a possible extension will only increase the problems we presently see.

You will have larger structures, with less access and larger fire loads. Police, Bylaw, Fire and Ambulance staff will have larger issues than they presently have.

I look at the residential area just above, and the commercial area surrounding this area. People live, work, and pay taxes here. These are the people that have invested their livelihoods to

have good things. They are now forced to deal with people that show no respect to them or their property, it causes those people living and working to fear the unknowns that have proven to exist.

I can sympathize with the social, economic, mental and substance issues that exist in this area, but, placing this "temporary" structure places an even bigger anchor in this area.

I have lived in and owned residences in Prince George since 1993, I was a *redacted until I retired in 2020. I am proud of PG, and want to see it succeed.

I understand difficult decisions need to be made, I believe not supporting this venture will be a small step towards showing the mostly silent majority of residents in our city that they still matter.

Regards

Darren

From: *redacted
To: [cityclerk](#)
Subject: Re: Receipt of letter.
Date: Monday, April 15, 2024 3:19:24 PM
Attachments: [image001.png](#)

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Ethan,

thank you for your e mail.

My letter was in relation to the proposed Temporary Use Permit.

My concerns are, and you may add to my already submitted letter,

(1) That the proposed temporary accommodation site, although technically allowed for two x three year periods consecutively, will end up being permanent in the end, just like the encampment on lower Patricia has become permanent, and the City has no way of removing it.

(2) That the proposed accommodations will do nothing to clear away the tent encampment site on Lower Patricia, which has turned into a monstrosity and is a constant danger to the health of both its own and the Millar Addition Citizens.

(3) That there will be people who continue to insist on living in the encampment and not in the proposed temporary residences; so in fact, we will then have both lawless situations to deal with, not just one.

(4) With more and more accommodations being provided, there will be an unending stream of people coming in from surrounding areas, replacing those individuals who may choose to move into the temporary accommodations.

Thank you,

respectfully,

Marie Hay

From: "cityclerk" <cityclerk@princegeorge.ca>
To: "MARIE HAY" *redacted >
Sent: Monday, April 15, 2024 2:25:37 PM
Subject: RE: Receipt of letter.

Hi Dr. Hay,

I can confirm I have received it.

It is being processed.

Can you confirm if the letter was in relation to the Temporary Use Permit being considered on Monday, or was it of a general nature about air quality? If unsure, please see this link:

<https://www.princegeorge.ca/city-hall/news-notice/public-notice-397-3rd-avenue>

Thank you,

ETHAN ANDERSON

Manager, Legislative Services/Corporate Officer



5th Floor, 1100 Patricia Blvd., Prince George, B.C. V2L 3V9
p: 250.561.7793 | f: 250.561.0183
ethan.anderson@princegeorge.ca
www.princegeorge.ca

We respectfully acknowledge the unceded ancestral lands of the Lheidli T'enneh, on whose land we live, work, and play.

From: MARIE HAY <*redacted >

Sent: Monday, April 15, 2024 2:23 PM

To: cityclerk <cityclerk@princegeorge.ca>

Subject: Receipt of letter.

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear City Clerk,
please acknowledge if you received my e mail/letter to Mayor and Council,
which I wanted placed on the agenda for the Council meeting of the 22nd.
Kind regards,
Marie Hay

April 10th 2024.

Dear Mayor Yu and City Councillors,

As a thirty-four-year resident of the Millar Addition, I am writing to you with major concerns I have about the serious public health threats we collectively face as a city, due to the presence and proximity of the Moccasin Flats Encampment.

The current serious Public Health Hazards in the Millar Addition, downtown PG and in the Moccasin Flats areas, are as follows.

- (1) **Toxic air;** from the burning of garbage/tents/tarps/plastics/...which is both chronic and episodic.
- (2) **Untreated human excrement.**
- (3) **Rodent infestation;** (rats and mice).
- (4) **Bears attractants.**(discarded food waste).
- (5) **Fires;** out of control tents/trailers/tarps and other structural fires in Moccasin flats posing a risk of death from burning, on an almost weekly basis.
- (6) **Dangerous access for First responders,** to individuals suffering from opioid overdoses or other issues.
- (7) **Violent crime;** infestation by criminal gangs.

The information facts I wish to share with you are as follows;

- (1) TOXIC AIR.

A brief from Health Canada (read below). Please note this information does **not** include the deadly pollution from fine particulates, which is currently being measured by a Purple Air recording monitor on Patricia Blvd.

Open burning of garbage: health and environmental risks

[Open Burning of Garbage Brochure](#) (PDF, 329 KB)

What Is Open Burning?

Open burning refers to burning garbage in barrels, open pits, outdoor furnaces, woodstoves, or fireplaces. Open burning of garbage is much more harmful to your health and the environment than you may think.

Some people may say, "We've been burning garbage for ages, so what's the big deal now?"

We now understand that open burning of garbage -- even seemingly harmless materials like paper, cardboard, yard waste, and construction debris -- releases a hazardous mixture of cancer-causing compounds and other toxic substances when open-burned.

Open Burning Bylaws

Many Canadian communities have developed bylaws prohibiting open burning or restricting the types of materials that can be open-burned. To complement these bylaws, some communities are issuing burn permits and promoting safer alternatives. For example, when it comes to managing fallen leaves, communities are encouraging residents to either mulch them into the lawn with a mower or compost them in their backyards or through an organics collection program.

Up in Smoke

Open burning of garbage poses health risks to those exposed directly to the smoke. It especially affects people with sensitive respiratory systems, as well as children and the elderly.

In the short term, exposure to smoke can cause headaches, nausea, and rashes. Over time, it can increase the risk of developing heart disease. Some of the pollutants contained in the smoke from open burning of garbage can include:

- Dioxins
- Furans
- Arsenic
- Mercury
- PCBs
- Lead
- Carbon monoxide
- Nitrogen oxides
- Sulphur oxides
- Hydrochloric acid

Some of these pollutants can also end up in the ash that is left behind from open burning of garbage.

Dioxins, Furans, and Your Health

One of the greatest concerns with open burning of garbage is the health risks posed by the release of dioxins and furans into the environment. Exposure to dioxins and furans has been linked to:

- Certain types of cancers
- Liver problems
- Impairment of the immune system, the endocrine system, and reproductive functions
- Effects on the developing nervous system and other developmental events

In Canada, the open burning of garbage produces more dioxins and furans than all industrial activities combined.

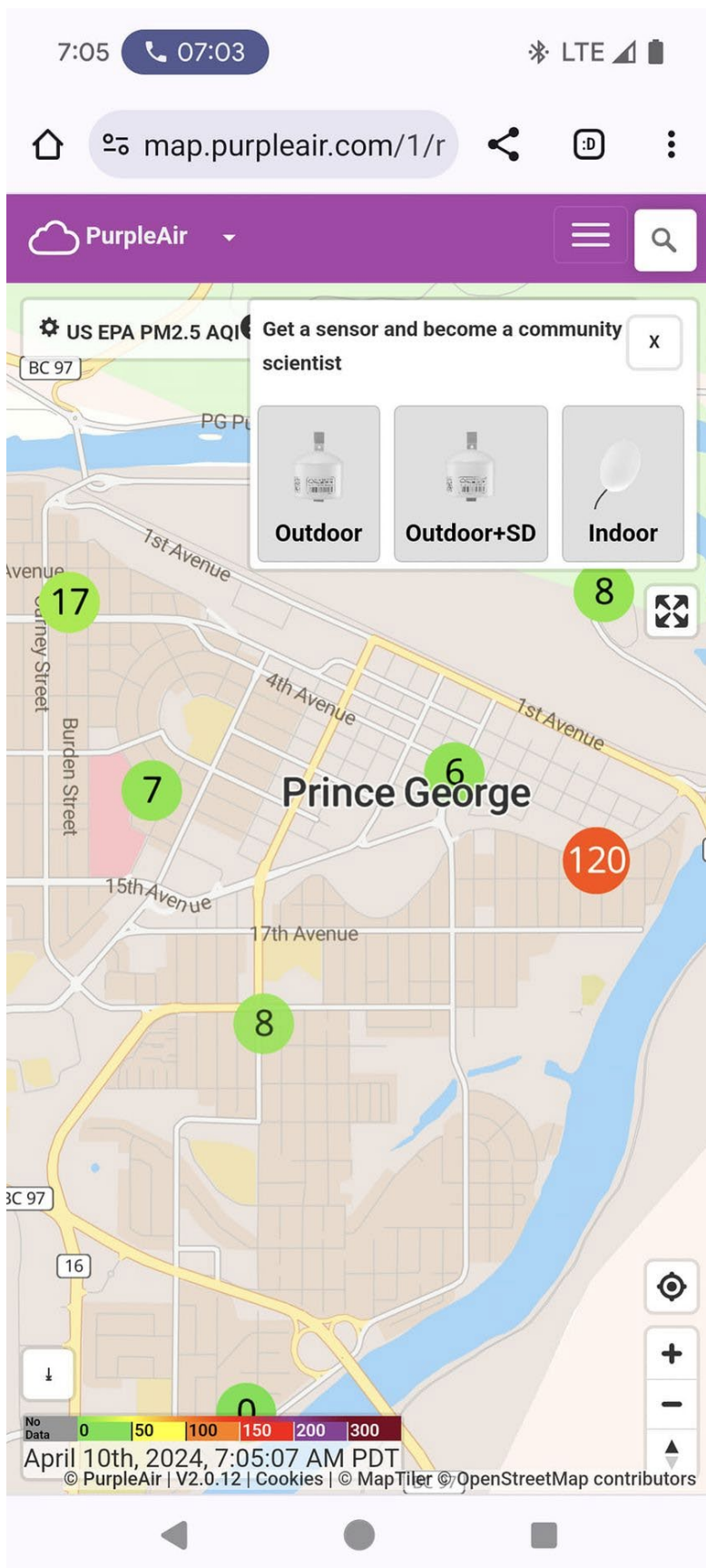
Dioxins, Furans, and Your Environment

Since open burning of garbage is more common in rural and agricultural areas, there is particular concern for high levels of dioxins and furans settling on crops, in our streams, and in our lakes. Dioxins and furans produced by the open burning of garbage are deposited on plants, which are eaten by animals. The dioxins and furans are absorbed by these animals and stay in the food chain until they ultimately end up in our meat and dairy products. In fact, over 90 percent of our intake of dioxins and furans is from our diet.

Photographs of Moccasin flats and a Purple Air reading of 120, on Patricia Blvd. April 10th 2024

Moccasin Flats April 10th 2024 at 7:45 am.





(2) THE DANGERS OF UNTREATMENT HUMAN EXCREMENT:

Diseases from human poop often carried by insects are not contained or confined to the court ordered protected area of Moccasin Flats. As public health history unfortunately tells us, such diseases can distribute far and wide.

- Hepatis A and E.
- Norovirus
- Parasites (worms)
- Giardia
- Adenovirus
- Toxogenic E. Coli
- Herpes
- Antibiotic resistant super bugs, like MRSA
- Clostridium difficile
- Dysentery
- Salmonella
- Cholera



San Francisco Poop Map 2024.

(3) RODENT INFESTATION, attracted by piles of food waste/garbage in Moccasin Flats.

Rats and mice diseases transmitted to human-population diseases.

- Leptospirosis
- Hanta virus
- Tularemia
- Bubonic plague (Yersinia Pestis)
- Toxoplasmosis
- Salmonella
- Rat bite fever
- Typhus
- Parasites
- LCM Lymphocytic choriomeningitis.

(4) BEAR FOOD ATTRACTANTS in Moccasin Flats.

(5) FIRES OUT OF CONTROL almost weekly.

- Which threatened the lives of the citizens living in the Flats, and the people and houses living on Patricia Blvd., when the fires race up the embankment. A mother and seven children were recently evacuated from Patricia Blvd, during a bad fire where hot embers were landing all around her house.



Moccasin Flats : Remnants of fire from March 28th 2024.



Fire in Moccasin flats December 19th 2023.

(8) DANGEROUS ACCESS FOR FIRST RESPONDERS.

See bolded paragraph below, about the police having to escort First responders, in this March 12 2024 Police report to Council

Crime report shows Lower Mainland gangs making city more violent

Moccasin Flats homeless encampment considered by RCMP 'the busiest 300 metres we have in town'

Ted Clarke Mar 12, 2024 5:30 AM



From left, RCMP Insp. Darin Rappel, RCMP Insp. Shaun Wright and BC Conservation officer Sgt. Eamon McArthur attended Monday's Prince George city council public meeting to discuss 2023 crime statistics. Ted Clarke

Increased criminal activity related to gangs from the Lower Mainland moving into northern B.C. is an alarming trend for Prince George police, city council heard in a report delivered at Monday's public meeting.

RCMP Supt. Shaun Wright delivered the 2023 crime statistics for the city that shows there were 2,673 violent incidents police had to deal with last year, up eight per cent from 2,472 in 2022, while incidents of assault rose to a four-year high (1,449) up 11 per cent from 2022.

Yearly increases were also noted in the number of charges of aggravated assault/assault with a weapon (455) and robbery (149, up 43 per cent from 2022), while there were

fewer sexual offenses (186) and fewer break-and-enters (615) in 2023 compared to the previous year.

“The disturbing trend we’ve seen going back at least over the last two years which is certainly picking up pace is the push from individuals involved in the Lower Mainland gang conflict up into Prince George and the level of violence and criminal sophistication that brings with it,” said Wright.

“Those are province-wide and interprovincial networks definitely involved in high levels of violence. The violent gangs pushing up into Prince George has resulted in many of the violent offences, including some of homicides and shootings that we’ve had.”

Prince George has already had two homicides and is on track to equal last year’s eight homicides. By comparison, Vancouver had 15 homicides in 2023. Of the eight local homicides the majority of suspects were out on bail for violent offences when the crime was committed, including some of the 50 people in the city on electronic monitoring.

Downtown Prince George and the Moccasin Flats homeless encampment remain trouble spots. The first homicide of the year happened Jan. 5 when a man was shot inside the warming centre at Moccasin Flats and later died after about a week in hospital. Since then there have been two other shootings in the camp and multiple stabbings.

“For us, Moccasin Flats is the busiest 300 metres we have in town and it will be for some time,” said RCMP Insp. Darin Rappel.

“We escort BC Ambulance in (mostly for overdose cases) for their safety and that’s also true of Prince George Fire Rescue. We are in there multiple times a day. It’s a vulnerable population (of 35 residents) and they are at risk of being robbed and beaten and assaulted. In turn, many of these victims are victimizers themselves, it’s a bit of hierarchy. There’s always somebody bigger and meaner than you around the corner and sooner or later you will be the victim.”

“There’s a significantly high rate of violence and an equally high rate of non-cooperation when we speak to the victims down there.”

Police are seeing a concerning rise in violent street-level crime such as robberies and they are at a loss to find a solution. They recognize that unabated drug use with only occasional mental health and addictions interventions and the glaring lack of residential treatment centres to get people to stop using illegal substances will continue to spike crime rates.

SHOPLIFTING STINGS LEAD TO STORE ARRESTS

The RCMP worked with larger retail outlets to conduct Boost and Bust shoplifting stings using undercover officers and store security to apprehend people stealing items from

store shelves and dozens of arrests were made. The sting operations typically involved four or five officers working over one or two days. They've seen fewer arrests and fewer repeat offenders, which indicates to the RCMP the program is effective.

Loss prevention officers do have the authority to stop shoplifters but Wright said the police are better equipped to handle making those arrests.

"We've seen a very disturbing alarming trend over the last year or two of the brazenness and the level of violence used by these individuals," Wright. "When confronted they'll often pull bear spray or knives or needles and threaten these individuals and it can be very dangerous for them. If they're willing to step in and bring the resources we're willing to partner with them."

The RCMP continued to use bait cars and bait bikes to nab habitual thieves.

INCREASED TRAFFICKING LINKED TO DECRIMINALIZATION OF HARD DRUGS

Wright expressed his frustration over the decriminalization of hard drugs by the BC government a year ago which he says has handcuffed police now powerless to stop drug use in public places such as parks or beaches and the front entrances of stores and businesses. He considers that "by far the largest paradigm shift I've seen in policing in nearly 30 years.

"It seems ironic that we're vilifying cigarettes to the extent we do but we're increasing the availability of smoking methamphetamine and opioids in public," he said.

"Drug use and mental health issues directly contribute to a significant amount of criminal offences, particularly violent offences. We've noticed an increase in a lot of drug trafficking to support the open drug use."

He said at one point, half of the residents of the former Knights Inn downtown motel, which now serves as a homeless residence, were associated with selling drugs.

The B.C. law was changed to allow government-funded safer-supply medications obtained by prescription as an alternative to illicit drugs in an attempt to reduce the number of opioid overdose deaths. But Rappel said in the past year since decriminalization drug deaths have increased five per cent.

"The year previous we would have interdicted in some of these instances and taken the drugs away because it's illegal," said Rappel. "We wouldn't have charged and haven't charged in a long time, but it's an open question as to whether or not with all of those no-case seizures, were we taking away fatal doses of street drugs that we now are not."

There were 5,796 cases of property crime investigated by the RCMP, down slightly from 2022.

POLICE HAVE LESS AUTHORITY TO DETAIN SUSPICIOUS CHARACTERS

Wright told council the province's policing agency has enacted a policy change which discourages police from confronting an individual wandering the streets at night to check what they were up to and whether they had any arrest warrants or were in violation of court order.

"That used to be a very effective crime-suppression tool, and that has been removed from our toolbox, at least a couple years ago," said Wright.

Overall, the RCMP in Prince George had 44,881 calls for service in 2023, down from 45,465 in 2022 and 50,182 in 2021. The number of charges forwarded to the Crown dropped to 1,680 in 2023, from 1,993 in 2022 and 2,068 in 2021 which Wright attributed largely to reforms in the criminal code contained in Bill C-75 in 2019.

The prisoner count in the city climbed slightly to a four-year high to 2,950 in 2023.

BC Conservation officer Sgt. Eamon McArthur sat with Wright and Rappel to speak to council about the unprecedented number of bear encounters in the city last year that in some cases also involved the RCMP.

Watch the Citizen website for more on the bear problems that kept the city's four conservation officers so busy during July, August and September.

In conclusion, we the residents of the Millar Addition, do not require further studies of an already well documented spiral of violence against the environment, citizens and businesses of PG caused by the presence and proximity of Moccasin Flats to our neighbourhoods.

Just as there is Provincial legislation banning indoor second-hand cigarette smoke, because of the health hazards to people who have to live and work in a smoke filled environment.

so too the Citizens of the Millar Addition have a human right to health and wellness, and to be allowed to breath air that is not going to kill them or their children, born and unborn. We have three facilities for children in the neighbourhood, Sacred Heart School, the preschool at Le Cercle Francais and the soon to be opened Aboriginal Daycare near Lheidli T'enneh Park.

What we need is immediate action to remediate this disastrous situation, by using all means possible.

Respectfully submitted,

Dr. M.D Hay

(Retired) Clinical Assistant Professor UBC, Dept. Medicine

MB.,BAO.,BCH.,DCH.,DRCOG.,MRCP(UK),,FRCP©., BA.

DATE: March 25, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Request for Concurrence – Proposed Rogers Wireless Communications Facility (W6475)

APPLICANT: Cypress Land Services on behalf of Rogers Communications Inc.

LOCATION: 2519 Queensway

ATTACHMENT(S): Location and Existing Zoning Map
Public Consultation Package

RECOMMENDATION(S):

1. THAT Council instruct the Corporate Officer to advise Innovation, Science and Economic Development Canada in writing that:
 - a. Rogers Communications Inc. (Rogers) has satisfactorily completed its consultation with the City of Prince George;
 - b. The City of Prince George is satisfied with Rogers public consultation process and does not require any further consultation with the public; and,
 - c. The City of Prince George concurs with Rogers proposal to construct a wireless communications facility provided it be constructed substantially in accordance with the plans submitted to the City of Prince George for a 30.0 m self-supported tower and ancillary equipment at 2519 Queensway (Parcel 1, District Lot 934, Cariboo District, Plan BCP3365).

PURPOSE:

The City has received a request for concurrence confirming that the City has been consulted and concurs with the design and location of the proposed wireless communications facility at 2519 Queensway (subject property).

BACKGROUND:

The applicant is proposing to erect a 30.0 m self-supported tower and ancillary equipment (wireless communications facility) on the subject property to improve coverage and network quality within a few kilometers. The subject property is appropriately zoned U1: Minor Utilities and is currently being used to host an existing wireless communications tower and for Shaw Communications equipment and material storage.

The applicant is proposing to place a second wireless communications facility in the southwest corner of the parcel. The proposed tower will be securely fenced by a 6.0 m by 6.0 m compound area at the base plus ancillary equipment. A preliminary site plan, compound layout, and photo rendering are included in the attached Public Consultation Package.

Site Characteristics

Location	2519 Queensway
Current Use	Minor Utilities (Shaw/Rogers Communications)
Site Area	0.37 ha (0.9 ac)
Zoning	C4: Local Commercial; U1: Minor Utilities

Official Community Plan

Future Land Use	Neighbourhood Residential Corridor; Utility
Growth Management	Growth Priority; Infill

Surrounding Land Use Table

North	Hamilton Avenue; Light Industrial
South	Thapage Lane; Highway Commercial
East	Vacant
West	Queensway; Highway Commercial

POLICY / REGULATORY ANALYSIS:

Radiocommunication Act

Wireless communications are federally regulated by Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, under the *Radiocommunication Act*. Provincial and municipal governments lack constitutional jurisdiction to interfere with or impair communication facilities licensed under federal legislation.

The Federal government recognizes that municipal governments should be informed and consulted with when ISED uses its authority to locate radiocommunications facilities and ancillary structures. Therefore, ISED has instituted a consultation policy. Since the City of Prince George does not have policy addressing land use consultation for the siting of antenna systems, ISED's default public consultation process is used. The policy requires that the proponent provides written notification of the proposal to the public, land use authority, and ISED. The municipality then has the opportunity to review and comment on the proposed structure and location. The proponent responds to any reasonable and relevant comments provided. The submissions are then reviewed by ISED who would then determine whether or not a license, with or without conditions, should be granted. ISED's default public consultation process requires the City of Prince George's concurrence regarding wireless communications facilities.

Although the City of Prince George has regulatory requirements (i.e., zoning) on the subject property, ISED's Federal policies and regulations supersede municipal regulatory requirements. It is ultimately ISED's decision to move forward with the installation of a radiocommunication facility and City approval is not required.

Official Community Plan

The Official Community Plan contains no specific guidance with respect to the location of wireless communications facilities.

Zoning Bylaw

The subject property is zoned C4: Local Commercial and U1: Minor Utilities. The proposed wireless communications facility will be located within the U1 zone. The purpose of the U1 zone is to provide for utilities that may only have a minor impact on adjacent uses. The U1 zone limits the height of development to 15.0 m. However, Section 4.3 of the Zoning Bylaw outlines that telecommunication structures are not subject to the maximum height limits of a zone, provided that no such structure shall cover more than 20% of the site area. The proposed wireless communications facility will cover approximately 6% of the subject property; therefore, the proposal is consistent with the Zoning Bylaw.

The Zoning Bylaw is intended to create areas where compatible uses can co-exist while excluding uses that may not be compatible. From a land use perspective, wireless communications facilities do not raise compatibility issues such as hours of operation, noise, traffic generation, or intensity. The main area of concern is the visual impact of

such a structure, particularly regarding height. The tower is proposed to be located on the southwest portion of the subject property. The subject property is surrounded by directly adjacent commercial and industrial development, as well as vacant land to the west. There is also an existing telecommunications tower of a similar scale on the subject property. For these reasons, it is not anticipated that the proposed telecommunications facility will generate negative land use impacts.

OTHER CONSIDERATIONS:

Health and Safety

There are often concerns about potential health risks related to the placement of wireless communications facilities. ISED requires that such systems are operated in accordance with the safety guidelines established by Health Canada's publication "Limits of Human Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3Hz – 300 GHz". This is referred to as Safety Code Six. Prior to receiving a license from ISED, the operator must submit calculations for the intensity of the radiofrequency fields to ensure that this installation does not exceed the maximum levels established by Safety Code Six requirements. This proposal indicates no concerns with respect to Safety Code Six.

Public Consultation

The proponent followed ISED's default public consultation process for this proposal as the City of Prince George does not have policy addressing land use consultation for the siting of wireless communications facilities. Public consultation was carried out through written notification to adjacent landowners and stakeholders. Property owners within three times the height of the proposed tower received a copy of the attached consultation package and were provided 30 days to respond. No comments were received regarding the proposed wireless communications facility.

The applicant is requesting that Council, through resolution or a letter, confirm that the City has been consulted and that Council concurs with the design and location of the proposed wireless communications facility. Staff believes that this proposal will not cause any undue concerns and recommend that Council concur with the proposal.

ALTERNATIVES:

THAT Council instruct the Corporate Officer to advise ISED in writing that the City of Prince George does not support the applicant's proposal to construct a wireless communications facility on the subject property.

Should Council object to the proposed tower there must be reasonable and relevant concerns identified and recorded in the minutes of the relevant Council Meeting. The City of Prince George is to provide written notice to the local ISED office who would initiate a dispute resolution process. The submission would be reviewed by ISED, who would then make a final decision on the issue(s) in question.

SUMMARY AND CONCLUSION:

The applicant is requesting that Council, through resolution or a letter, confirm that the City of Prince George has been consulted and that Council concurs with the design and location of the proposed 30.0 m self-supported tower and ancillary equipment. Administration recommends that Council concur with the proposal as per the information provided in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Imogene Broberg-Hull

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2023/04/22



March 1st, 2024

VIA: imogene.broberg-hull@princegeorge.ca

Imogene Broberg-Hull
Planner I, Planning and Development
City of Prince George

Subject:	Request for Concurrence for a Rogers Telecommunications Tower
Address:	2519 Queensway, Prince George, BC V2L 1N1
PID:	025-568-060
Coordinates:	53.897811, -122.742068
Rogers Site:	W6475 – Queensway Macro

Please be advised that following Innovation, Science and Economic Development Canada (ISEDs) consultation process commonly referred to as the CPC, Rogers has completed the public consultation process and is respectfully requesting concurrence for the proposal to build a 30m tri-pole tower and equipment installation. Enclosed please find evidence of the following efforts regarding this public notification process:

- On November 7th, 2023, an Information Package was submitted to the City of Prince George formalizing the initiation of the consultation process for the proposed tower location. Please see **Appendix 1: Information Package**.
- On January 18th, 2024, 32 Notification packages were issued to property owners, occupants and other recipients who fell within three (3) times the tower height (100m) of the proposed location, as per the CPC. Please see **Appendix 2: Notification Package**.
- On January 25th, 2024, notice of proposed tower proposal was placed in the Prince George Citizen. Please see **Appendix 3: Newspaper Notices**.
- On February 24th, 2024, the 30-day consultation period concluded. During the consultation period, zero (0) residents provided written comments regarding the proposed tower.

If Council concurs with the proposed tower project, please find in **Appendix 4: Resolution Example**, a sample resolution which may be used.

Rogers is committed to working with the community to find an acceptable location and infrastructure design. Should you require any additional information, please do not hesitate to contact us at 604-620-0877 or by e-mail at kristina@cypresslandservices.com.

Kristina Bell - Cypress Land Services



Agents for Rogers Communications

cc: Brandon Gerritsen, Rogers Communications

Appendix 1: Information Package



Cypress Land Services Inc.

Telephone: 604.620.0877

Suite 1051 – 409 Granville Street

Facsimile: 604.620.0876

Vancouver, BC V6C 1T2

Website: www.cypresslandservices.com

November 7, 2023

Via Email: kali.holahan@princegeorge.ca

Kali Holahan
Supervisor, Land Use Planning
City of Prince George

Dear Kali Holahan

Subject: ROGERS Telecommunications Facility Proposal Information Package
Location: 2519 Queensway, Prince George
PID: 025-568-060
Coordinates: 53.897811, -122.742068
Rogers Site: W6475 – Queensway Macro

Overview

Cypress Land Services Inc., in our capacity as agents to Rogers Communications Inc. (Rogers), is submitting this information package (Information Package) to initiate the consultation process related to the installation and operation of a telecommunications facility within the City of Prince George. The new facility will improve wireless services in the southern area of Prince George. This Information Package is intended to formalize the consultation process.

Proposed Site

The proposed site location is identified as **53.897811, -122.742068**, located at 2519 Queensway, on Shaw/Rogers property. (**Schedule A: Tower Site Location**). The property is appropriately zoned as U1 – Minor Utility.

Rationale for Site Selection

Rogers seeks to maintain and improve high quality, dependable network services to Canadians. In order to improve network performance, Rogers is seeking to add the proposed communications tower.

The proposed site is a result of many considerations. Existing structures, including towers and rooftops, were initially reviewed during the site selection process. After careful examination, it has been determined that there are no viable existing structures in the area that would be

suitable for the operations of Rogers' network equipment. The existing Shaw tower on site is not structurally adequate or tall enough to support Rogers' antennas. Please see **Schedule B: Map of Existing Towers**.

Tower Proposal Details

Rogers is proposing to install a 30m tri-pole tower with 5 initial antennas and an equipment shelter at the base, enclosed by a chain-link fence compound area, occupying existing compound area of 15m by 15m. Rogers has completed preliminary design plans in **Schedule C: Preliminary Plans** and a **Photo-simulation, Schedule D**. The tower may have adequate space for third party equipment.

Consultation Process

Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. The City of Prince George has not adopted a telecommunications policy or process, but staff do typically evaluate the proposals against zoning bylaw setbacks. Therefore, following ISED's requirements, Rogers would like to initiate ISED's Default Public Consultation Process (as described in the CPC-2-0-0-03 – Radiocommunication and Broadcasting Antenna Systems, commonly referred to as the "CPC").

Information on the "CPC" consultation process developed by ISED may be found online at:

[CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems - Spectrum management and telecommunications](#)

In order to obtain comments, concerns or questions in regards to the proposed tower site, the CPC requires Rogers to send out notification packages to all properties located within three times the height of the proposed tower. A notice in the local paper is also required in order to allow for public comment on the proposed site. This comment period is a minimum of 30 days. We expect the Notification period to start by end of November, 2023.

At the conclusion of the consultation process, Rogers will prepare a summary of comments received from the community as well as the replies provided by Rogers. Rogers is requesting that, subsequent to the completed consultation process and report to Council, a letter or resolution of concurrence is issued by the City of Prince George.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, Rogers will be requesting concurrence from the City in a form acceptable by ISED.

Conclusion

Please consider this Information Package as the official commencement of the consultation process for this site. Rogers is committed to working with the City and the community throughout the consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at kristina@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES

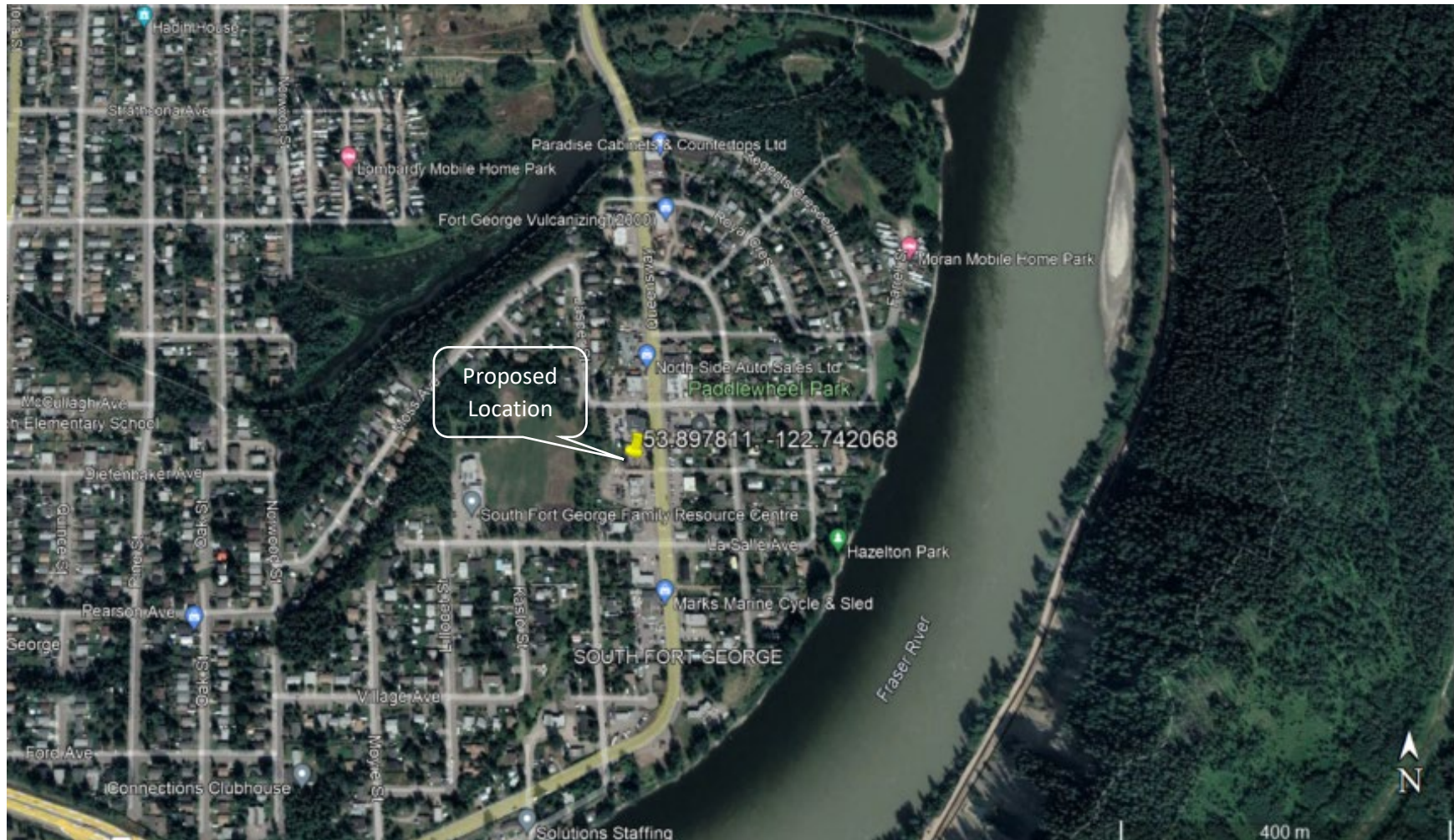
Agents to Rogers Communications



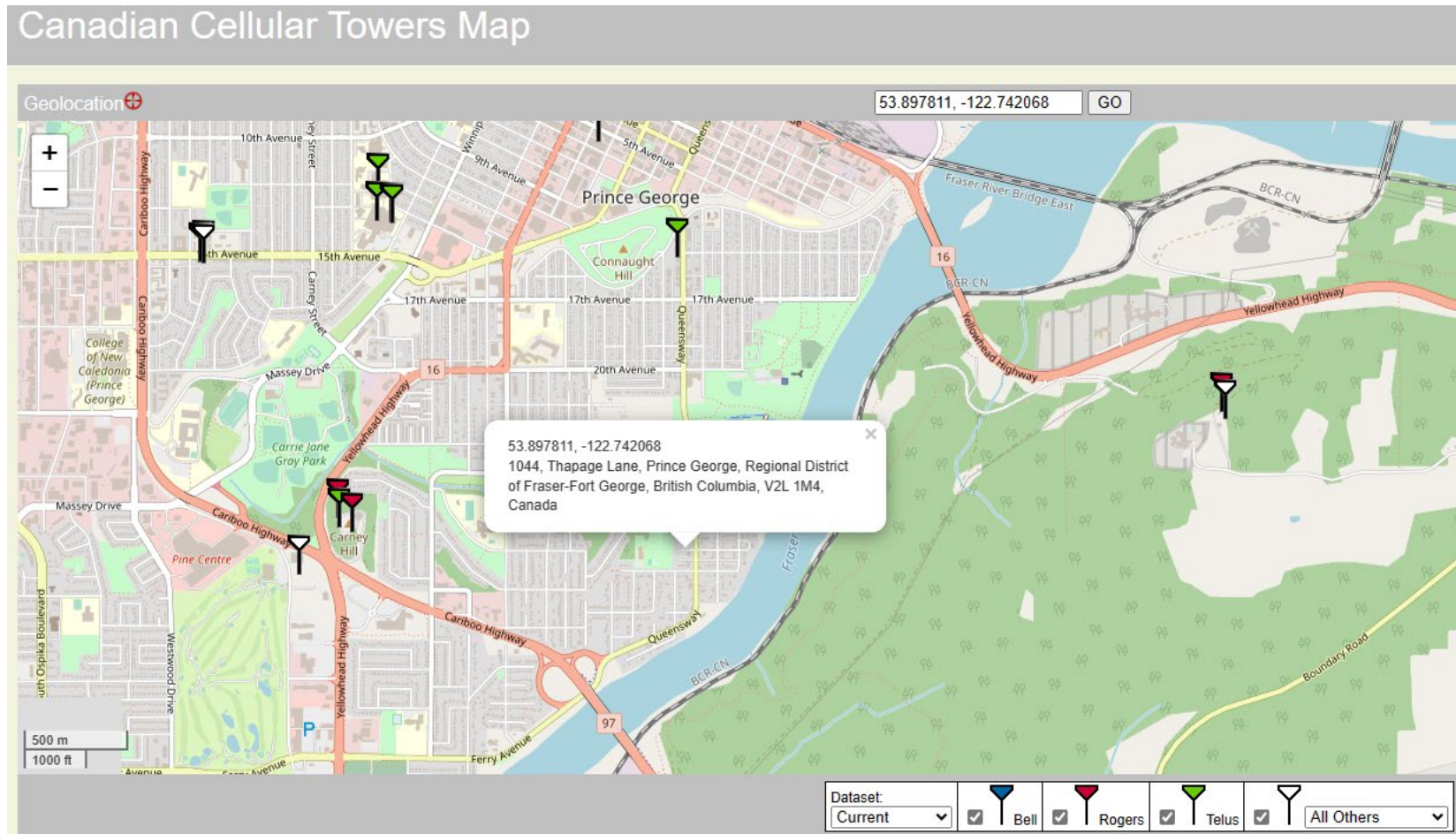
Kristina Bell
Land-use Planner – Government Affairs

cc: Brandon Gerritsen, Rogers Communications Inc

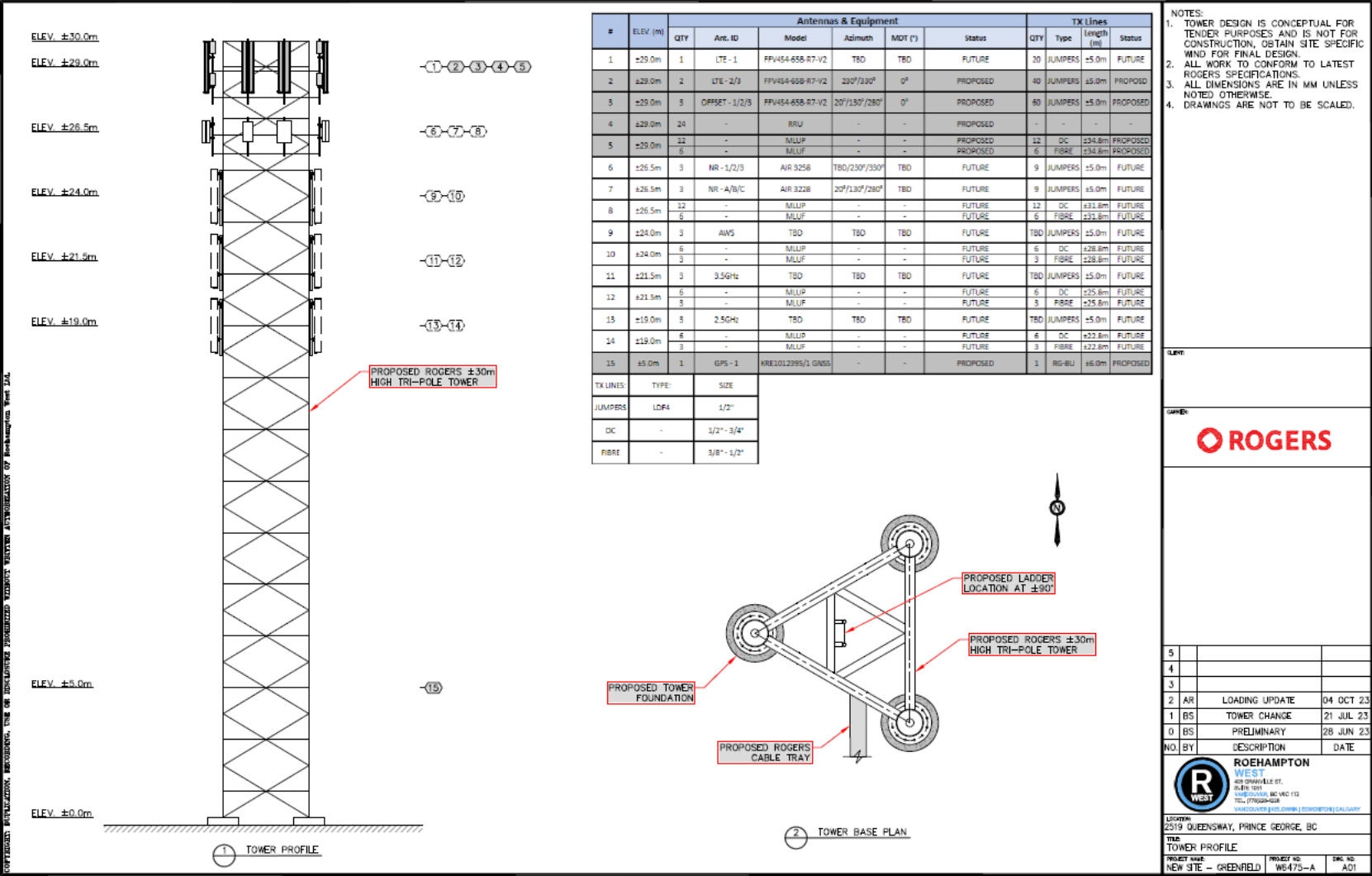
**SCHEDULE A
ROGERS TOWER LOCATION**



**SCHEDULE B
MAP OF EXISTING SITES**



SCHEDULE C
PRELIMINARY DESIGN PLANS – TOWER PROFILE



NOTES:
 1. SITE PLAN OBTAINED FROM GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
 2. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
 3. ONLY RELEVANT INFORMATION FOR THE PROJECT SHOWN ON THESE DRAWINGS.

LEGEND

NO.	BY	DESCRIPTION	DATE
5			
4			
3	NN	TOWER SETBACK ADD	02 NOV 23
2	AR	LOADING UPDATE	04 OCT 23
1	BS	TOWER CHANGE	21 JUL 23
0	BS	PRELIMINARY	28 JUN 23

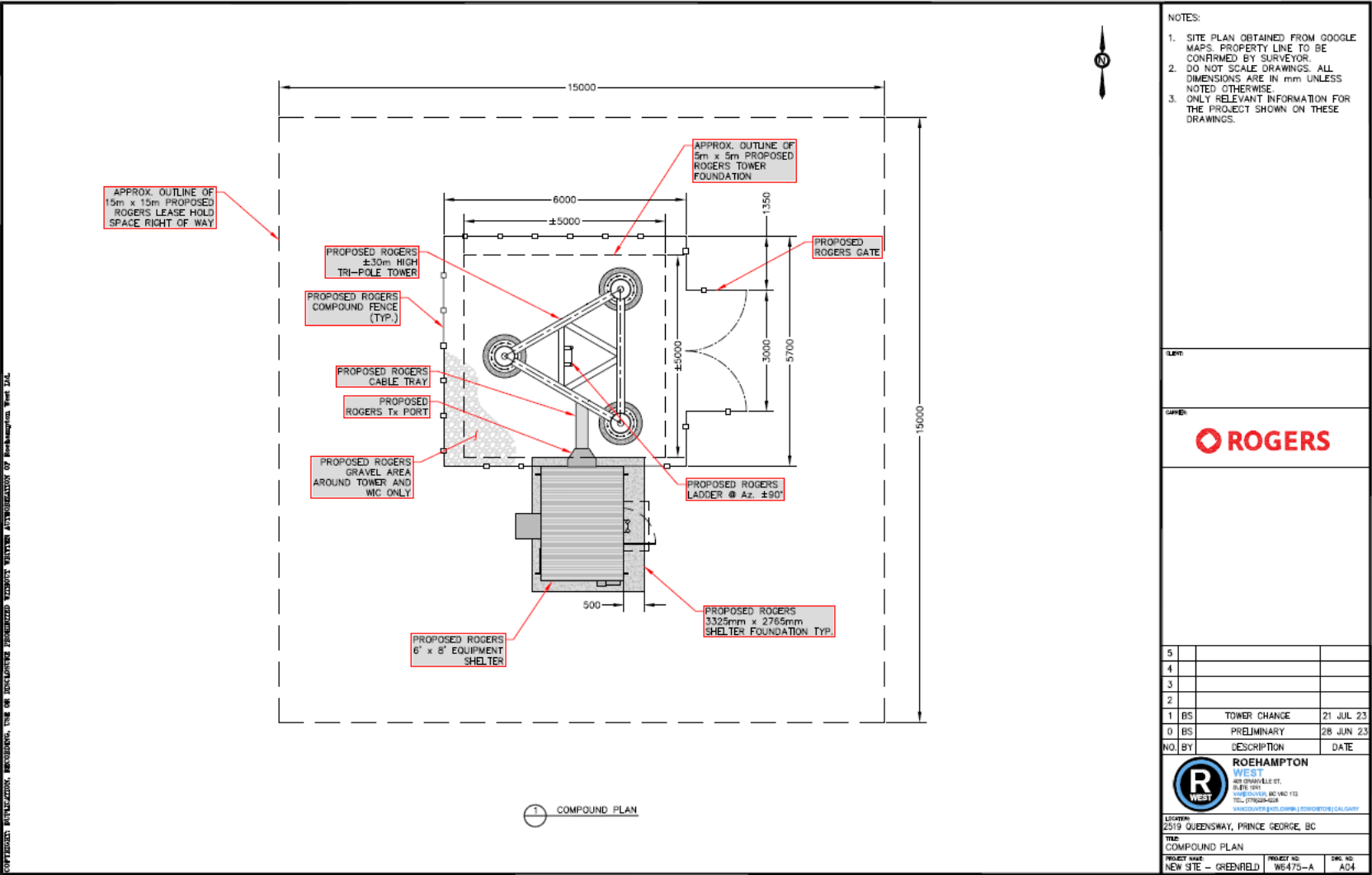
ROEHAMPTON WEST
 305 DRAVILL ST.
 SUITE 1001
 COQUITON, BC V6C 1T3
 TEL: (778) 688-0258
info@roehamptonwest.com | roehamptonwest.com | roehamptonwest.ca

LOCATION:
 2519 QUEENSWAY, PRINCE GEORGE, BC

TITLE:
 SITE PLAN

PROJECT NAME	PROJECT NO.	DWG. NO.
NEW SITE - GREENFIELD	W6475-A	A03

SCHEDULE C **PRELIMINARY DESIGN PLANS - COMPOUND PLAN**



**SCHEDULE D
PHOTO-SIMULATION**

BEFORE



AFTER



View: Looking south from Hamilton Ave, approximately 83m away

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.

Proposed design is subject to change based on final engineer plans

Appendix 2: Notification Package

PUBLIC CONSULTATION CONSULTATION DU PUBLIC

January 18th, 2024
18 janvier 2024

Dear Community Member,

Rogers Communications Inc. ("Rogers") is expanding its wireless network and would like to share with you its current plan in the City of Prince George.

We are consulting residents and businesses of this area regarding this proposed project. Details of this project are included in the present notification file. We invite you to take note of the proposed project and to provide us with any questions or comments in writing by **close of business day February 24th, 2024**, after which we will answer your concerns. You will then have the opportunity to submit further comments if you require additional clarifications.

Madame, Monsieur,

Rogers Communications inc. (« Rogers ») souhaite vous informer que nous prévoyons des investissements majeurs au niveau de notre réseau de communication sans-fil dans la Ville de Prince George.

Nous désirons consulter la population environnante à propos de ce projet. Le détail de celui-ci est joint à la présente sous forme de dossier informatif. Nous vous invitons à en prendre connaissance et à nous faire part de vos questions/commentaires par écrit avant la fermeture des bureaux de Rogers le **24 février 2024**, après quoi nous répondrons à vos observations. Vous aurez par la suite l'opportunité d'émettre vos commentaires sur nos réponses dans l'éventualité où de l'information supplémentaire serait requise.

Please send your comments or questions by mail or email to:

Veillez adresser vos questions/commentaires par la poste ou par courriel à :

Cypress Land Services Inc.
1051 – 409 Granville Street Vancouver, BC, V6C 1T2
[**PublicConsultation@cypresslandservices.com**](mailto:PublicConsultation@cypresslandservices.com)

W6475 – Queensway Macro

PUBLIC NOTIFICATION

Proposed Wireless Telecommunications Installation

1. Purpose of the Proposed Installation

Rogers is proposing to build a new wireless communications installation at 2519 Queensway, Prince George (the “**Proposed Installation**”) to improve wireless coverage to your community and to meet rising demands for wireless services.

The Proposed Installation will ensure continuous and uninterrupted coverage between existing telecommunications sites and maintain our commitment to provide fast and reliable cellular service, both indoors and outdoors.

2. Evaluation of Existing Structures and Site Selection

Before proposing new telecommunication infrastructure, Rogers reviews any existing structure or building for colocation opportunities. The following structures and/or buildings were reviewed before proposing a new installation (refer to the red circle located on the map on page 10).

List of structures evaluated:

Structure	Location	Reason for disqualification
Shaw radio tower	N 53.898019 W 122.742053	Tower is too short and not structurally adequate to support antennas.

Since Rogers could not install its equipment on the above-mentioned structures, we identified the proposed location, in a Minor Utilities zone, as the site of least impact to the community, while enabling Rogers to meet the desired cellular coverage goals and the municipality’s requirements.

Furthermore, Rogers accepts to receive and review any colocation and tower sharing requests made by other licensed carriers.

3. Details of the Proposed Installation

Municipal address: 2519 Queensway, Prince George, BC V2L 1N1

PID #: 025-568-060

Geographic coordinates: N 53.897811, W 122.742068

Location on the lot: The tower is to be located behind the existing office building on site, on fenced-in property, at the southwest corner of the property.

Zoning Property is located in a Minor Utilities (U-1) zone, as referenced in the City of Prince Georges’ Zoning Bylaw – Bylaw No. 7850.

Policies: The City has not adopted a tower siting by-law regarding the installation of towers.

4. Description of the Proposed Antenna System

Type of tower and details: lattice tri-pole

Height: 30m, including the antennas, and a lightning rod

Details: An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

Rogers will install the following equipment on the proposed tower. Please note that the height of the antennas may vary slightly but the overall scale will be respected.

Number of antennas	Approximate Dimensions in mm (Length x Width x Depth)	Height in Tower (m)	Technology (4G or 5G)
5	2000 X 498 X 197	29	4G-5G

5. Aeronautical obstruction marking requirements and land use specifications

At this time, Rogers has not received any aviation obstruction lighting or clearance specifications from Transport Canada nor from NAV CANADA for the land-use of the proposed project. Should this information not be accurate, Rogers will inform residents. For additional information:

<https://www.navcanada.ca/en/aeronautical-information/land-use-program.aspx>

<https://tc.canada.ca/en/corporate-services/acts-regulations/list-regulations/canadian-aviation-regulations-sor-96-433/standards/standard-621-obstruction-marking-lighting-canadian-aviation-regulations-cars>

6. Respect of engineering ethics and code of practice

Rogers attests that the radio antenna system for the Proposed Installation will be constructed in compliance with the *National Building Code* and the structural standards contained in CSA S37-18 (Canadian Standard Association), and will respect good engineering practices, including structural adequacy.

7. Health Canada's Safety Code 6

Rogers attests that the radio antenna system for the Proposed Installation will be installed and operated on an ongoing basis so as to comply with Health Canada's *Safety Code 6* limits as it may be amended from time to time, for the protection of the general public, including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

Additional information from the Government of Canada and from other credible sources:

<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers/radiofrequency-energy-and-safety>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/cell-phones-towers.html>

<https://www.who.int/news-room/questions-and-answers/item/radiation-5g-mobile-networks-and-health>

8. Environmental assessment - Impact Assessment Act

Rogers attests that the Proposed Installation is not located within federal lands nor is it incidental to, or form part of, projects that are designated under the *Regulations Designating Physical Activities* or by the Minister of the Environment as requiring an environmental assessment. Detailed information on the Impact Assessment Act (S.C. 2019, c. 28, s. 1) can be found at:

<https://laws-lois.justice.gc.ca/eng/acts/l-2.75/page-1.html>

9. Innovation, Science and Economic Development Canada's Regulatory Framework

The telecommunications industry is exclusively regulated under the Federal Radiocommunication Act and administered by Innovation, Science and Economic Development Canada. It has established a clear set of rules that wireless carriers must follow when looking to install or modify a tower or antenna system (*Client Procedures Circulars* - CPC 2-0-03, Radiocommunication and Broadcasting Antenna Systems).

Furthermore, Rogers must consult with representatives of the City of Prince George, as the Land-Use Authority, and refer to their applicable local land-use and consultation requirements and any preferences it may have for tower-siting and/or design. General information relating to antenna systems is available on ISED's website: <https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers>

10. Public Consultation and Local Processes

Since the City of Prince George does not have its own antenna tower siting protocol, Rogers is required to follow ISED Canada's default public consultation process.

We invite citizens to refer to the link or ISED's website for details relating to the public consultation process:

<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/learn-more/key-documents/procedures/client-procedures-circulars-cpc/cpc-2-0-03-radiocommunication-and-broadcasting-antenna-systems>

DOSSIER DE NOTIFICATION

Projet d'implantation d'un nouveau site de télécommunication

1. Justification du projet proposé

Rogers propose l'installation d'un nouveau système d'antennes de radiocommunication au 2519 Queensway, Prince George (« **projet proposé** ») afin d'améliorer la couverture cellulaire dans votre secteur et ainsi répondre à la demande sans cesse croissante pour les services sans fil.

Le projet proposé corrigera cette situation et permettra une couverture continue et ininterrompue entre les sites de télécommunication existants tout en maintenant notre engagement d'offrir un service cellulaire rapide et fiable, tant à l'intérieur qu'à l'extérieur des immeubles.

2. Évaluation des structures existantes et le choix de l'emplacement

Avant de proposer l'installation d'une nouvelle structure de télécommunication, Rogers évalue l'ensemble des structures existantes ou immeubles pour une opportunité de colocation. Les structures ou immeubles suivants ont été évalués avant de proposer l'installation d'une nouvelle structure (voir le cercle rouge sur la carte à la page 10).

Structures évaluées :

Structure	Emplacement	Raison de la disqualification
Tour de Shaw	N 53.898019 W 122.742053	La tour est trop courte et n'est pas structurellement adéquate pour supporter les antennes.

Étant donné que Rogers ne pouvait pas installer ses équipements sur les structures mentionnées ici haut, nous avons identifié l'emplacement proposé, en zone utilité mineure, comme étant le site de moindre impact pour la communauté, tout en répondant aux objectifs de couverture cellulaire recherchés et au règlement municipal.

Enfin, Rogers demeure disposée à recevoir toute demande d'utilisation conjointe de la structure qui pourrait être proposée par une autre entreprise en télécommunication dûment licenciée.

3. Description du système d'antennes proposé

Adresse municipale : 2519 Queensway, Prince George, BC V2L 1N1

Numéro du lot : 025-568-060

Coord. géographiques : N 53.897811, W 122.742068

Emplacement sur le site : Le site est situé sur une propriété clôturée derrière l'immeuble de bureaux existant, à l'angle sud-ouest de la propriété.

Zonage/Utilisation du sol : L'emplacement proposé est situé dans la zone utilité mineure (U-1) au plan de zonage de la Ville de Prince George.

4. Description des équipements et des ouvrages proposés

Type de tour et détails : tripole en treillis

Hauteur : Élévation hors-tout d'environ 30 mètres incluant les antennes, et le parafoudre.

Autres détails : Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.

Rogers installera les antennes suivantes. Veuillez noter que la hauteur des antennes peut varier légèrement, mais l'échelle globale sera respectée.

Nbre d'antennes	Dimensions approx. (mm) (Long x Larg x Prof)	Hauteur dans la tour (m)	Technologie (4G ou 5G)
5	2000 X 498 X 197	29	4G-5G

5. Exigences en balisage d'obstacle aérien et pour l'utilisation des terrains

À ce jour, Rogers n'a pas reçu les exigences de Transports Canada en matière de balisage d'obstacle aérien ni celles de NAV Canada concernant l'utilisation du terrain. Si ces spécifications sont inexactes, des informations supplémentaires vous seront fournies. Pour plus de détails, veuillez consulter :

www.navcanada.ca/fr/information-aeronautique/programme-dutilisation-de-terrains.aspx

<https://tc.canada.ca/fr/services-generaux/lois-reglements/liste-reglements/reglement-aviation-canadien-dors-96-433/normes/norme-621-balisage-eclairage-obstacles-reglement-aviation-canadien-rac>

6. Respect des codes et principes de génie

Rogers atteste que tous les ouvrages, installations et structures réalisés et érigés dans le cadre du projet proposé respecteront les codes applicables (Code national du bâtiment et de l'Association canadienne de normalisation – CSA S37-18), et seront conçus selon les principes de génie généralement reconnus, et les méthodes de construction respecteront les règles de l'art, y compris l'intégrité structurelle.

7. Code de sécurité 6 de Santé Canada

Rogers atteste que l'installation radio du projet proposé sera établie et exploitée de façon continue en conformité avec le Code de sécurité 6 de Santé Canada et les modifications qui pourront y être apportées, pour la protection du grand public, y compris tous les effets combinés de la colocation et des installations avoisinantes sur l'environnement radio local.

Pour plus de détails, nous vous invitons à consulter les sites du Gouvernement du Canada et de sources crédibles :

<https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers/radiofrequency-energy-and-safety>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/occupational-exposure-regulations/safety-code-6-radiofrequency-exposure-guidelines.html>

<https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/cell-phones-towers.html>

<https://www.who.int/news-room/questions-and-answers/item/radiation-5g-mobile-networks-and-health>
(anglais seulement)

8. Évaluation environnementale – Loi sur l'évaluation d'impact

Rogers affirme que le projet proposé n'est pas situé sur des terres fédérales et qu'il n'est pas lié à un projet désigné (selon la description dans le [Règlement désignant les activités concrètes](#)), ou qu'il est autrement expressément désigné par le ministre de l'Environnement, comme nécessitant une évaluation environnementale. Pour plus de détails concernant la Loi sur l'évaluation d'impact (L.C. 2019, ch. 28, art. 1) : <https://laws-lois.justice.gc.ca/fra/lois/l-2.75/page-1.html>

9. Cadre réglementaire d'Innovation, Science et Développement économique Canada

Le secteur des communications sans fil est une industrie réglementée par la Loi sur la radiocommunication du gouvernement fédéral et celle-ci est appliquée par Innovation, Sciences et Développement économique Canada. ISDE Canada a mis en place une procédure intitulée *Circulaire des procédures concernant les clients* (CPC 2-0-03 — Systèmes d'antennes de radiocommunications et de radiodiffusion) que tout promoteur doit suivre quant au choix d'emplacement ou de modification d'un système d'antennes.

De plus, Rogers est tenu de consulter l'autorité responsable de l'utilisation du sol (ARUS) de la Ville de Prince George afin de déterminer les exigences de consultations et de discuter des préférences locales concernant l'emplacement ou la conception du système d'antennes. De l'information additionnelle se trouve sur le site d'ISDE Canada : <https://ised-isde.canada.ca/site/gestion-spectre-telecommunications/fr/securite-conformite/faits-sujet-pylones>

10. Consultation publique et le processus local

Comme la Ville de Prince George n'a pas adopté son propre processus spécifique aux systèmes d'antennes de radiocommunications, le processus de consultation publique par défaut d'ISDE Canada s'applique. Les détails de cette procédure sont disponibles sur le site suivant : <https://ised-isde.canada.ca/site/gestion-spectre-telecommunications/fr/savoir-plus/documents-cles/procedures/circulaires-procedures-concernant-clients-cpc/cpc-2-0-03-systemes-dantennes-radiocommunications-radiodiffusion>

11. Contact Information / Coordonnées des intervenants

Innovation, Science and Economic Development Canada / Innovation, Science et développement économique Canada

Northern British Columbia and Yukon District Office

280 Victoria Street, Room 203

Prince George BC V2L 4X3

Telephone: 1-800-667-3780 or 250-561-5291

Fax: 250-561-5290

Email: spectrumprincegeorge-princegeorgespectre@ised-isde.gc.ca

(By appointment only)

Cypress Land Services

c/o Rogers Communications Inc

Kristina Bell

1051 – 409 Granville Street, Vancouver, BC

V6C 1T2

Tel.: 604-620-0877

Email: PublicConsultation@cypresslandservices.com

Land-Use Authority of the City of Prince George / L'autorité responsable de l'utilisation du sol de la Ville de Prince George

Imogene Broberg-Hull, BCD

Planner 1

Planning and Development

1100 Patricia Blvd, Prince George, BC V2L 3V9

T: 250.561.7730

E: Imogene.Broberg-hull@princegeorge.ca

12. Invitation to Submit Feedback / Commentaires

Within the framework of the public consultation, we invite citizens to submit their written comments and concerns **by close of business on February 24th, 2024, to:**

Dans le cadre de la consultation, nous vous invitons à nous faire part de vos commentaires **avant la fermeture des bureaux de Rogers le 24 février 2024, :**

Tower Installation Project / Projet d'installation de communication sans fil

Reference: **W6475 – Queensway Macro**

Rogers Communications Inc.

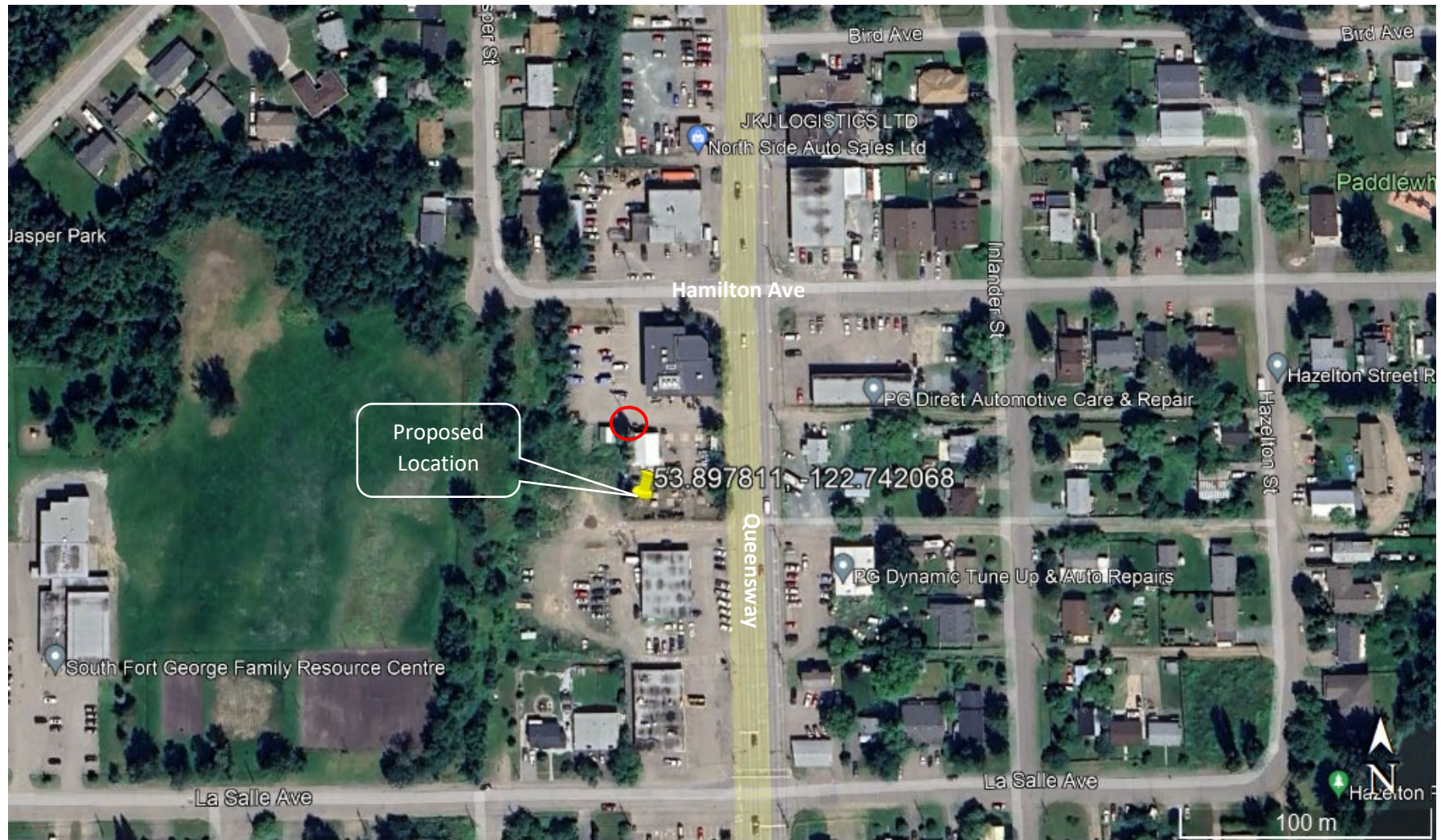
c/o Cypress Land Services

Kristina Bell

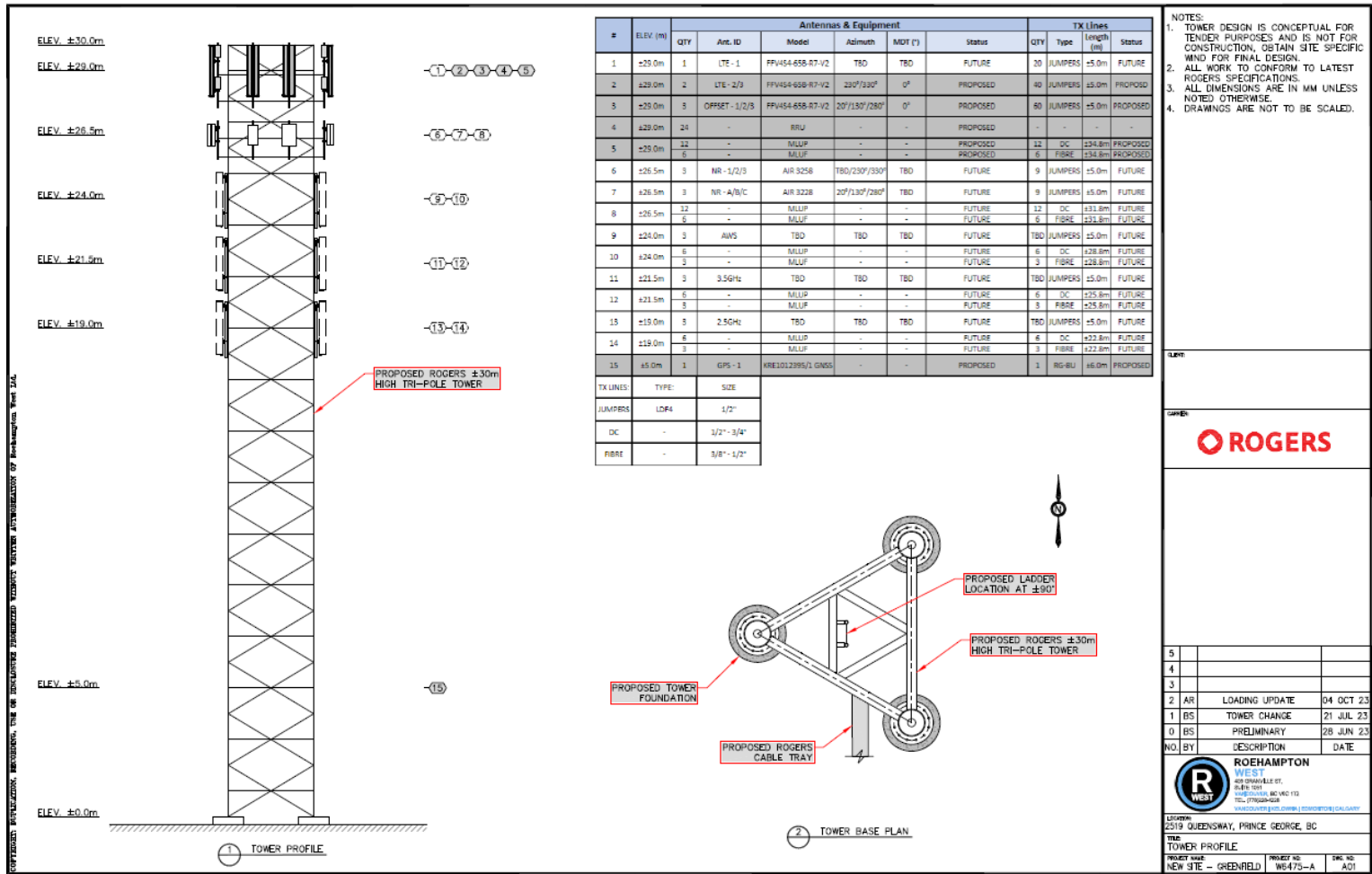
PublicConsultation@cypresslandservices.com

1051 – 409 Granville Street, Vancouver, BC V6C 1T2

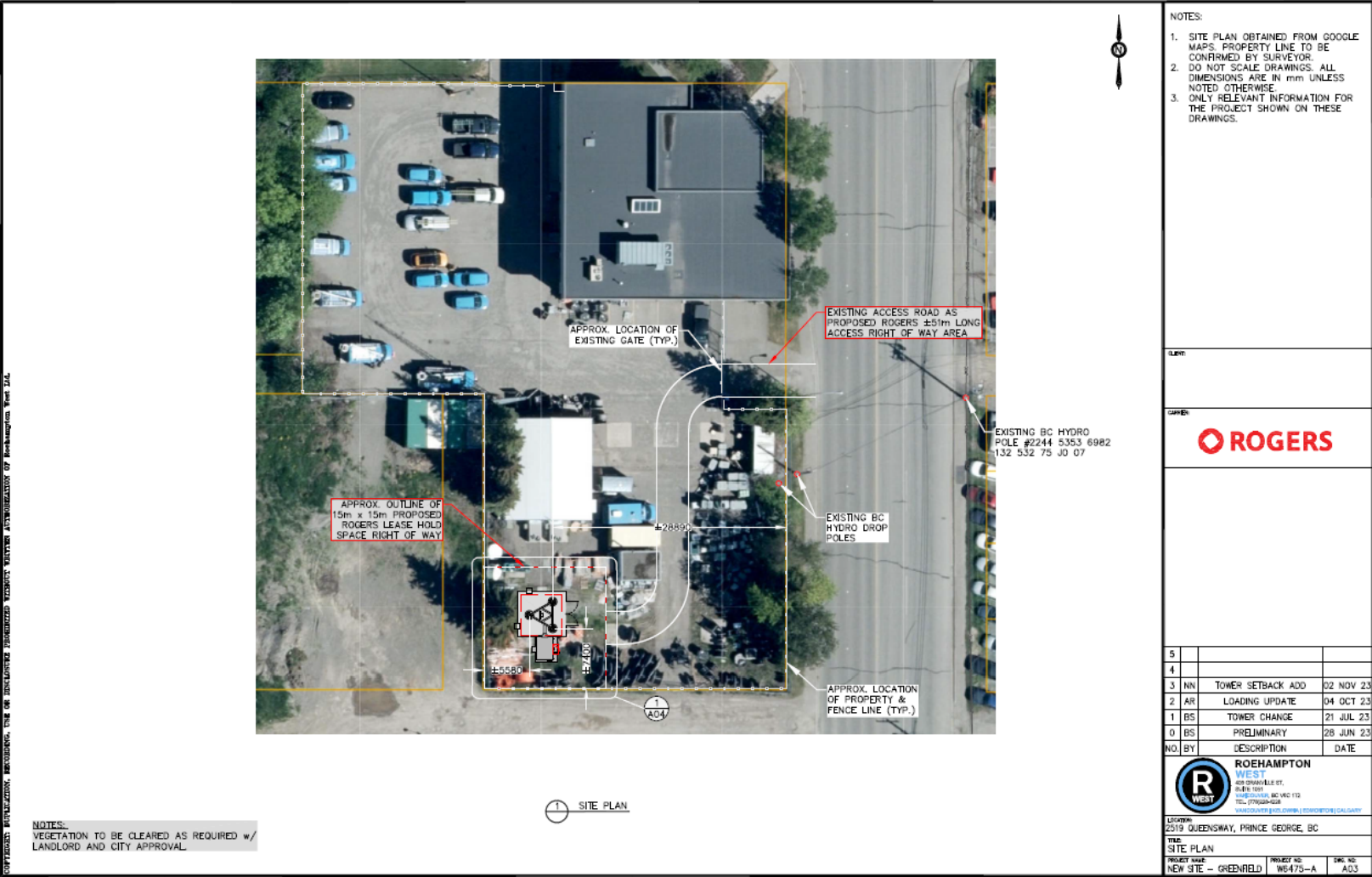
Appendix 1: Location map of the Proposed Installation
Annexe 1 : Carte de localisation du projet proposé





Appendix 2: Profile of the Proposed Installation
Annexe 2 : Profil de projet proposée



Appendix 3: Site plan of the Proposed Installation
Annexe 3 : Projet de site arpenté



Appendix 4: Visual simulations of the Proposed Installation
Annexe 4 : Simulations visuelles de l'installation proposée

BEFORE	
	
AFTER	
	
<p>View: Looking south from Hamilton Ave, approximately 83m away Vue : Vue vers le sud de l'avenue Hamilton, à environ 83 m</p>	
<p><i>Photo Simulation is a close representation and is for conceptual purposes only – not to scale.</i> <i>Proposed design is subject to change based on final engineer plans.</i> <i>La simulation photo est une représentation étroite et est à des fins conceptuelles seulement - pas à l'échelle.</i> <i>La conception proposée est sujette à changement en fonction des plans finaux de l'ingénieur.</i></p>	

Appendix 3: Newspaper Notice

LEGALS

Legal/Public Notices

Whereas **RICHARD JAMES BELL** is indebted to Northern Health Authority in the sum of \$2000.00 for the storage of **2007 FORD F350 VIN: IFTWW31P57EB20492** and the said sum ought to have been paid and is still unpaid, notice is hereby given that the said property will be sold to pay the above debt, plus costs of advertising and sale, 1 week from the date of this notice on the 1st day of February 2024 at 14-2360 Laurier Cres, Prince George, BC, V2M 2B2. Highest or any bid not necessarily accepted. Viewing and bids may be submitted to

Northern Health Authority-Fleet Services
600-299 Victoria St, Prince George, BC V2L 5B8
250-961-3925



NOTICE

APPLICATION FOR PRIVATE BILLS

NOTICE is hereby given that pursuant to Standing Order 97 of the Legislative Assembly of British Columbia, applications for Private Bills must be filed with the Clerk of the Legislative Assembly not later than 14 days after the opening of a Session. A new Session is expected to open on Tuesday, February 20, 2024.

Applications for Private Bills must conform to Standing Orders 97-115 of the Legislative Assembly (available online at www.leg.bc.ca). For further information, please contact the Office of the Clerk, Room 221, Parliament Buildings, Victoria, BC V8V 1X4, Tel: 250-387-3785, E-mail: OfficeoftheClerk@leg.bc.ca

Kate Ryan-Lloyd
Clerk of the Legislative Assembly

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OR EMAIL CLS@PGCITIZEN.CA

Legal/Public Notices

PUBLIC NOTICE
NOTIFICATION DU PUBLIC

**PROPOSED ROGERS
30 METER WIRELESS
TELECOMMUNICATIONS
LATICE TRIPOLE TOWER INSTALLATION**

The proposed installation is composed of a 30-meter lattice tripole telecommunication tower, including antennas and a lightning rod.

Location: 2519 Queensway, Prince George, BC V2L 1N1

PID: 025-568-060

Objective: To improve wireless coverage to your community and to meet rising demands for wireless services.

Details: An equipment shelter will also be installed at the base of the proposed tower and the entire site will be surrounded by a security fence with a locked gated access point.

The public is invited to provide written comments by end of business day on **February 24th, 2024**, to the contact information shown below. Please include a return address.

Tower Installation Project
Projet d'installation de communication sans fil
Reference: W6475 – Queensway Macro
Rogers Communications Inc. Contact:
c/o Cypress Land Services
Kristina Bell
1051-409 Granville Street, Vancouver BC V6C 1T2
PublicConsultation@cypresslandservices.com

City of Prince George Contact:
Imogene Broberg-Hull, BCD | Planner 1
1100 Patricia Blvd, Prince George, BC V2L 3V9
T: 250.561.7730
E: Imogene.Broberg-hull@princegeorge.ca



**EMPLACEMENT PROPOSÉ PAR ROGERS
POUR L'IMPLANTATION
D'UNE TOUR TRIPOLE EN TREILLES
D'ENVIRON 30 MÈTRES DE HAUTEUR**

Le site de télécommunication proposé sera composé d'une tour de type tripole en treillis d'une élévation hors-tout d'environ 30 mètres incluant les antennes et le parafoudre.

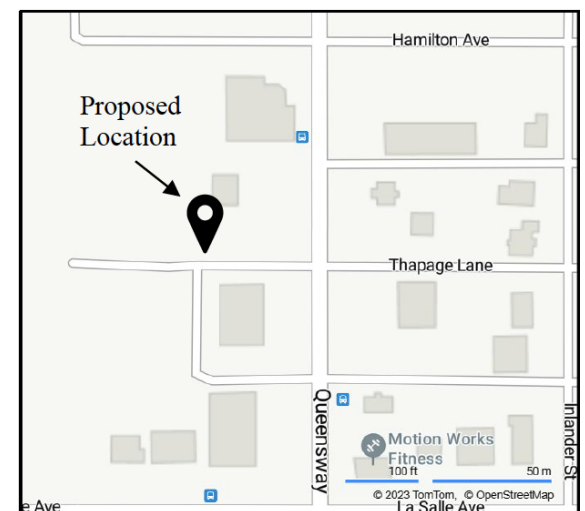
Lieu : 2519 Queensway, Prince George, BC V2L 1N1

PID: 025-568-060

Objectif : Améliorer la couverture cellulaire dans votre secteur et ainsi répondre à la demande sans cesse croissante pour les services sans fil.

Détails : Un cabinet d'équipements sera aussi aménagé à la base de la tour et l'ensemble du site sera ceinturé d'une clôture de sécurité et d'une entrée verrouillée.

Les citoyens sont invités à faire part de leurs commentaires, avant la fermeture des bureaux de Rogers le **24 février 2024**, soit à l'adresse indiquée (avec une adresse de retour).



**DEALS ON
WHEELS...**



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Appendix 4: Sample Resolution

Resolution

Whereas Rogers Communications Inc. ("Rogers") proposes to erect a wireless telecommunication tower and accessory structure on certain lands more particularly described as PID: 025-568-060, with the civic address of, 2519 Queensway, Prince George;

AND WHEREAS proponents of telecommunication towers are regulated by ISED on behalf of the Government of Canada and as part of their approval, ISED requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS Rogers has consulted with the City of Prince George and the City of Prince George has no objection to the proposed telecommunications tower;

AND WHEREAS Rogers has consulted with the public by notifying all property owners and occupants within three (3) times the tower height and has provided 30 days for written public comment;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise Rogers that:
 - a) Rogers has satisfactorily completed its consultation with the City of Prince George;
 - b) The City of Prince George is satisfied with Rogers' public consultation process and does not require any further consultation with the public; and
 - c) The City of Prince George concurs with Rogers' proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to it and described as W6475.

STAFF REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: March 25, 2024

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Development Variance Permit Application No. VP100667

APPLICANT: Blake Buckham and Alicia Kirkby

LOCATION: 1735 11th Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Development Variance Permit No. VP100667
Exhibit "A" to VP100667

RECOMMENDATION(S):

That Council APPROVE Development Variance Permit No. VP100667 to vary City of Prince George Zoning Bylaw No. 7850, 2007 for Lot 7, Block 207, District Lot 343, Cariboo District, Plan 1268 as follows:

- a. Vary Section 10.4.4 1. by decreasing the minimum lot width from 7.5 m to 7.1 m, as shown on Exhibit "A" to VP100667.

PURPOSE:

The subject property (1735 11th Avenue) is comprised of two parcels (Lots 7 and 8, Block 207, District Lot 343, Cariboo District, Plan 1268). There is an existing single detached house on Lot 8 that has encroached into Lot 7. As such, the applicant is proposing to vary the minimum lot width of the subject area to facilitate a lot line adjustment to rectify the encroachment.

Background

Site Characteristics

Location	1735 11 th Avenue
Current Use	Residential
Site Area	Lot 7 – 307 m ² (0.08 acres) Lot 8 – 293 m ² (0.07 acres)
Zoning	RS4: Urban Residential
Servicing	City Services Available

Official Community Plan

Future Land Use	Neighbourhood Residential
Growth Management	Growth Priority

Surrounding Land Use Table

North	11 th Avenue; Residential
South	Alleyway; Parkwood Place
East	Residential
West	Residential

POLICY/REGULATORY ANALYSIS:

Zoning Bylaw No. 7850, 2007

The subject property is zoned RS4: Urban Residential. The purpose of the RS4 zone is to accommodate single detached housing on lots with lane access. The RS4 subdivision regulations require a minimum lot width of 7.5 m and a minimum lot area of 225 m². The subject area is in the Crescents neighbourhood which is predominantly zoned RS4 and consists of narrow lots and infill parcels.

The subject property is currently 18.3 m in width and 614 m² (0.15 acres) in size. To accommodate the existing single detached house on Lot 8 and to allow future development of Lot 7, a lot line adjustment is required. To ensure the existing single detached house meets the 1.2 m side yard setback required by the RS4 zone, the applicant has proposed to reduce the width of Lot 7 to 7.1 m, as shown on Exhibit "A" to VP100667.

Administration supports this variance request for the following reasons:

- The decreased lot width of the subject area from 7.5 m to 7.1 m is considered minor in scale.
- This variance request will rectify the encroachment of the single detached house (Lot 8), to allow future development and infill of the subject area (Lot 7).
- The subject area will exceed the minimum lot area requirement of the RS4 zone.
- The proposal is consistent with all other development regulations of the RS4 zone, including lot area and setbacks.

OTHER CONSIDERATIONS:

Statutory Notification and Public Consultation

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application and granting of the permit is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

ALTERNATIVES:

1. Approve the permit
2. Approve the permit as amended
3. Refuse the permit
4. Defer or otherwise deal with the permit

Administration recommends that Variance Permit No. VP100667 be approved.

SUMMARY AND CONCLUSION:

To facilitate the proposed lot line adjustment, the applicant has applied to vary the minimum lot width regulations of the RS4 zone, as shown on Exhibit "A" to VP100667. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

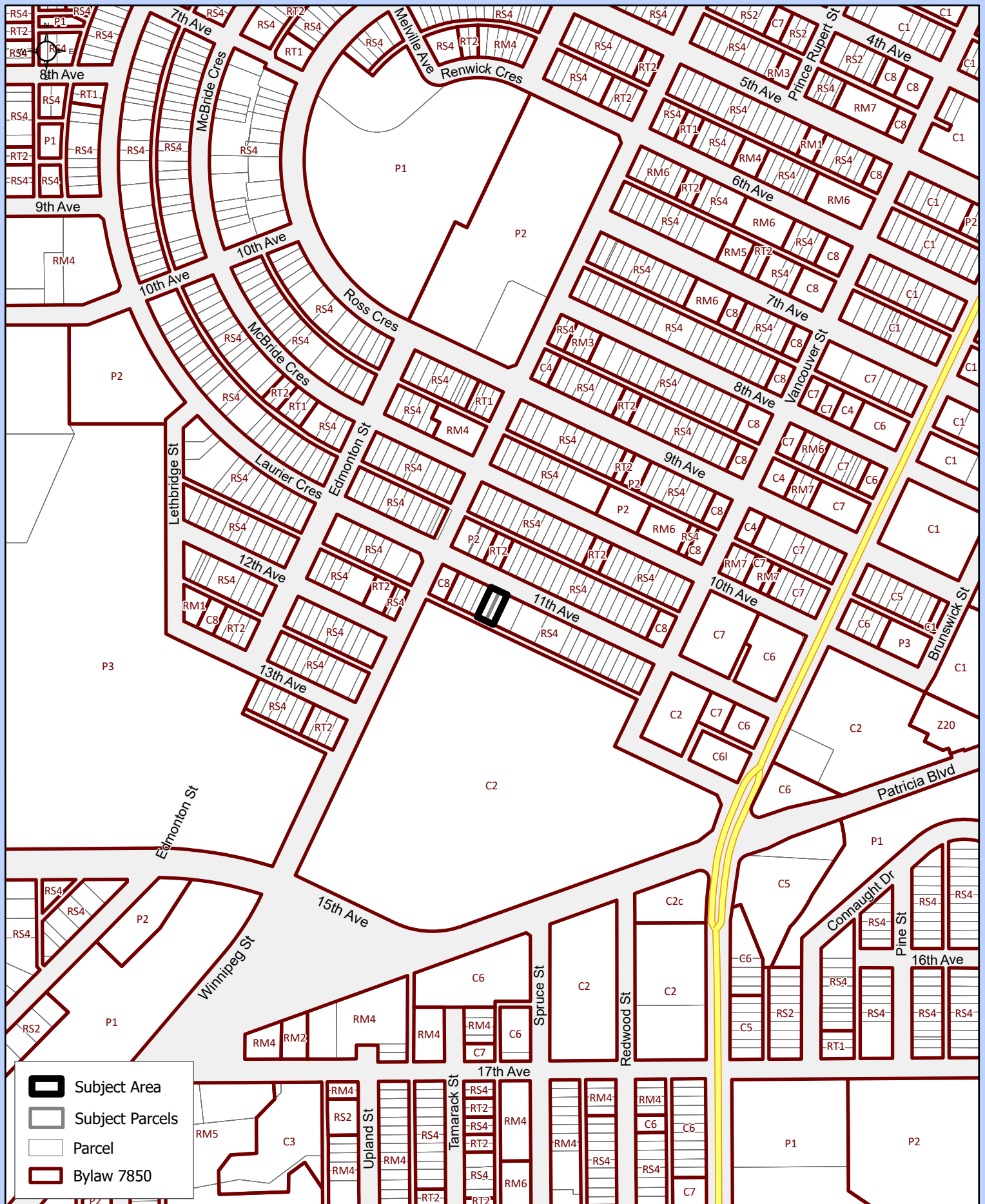
Deanna Wasnik, Director of Planning and Development

PREPARED BY: Keone Gourlay, Planner 1

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2024/04/22



0 50 100 150 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:5,000

Location and Zoning Map



CITY OF PRINCE GEORGE

Page 299 of 353

DEVELOPMENT VARIANCE PERMIT NO. VP100667

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

- 1) This Development Variance Permit is issued to:

Name: Blake Buckham and Alicia Kirkby
Address: 1735 11th Avenue
Prince George, BC V2L 3S7

- 2) This Development Variance Permit applies to:

Address: 1735 11th Avenue

Legal Description: Lot 7, Block 207, District Lot 343, Cariboo District, Plan 1268

- 3) This permit is issued subject to compliance with all of the Bylaws of the City of Prince George applicable thereto, except as specifically varied by this permit.

- 4) This permit varies **Section 10.4.4 1. of City of Prince George Zoning Bylaw No. 7850, 2007** as follows:

a. Decrease the minimum lot width from 7.5 m to 7.1 m.

The variance is only granted for the proposed lot line adjustment, as shown on Exhibit "A" to VP100667.

- 5) If a Building Permit for the development permitted by this permit has not been issued and construction substantially commenced within **two years** after the date of this permit's issuance, this permit shall lapse.
- 6) **This Development Variance Permit is not a Building Permit.**
- 7) **This Development Variance Permit does not satisfy any other approvals required by the City of Prince George, the Province of British Columbia or the Federal Government.**

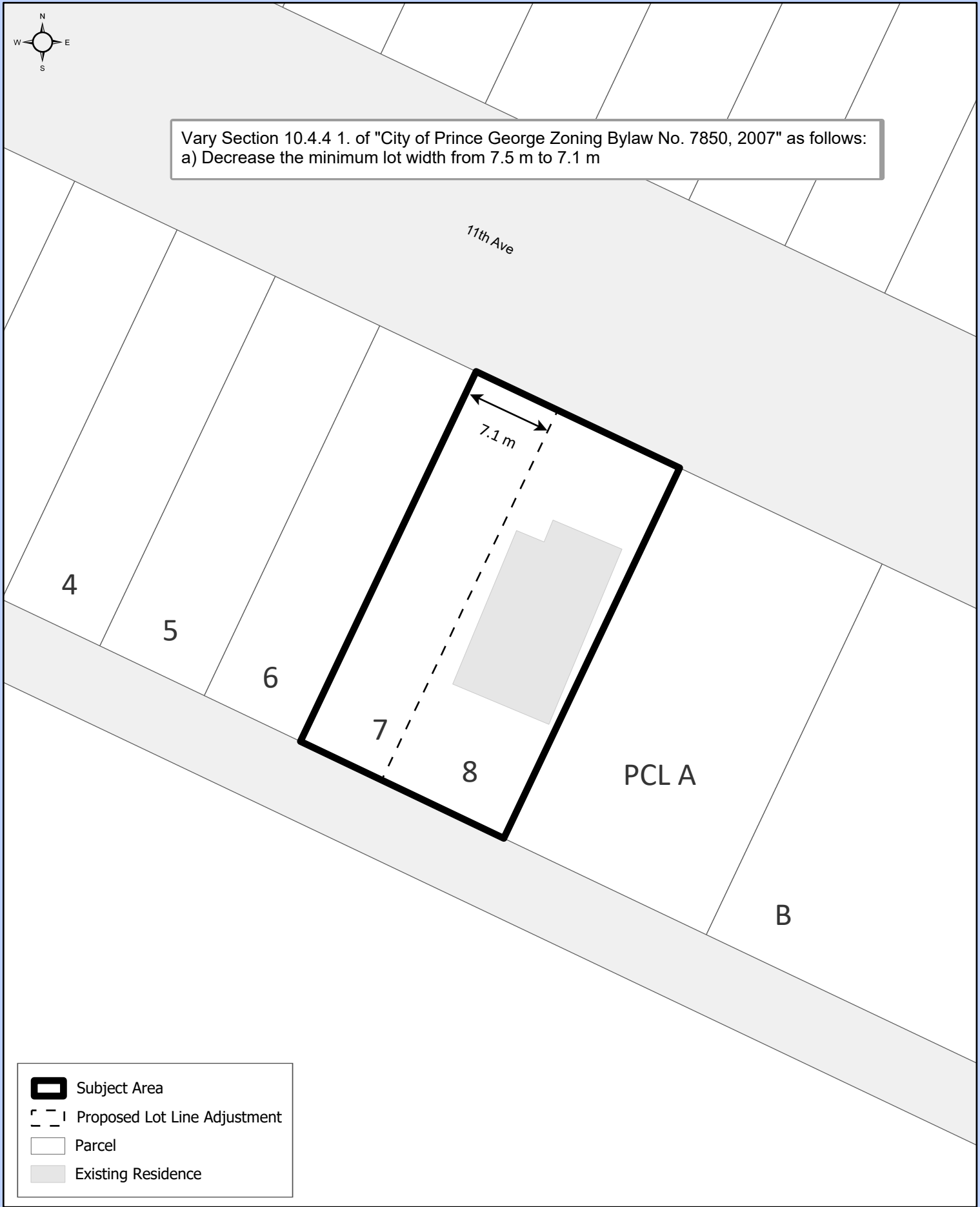
Authorizing resolution passed by Mayor and Council on ____ day of _____, 2024.

Issuance date: _____

Authorizing Signature: _____



Vary Section 10.4.4 1. of "City of Prince George Zoning Bylaw No. 7850, 2007" as follows:
a) Decrease the minimum lot width from 7.5 m to 7.1 m



- Subject Area
- Proposed Lot Line Adjustment
- Parcel
- Existing Residence

0 10 20 30 Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983
1:400

Exhibit "A" to VP00667
Lot 7, Block 207, DL 343, CD, Plan 1268

CITY OF PRINCE GEORGE
BYLAW NO. 9426, 2023

A Bylaw of the City of Prince George to allow a site-specific text amendment within "City of Prince George Zoning Bylaw No. 7850, 2007".

WHEREAS pursuant to the provisions of Section 479 of the *Local Government Act*, in relation to zoning, the Council of the City of Prince George is empowered to make regulations thereto;

AND WHEREAS "City of Prince George Zoning Bylaw No. 7850, 2007" has been adopted to make regulations thereto;

WHEREAS the Council of the City of Prince George has deemed it desirable to amend "City of Prince George Zoning Bylaw No. 7850, 2007" by adding "vehicle repair, minor" as a principal use within the C1: Downtown zone on the subject property.

APPLICANT: **Shane Saugstad for Saugstad Holdings Ltd. Inc. No. BC1040355**

SUBJECT PROPERTY: **125 Dominion Street**

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That "City of Prince George Zoning Bylaw No. 7850, 2007", be amended as follows:
 - a. that Section 11.1.2 be amended by adding "vehicle repair, minor" only on Lots 4-6, Block 21, District Lot 343, Cariboo District, Plan 1268 as a principal use; and
2. That the Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this Bylaw.
3. That this Bylaw may be cited for all purposes as the "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9426, 2023".

READ A FIRST TIME THIS	25TH	DAY OF	MARCH	, 2024.
READ A SECOND TIME THIS	25TH	DAY OF	MARCH	, 2024.
First two readings passed by a	UNANIMOUS	decision of Members of City Council present		
and eligible to vote.				

READ A THIRD TIME THIS 8TH DAY OF APRIL , 2024.

Third reading passed by a UNANIMOUS decision of Members of City Council present and eligible to vote.

Certified correct as passed third reading this 9TH day of APRIL , 2024.



CORPORATE OFFICER OF
THE CITY OF PRINCE GEORGE

APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE PURSUANT TO THE PROVISIONS OF SECTION 52(3)(a) OF THE *TRANSPORTATION ACT*.

THIS 10th DAY OF APRIL , 2024.



for MINISTER OF
TRANSPORTATION
AND INFRASTRUCTURE

ADOPTED
THIS

DAY OF , 2024,

BY A

DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND

ELIGIBLE TO VOTE.

MAYOR

CORPORATE OFFICER

CITY OF PRINCE GEORGE
BYLAW NO. 9390, 2023

A Bylaw of the City of Prince George to allow a site-specific text amendment within “City of Prince George Zoning Bylaw No. 7850, 2007”.

WHEREAS pursuant to the provisions of Section 479 of *the Local Government Act*, in relation to zoning, the Council of the City of Prince George is empowered to make regulations thereto;

AND WHEREAS “City of Prince George Zoning Bylaw No. 7850, 2007” has been adopted to make regulations thereto;

WHEREAS the Council of the City of Prince George has deemed it desirable to amend “City of Prince George Zoning Bylaw No. 7850, 2007” by adding “Liquor Primary Establishment, Minor” as a secondary use within the M1: Light Industrial zone on the subject property.

AND WHEREAS a Public Hearing was held in accordance with the *Local Government Act* and notice of such hearing was given as required by Bylaw;

NOW THEREFORE the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. That “City of Prince George Zoning Bylaw No. 7850, 2007”, be amended as follows:
 - a. that Section 12.1.3 “Light Industrial”, be amended by adding “Liquor Primary Establishment, Minor” only on Lots 9-10, Block 141, District Lot 343, Cariboo District, Plan 1268 as a new secondary use;
2. That the Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this Bylaw.
3. That this Bylaw may be cited for all purposes as the “City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9390, 2023”.

READ A FIRST TIME THIS **11TH** DAY OF **MARCH** , **2024.**

READ A SECOND TIME THIS **11TH** DAY OF **MARCH** , **2024.**

First two readings passed by a **UNANIMOUS** decision of Members of City Council
present and eligible to vote.

READ A THIRD TIME THIS **8TH** DAY OF **APRIL** , 2024.

Third reading passed by a **UNANIMOUS** decision of Members of City Council present and eligible to vote.

Certified correct as passed third reading this **9TH** day of **APRIL** , 2024.



CORPORATE OFFICER OF
THE CITY OF PRINCE GEORGE

APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE PURSUANT TO THE PROVISIONS OF SECTION 52(3)(a) of the *TRANSPORTATION ACT*.

THIS 15th DAY OF APRIL



for MINISTER OF TRANSPORTATION
AND INFRASTRUCTURE

ADOPTED
THIS DAY OF , 2024,
BY A DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND
ELIGIBLE TO VOTE

MAYOR

CORPORATE OFFICER



NOTICE OF MOTION

Date: April 3rd, 2024

To: Mayor and Council

From: Councillor Kyle Sampson; Supported by Councillors Susan Scott & Ron Polillo

Subject: Bear Aware Advisory Committee & Bear Proofing our Community

RECOMMENDATION:

1. That Council directs Administration to return to Council a report outlining immediate opportunities and considerations for bear proofing our community for the purpose of public safety, and bear safety, including;
 - a. Options for Council to consider with respect to converting public garbage cans at bus stops, parks, as well as other community garbage cans to a bear proof/resistant model, prioritizing in areas that have the highest rates of bear sightings/interactions.
 - b. Options for a reduction in fruit-bearing (no pun intended) trees on City property to reduce bear attractants on public lands, prioritizing in areas that have the highest rates of bear sightings/interactions.
2. That Council directs Administration to draft a term of reference for a 3-month, limited duration 'Bear Aware Advisory Committee', with the intent that the committee will engage in research and return to Council at the conclusion of their mandate with a report offering recommendations for increased bear-proofing and bear attractant reduction efforts throughout our community for both the purpose of public safety, and bear safety.
 - a. The committee should consider items such as, but not limited to:
 - i. A residential bear proof/resistant garbage can, with various roll-out options such as a city-wide roll-out, an opt-in style program where residents can purchase a bear-proof can, or other potential options.
 - ii. Residential fruit trees management/mitigation/removal incentive program.

DISCUSSION:

Prince George, like many communities across British Columbia, has been seeing a rise in urban bear activity over the past number of years, particularly in 2023. Local groups and organizations (like Northern Bear Awareness for example), do incredible amounts of work educating the public and offering programs/projects to help reduce bear interactions within City limits; however, both individual residents, as well as the City needs to do more to do their part to reduce bear interactions and bear conflict within the City.

Recently, Council heard from BC Conservation that a record numbers of bear sightings were reported, as well as a record number of destroyed bears. It is anticipated that like 2023, we could potentially another record setting year in 2024. It has been said by some experts that drought conditions will exacerbate the need for bears to seek food outside of their natural habitats, and in urban areas from sources like residential garbage, fruit trees, etc.

It is prudent that Council, and the City of Prince George clearly identifies the growing concern among the community and takes action to help mitigate the issue to the best of its ability.

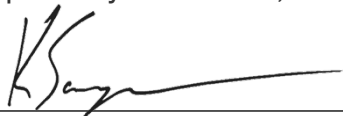
By taking steps to convert existing community garbage infrastructure to bear proof/resistant options in locations like bus stops, parks, and in other locations in the community, we will reduce access to attractants, and reduce the volume of bear interactions. The same can be said for the reduction and removal of fruit-bearing trees in public boulevards, parks, or open spaces.

Additionally, the collaboration of experts, engaged citizens, and City staff, through a limited-duration Advisory Committee will provide Council will recommendations and options on next-steps for an affordable and effective residential bear-proof garbage bin program. This is intended to help mitigate the bear interactions in residential neighborhoods, particularly for properties who are unable to store their bin inside, but also for all.

The committee's term of reference should include an outline for who will sit on the committee. The intent is that the City of Prince George could offer participation from the Northern Bear Awareness Society, BC Conservation, UNBC, Regional District Solid Waste Division, as well as at least three positions to the community at large with the request for applications to go out upon the approved term of reference. The committee should also have participation from the City's Solid Waste division, and Bylaw division.

The intent is that the committees report would return to Council before the end of the year, and that the recommendations will be able to be considered in the 2025 budget.

Respectfully Submitted,



Councillor Kyle Sampson

Susan Scott

Councillor Susan Scott

Ron Polillo

Councillor Ron Polillo



☎ 250.563.6969
✉ ap@theatrenorthwest.com
📍 www.theatrenorthwest.com

Wednesday, April 10, 2024

To Mayor and Council,

Theatre NorthWest will be applying to the Cultural Infrastructure Grant from NDIT. We plan to apply for a grant up to \$300,000 and will submit our application by the April 30 deadline. The name of the account from which the funds would be paid is most likely the Prince George Regional Development Account.

The project for which we'll be applying involves making several important, long-overdue, and essential equipment upgrades to ensure the continued functionality and viability of our theatre. The individual components of our project include:

1. Replacing our failing, incandescent stage lights that are between 25 and 40 years old with modern, energy-efficient LEDs
2. Replacing our old lighting console (which cannot be upgraded beyond Windows XP) with a modern one that's capable of controlling modern stage lights
3. Installing 14 new, dimmable LED light panels in our rehearsal space/lobby to replace our existing, long-burnt-out and minimally useful fluorescent lights
4. Installing thermo-regulating blinds on all the windows in our rehearsal space/lobby
5. Replacing our aging, temperamental, and basic sound system with high-quality, modern sound equipment specialized for the presentation of musicals

We ask that Council supports our application to NDIT for this project. Please, include this topic in the next Council meeting agenda.

Here is the wording of the resolution we wish for Council to consider and support:

That the City of Prince George supports the application to Northern Development Initiative Trust from Theatre NorthWest for essential lighting and sound upgrades.

Sincerely,

Heidi Klepsch (she/her)
Accessibility Coordinator



250.563.6969



ap@theatrenorthwest.com



www.theatrenorthwest.com

Theatre NorthWest

#36 – 556 North Nechako Road, Prince George, BC, V2K1A1

heidi@theatrenorthwest.com

905-876-8795 (cell)



City of Langford

2024/04/03

TO: British Columbia Municipalities

Dear Mayor and Members of Council:

RE: Support for Bill C-277 National Brain Injury Strategy

At its Regular Meeting held Tuesday, April 2, 2024 the City of Langford passed the following resolution in support of Bill C-277:

THAT Council endorse the content of, and supports, the federal private member's Bill C-277 – National Strategy on Brain Injuries Act.

AND

THAT Council requests the Mayor to write to other municipalities in BC urging them to endorse the content of, and support, the federal private member's Bill C-277 – National Strategy on Brain Injuries Act, and express that support to their local Members of Parliament, provincial MLAs, and municipal council members.

AND

THAT Council request the Mayor to write to MP Alistair MacGregor, Prime Minister Justin Trudeau, federal Minister of Health Mark Holland, and Victoria MP Laurel Collins, noting the City of Langford's support for Bill C-277 – National Strategy on Brain Injuries Act.

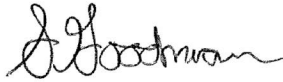
The City is proud to provide support for this important Bill that recognizes a need to develop a national strategy to increase brain injury awareness, prevention and treatment as well as the rehabilitation and recovery of persons living with a brain injury.

The impact that these disabilities have on individuals and their families is immense and can have many additional negative effects such as mental health challenges, addictions issues, and an increased risk for homelessness or criminality. On a national scale, brain injury survivors are needing our support to make sure they are receiving proper care, diagnosis, treatment, and rehabilitation to work towards recovery where possible.

Identification of these challenges as outlined in this Bill can begin to address issues and fill gaps within our support networks and healthcare systems to assist and improve the lives of those experiencing a brain injury and those who provide care in both traditional healthcare settings and at home. Brain injuries affect us all whether it is direct or indirect, and we have a duty as a

community to elevate and advocate for these individuals, their families, and their caregivers.
The City of Langford is proud to offer its support for Bill C-277.

Sincerely,

A handwritten signature in black ink, appearing to read "S Goodman". The signature is fluid and cursive, with the first name "S" being a large, stylized capital letter.

Mayor Scott Goodman
City of Langford

From: *redacted
To: [cityclerk](#)
Date: Monday, April 15, 2024 11:01:08 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

My family and I moved down into the bowl area(1752/1748 Hemlock Street) many years ago when the area was safe and the air clean.

My grandchildren attended Sacred Heart school. Now with the encampment below Patricia Boulevard, there are almost daily calls to the fire department because of the burning involving plastics and other toxics. Air quality of 120? Nobody should have to live with that, home owners or homeless. My family all need prescribed puffers now. My grandson wears an industrial mask with filters as he walks to work at *redacted

And safety? I'm in my 80's and I live with security cameras and doors locked day and night. Everything outside is locked to fences or in locked sheds.

No one should have to live like this. The City has been tardy in providing safe, clean sanitary housing for the unhomed who suffer from the actions of a very few.

It seems that the police aren't able to solve the problem until adequate housing is provided for the law abiding majority. Then and then only can the encampment be removed along with the increasing risk of fires spreading up into our neighborhood.

Please, my neighbours and I are pleading for help.

Beth Hodgson

*redacted

From: *redacted
To: [cityclerk](#)
Subject: Fwd: Air Quality and Garbage - Millar Addition
Date: Friday, April 12, 2024 10:06:03 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello,

It was suggested to me that I forward the email below to you as council will be discussing the poor air quality affecting the Millar Addition due to illegal burning in Moccasin Flats

Please see below.

Cheers,

Philip Rice
*redacted

----- Forwarded message -----

From: Philip Rice *redacted
Date: Wed, Apr 10, 2024 at 1:52 PM
Subject: Air Quality and Garbage - Millar Addition
To: <Mayorandcouncil@princegeorge.ca>

Dear Mayor and Council,

Another week, another fire at Moccasin Flats. Thank goodness no one was hurt. Who will be responsible when one of these fires becomes too big for first responders to contain?

I am writing to express my concern about the air quality in the Millar Addition due to burning in/burning of the encampment. Will the city enforce its own bylaws when it comes to burning and fouling the air especially as we are having one of the driest springs on record?

Additionally, understanding the encampment is protected by a court order, there must be some leeway to allow cleanup of the site as it appears that much of the garbage in Moccasin Flats is being dumped by other residents of Prince George. What homeless person needs old recliners, exercise machines or derelict appliances? Vancouver cleaned up their court protected encampment at Crab Park, the city should be able to do the same.

Thanks for listening.

--

Philip Rice
*redacted

From: *redacted
To: [cityclerk](#)
Subject: Letter to be included in official April 22 Council Agenda Regarding Millar Addition Health and Safety
Date: Monday, April 15, 2024 9:43:06 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor Yu and PG City Council,

I attended the council meeting on April 8th regarding the Mayor's Standing Committee on Safety as a longstanding Millar Addition community member and individual who has been deeply impacted by the encampment on Lower Patricia. I live on Upper Patricia Blvd, across from the horrible fire that occurred on the evening of March 28th. My spouse was out of town when our home, occupied by 5 children, my dog and myself was encircled with thick, black, toxic smoke that evening in a matter of minutes. I believe I was first on the scene in our neighborhood to call 911 and urgently request the fire department attend while embers and sparks floated in the southerly blowing wind onto the lawn, cedar trees and roof of my home. The children inside reported that sparks and embers were hitting the windows while they watched. I could hear popping and what sounded like explosions. I knew what type of debris was likely burning in the fire on Lower Patricia Boulevard and the risk that the fire could spread given the density of materials below the hillside. We evacuated our home that night with the air monitor levels hitting just shy of 900ppm. No human should be subjected to those air quality values and the carcinogenic toxins from a fire like that. I evacuated the kids, and dog, left my home, picked up a neighbour who is a senior and went to a different part of town, only hoping that the fire department would ensure my home didn't ignite with the sparks and embers. I watched the air monitor the next hour and had reports from a neighbour when the fire was out and we could return home. It was almost 10:45 at night. If the fire that evening had spread further east where there is much denser, more flammable debris and less of a fire break, the outcome would have been even worse. If that fire had occurred even a month later with less moisture in the ground, the outcome would have been dire. If the fire had occurred later at night when we were all asleep, unaware and unable to call the fire department, the outcome could have been deadly. The very real danger of catastrophic fire from the encampment cannot be ignored ANY longer.

This was a horrible experience I wish I could say I never will have again. But I know that is not the case. I have lost count of how many structure fires we have observed, called in, filmed, watched and sought safety from in the last two and a half years that have occurred in the encampment on Lower Patricia Boulevard and impacted our health. That does not count the daily burning from the encampment that peaks in the very wee hours of the morning and smothers us in our home. Our household has had a PURPLE AIR monitor since 2015, installed by UNBC and Dr. Peter Jackson as part of his air quality research. We have regularly monitored our communities air quality for the past nine years as we have family members with respiratory issues. Even in our worst fire seasons in the north, we would not see values on our air monitor that reached what is read many days coming out of the encampment. When investigated, the source is often coming from garbage and debris fires, more often with the smell of plastic or other chemicals and green wood, with an enormous amount of smoke. With the predominant winds out of the north, or on a stagnant air day, this toxic smoke will hover over the Millar Addition, skyrocketing the air monitor values at our home through the roof. These values are not seen at the other monitoring stations around the city and stand out at my home. We know TOO MUCH the impacts of air quality on our health and the chronic diseases they cause with even short term exposures. We have spoke up when industry was the issue and we must speak up now. Countless screen shots are available on our community's PURPLE AIR monitor at unacceptable, unhealthy levels, that can be correlated easily

with fire events in the Lower Patricia encampment with pictures. It is easy to cross reference 911 or bylaw calls and complaints with this data. If the city or councillors, the province or other stakeholders are asking for more data, this is stalling. The data is present, accessible, easy to interpret and impossible to ignore.

We can all appreciate the tense anticipation of the coming fire season given the drought conditions everywhere in BC, particularly in the Prince George area. The frequency of fire events and the obvious risk posed by the materials collected adjacent to the hillside of Lower Patricia Boulevard must become a primary safety priority for the City of Prince George and the Province. This is a PREVENTABLE fire event and needs IMMEDIATE ACTION.

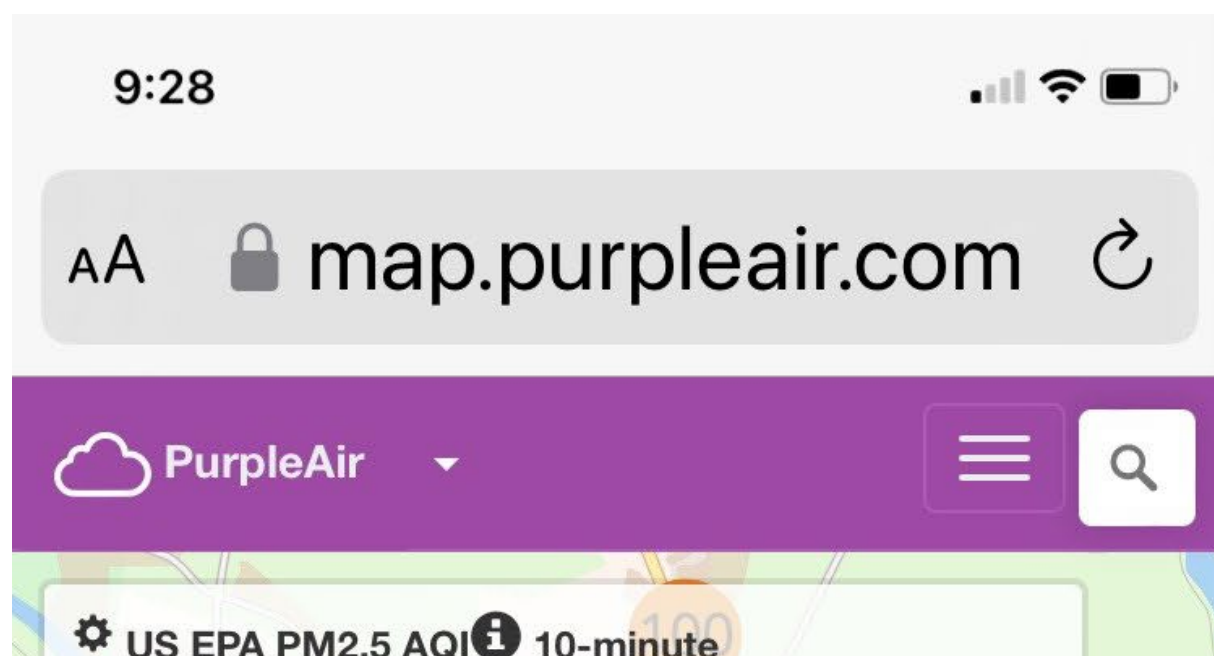
Sadly, not 12 hours after the April 8th City Council meeting, we woke at 5:40am with the smell of fire smoke filling our home, once again losing sleep. Please see the attached shot. Every other monitor in PG enjoyed the fresh scent of moist spring air (Average 4 ppm). Our monitor was at 109 ppm. 24 hours after the council meeting, our son raced home on his bike with a friend to report another structure fire one block south of my home, in the trees of the hillside, out of the designated encampment area. Just one block south of the horrible March 28th fire. Fire crews were called... AGAIN. What will tomorrow bring??

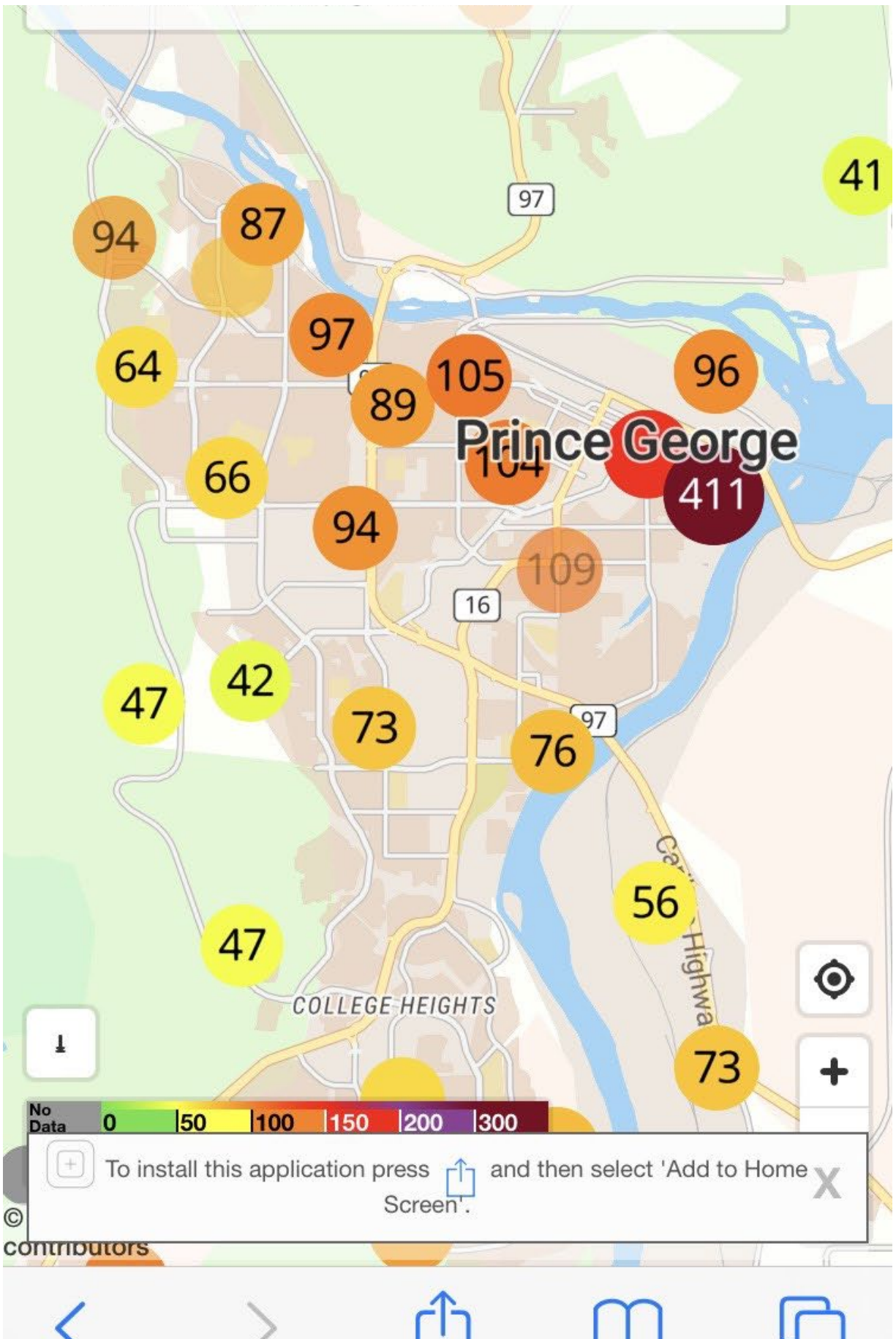
Please consider the health and safety of Millar Addition residents, families and children in our community.

Respectfully submitted

Kerrie Roberts

These attached photos are a SMALL collection of data we have collected that can be correlated to events in the recent weeks. There are many more. Purple Air provides Continuous, 24/7 data. Data has been collected and is available for Upper Patricia Boulevard monitor dating back to 2015 and easily compared to the rest of the city and region.





7:56

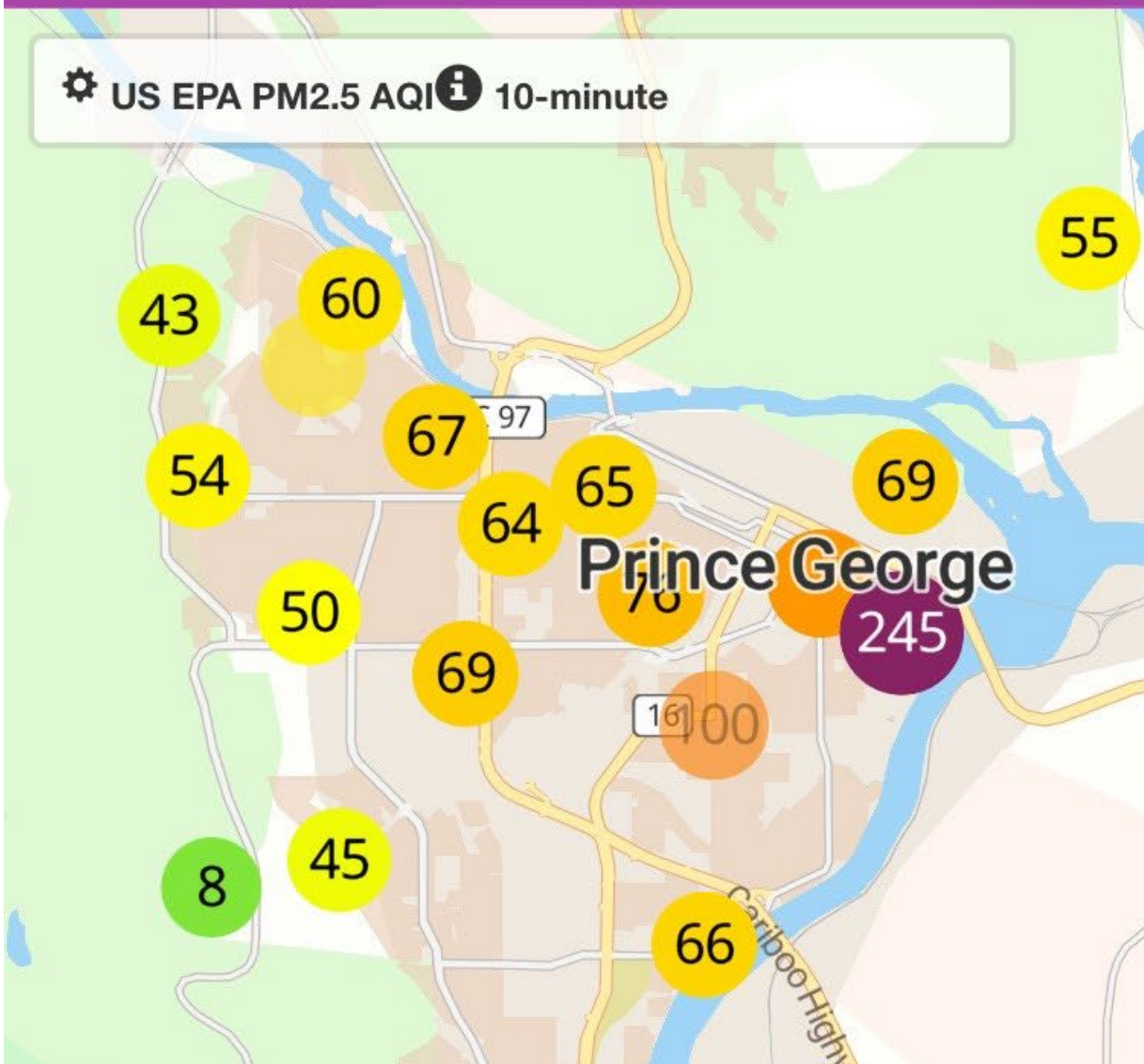


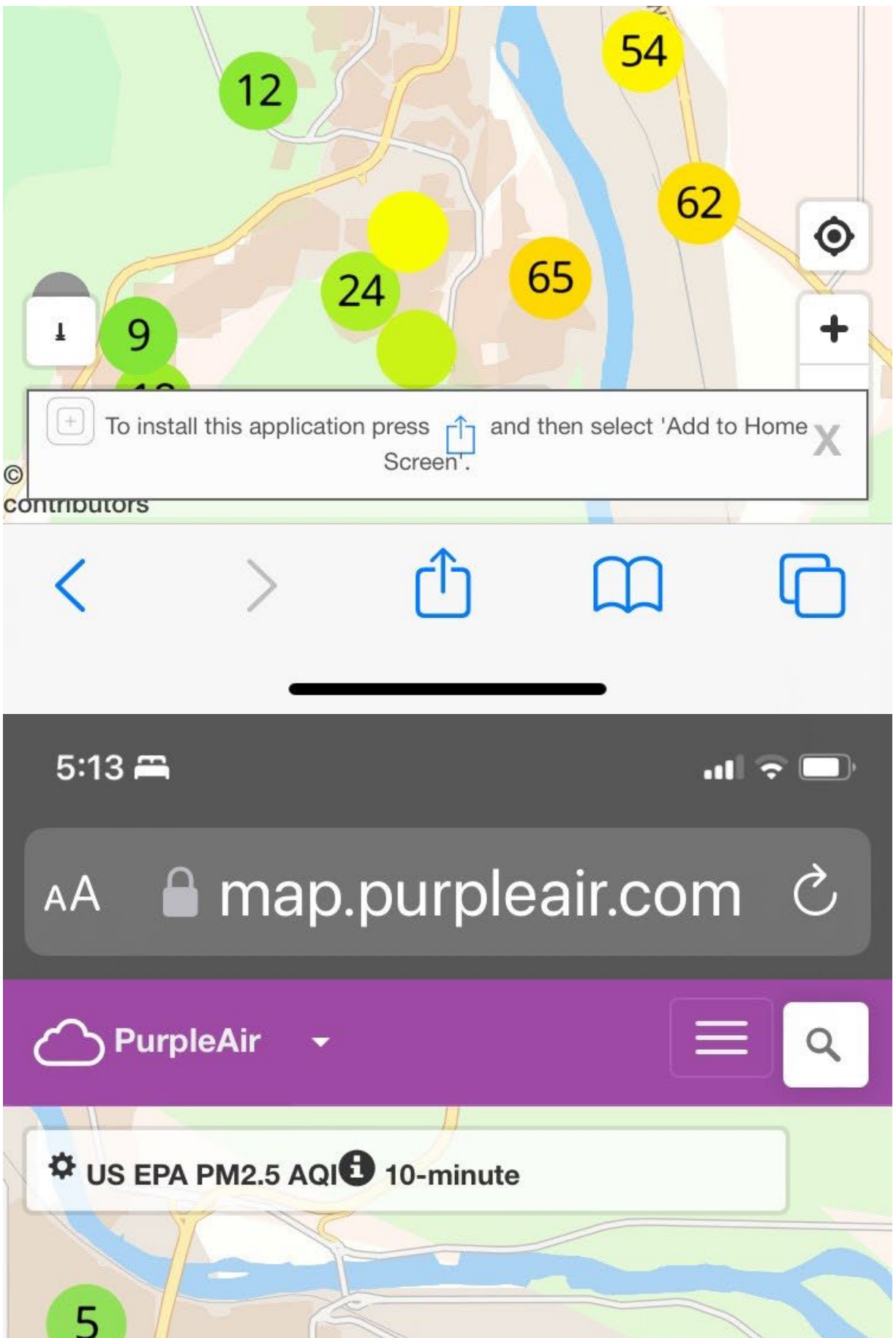
AA map.purpleair.com

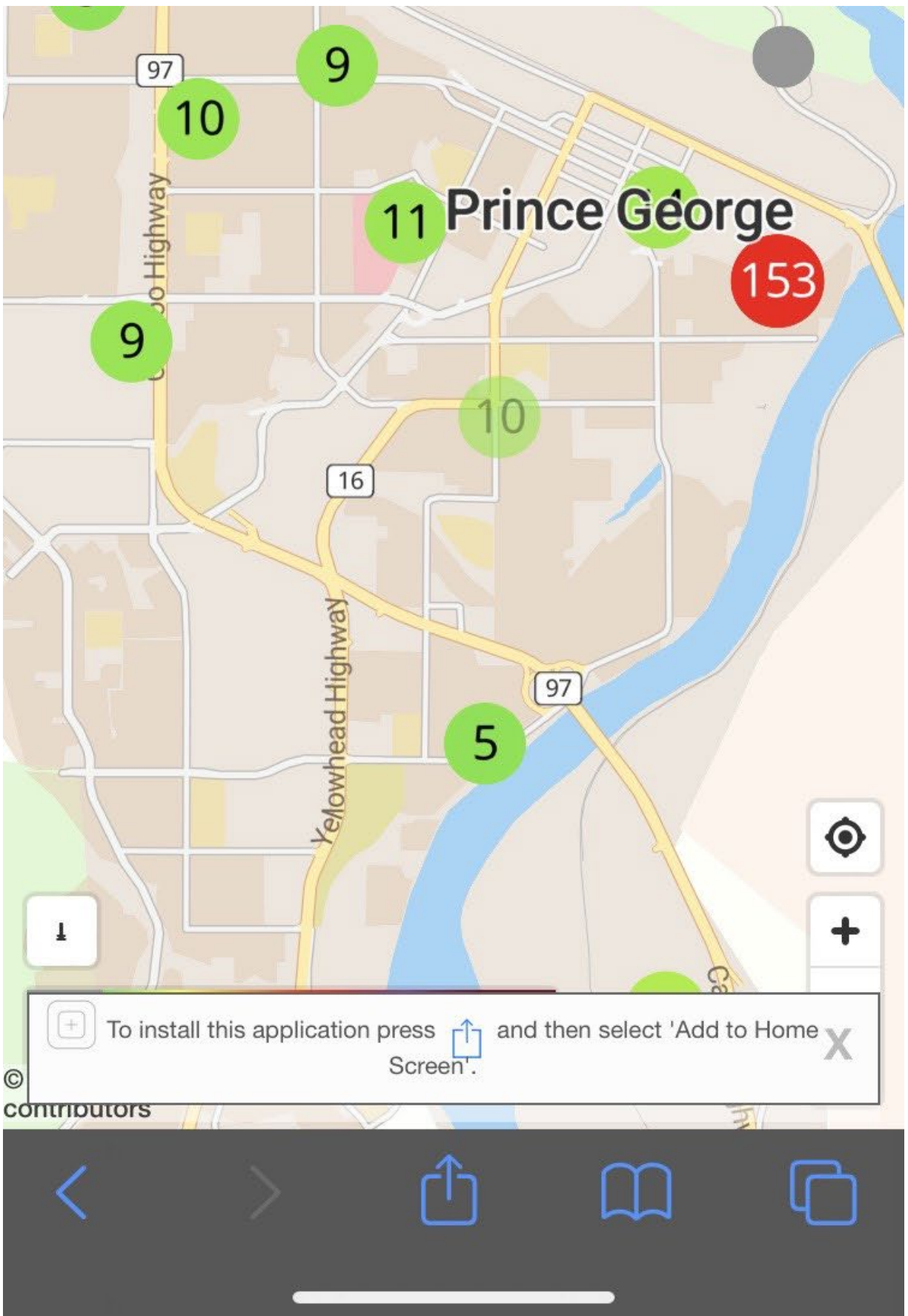
PurpleAir



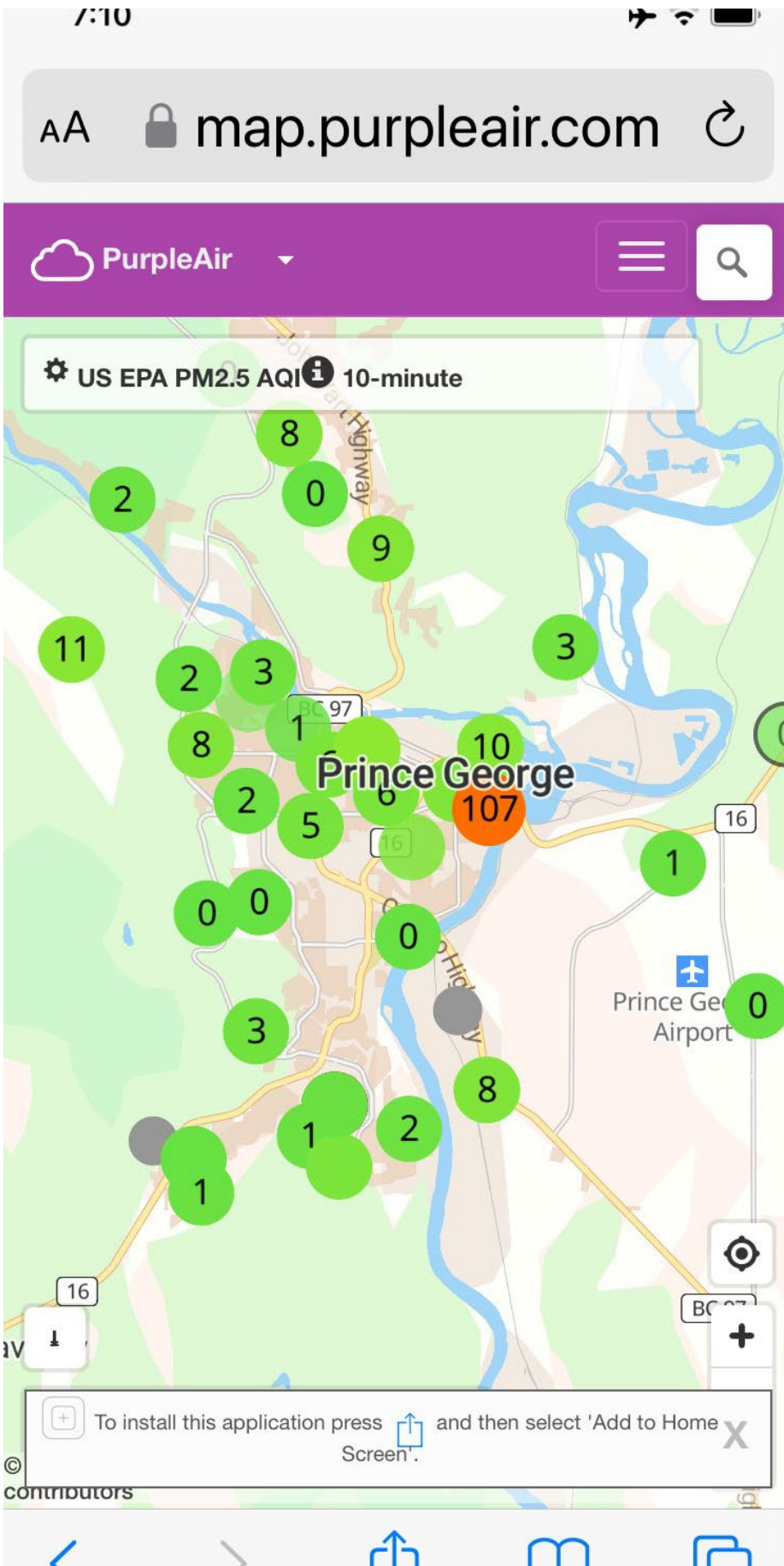
US EPA PM2.5 AQI 10-minute

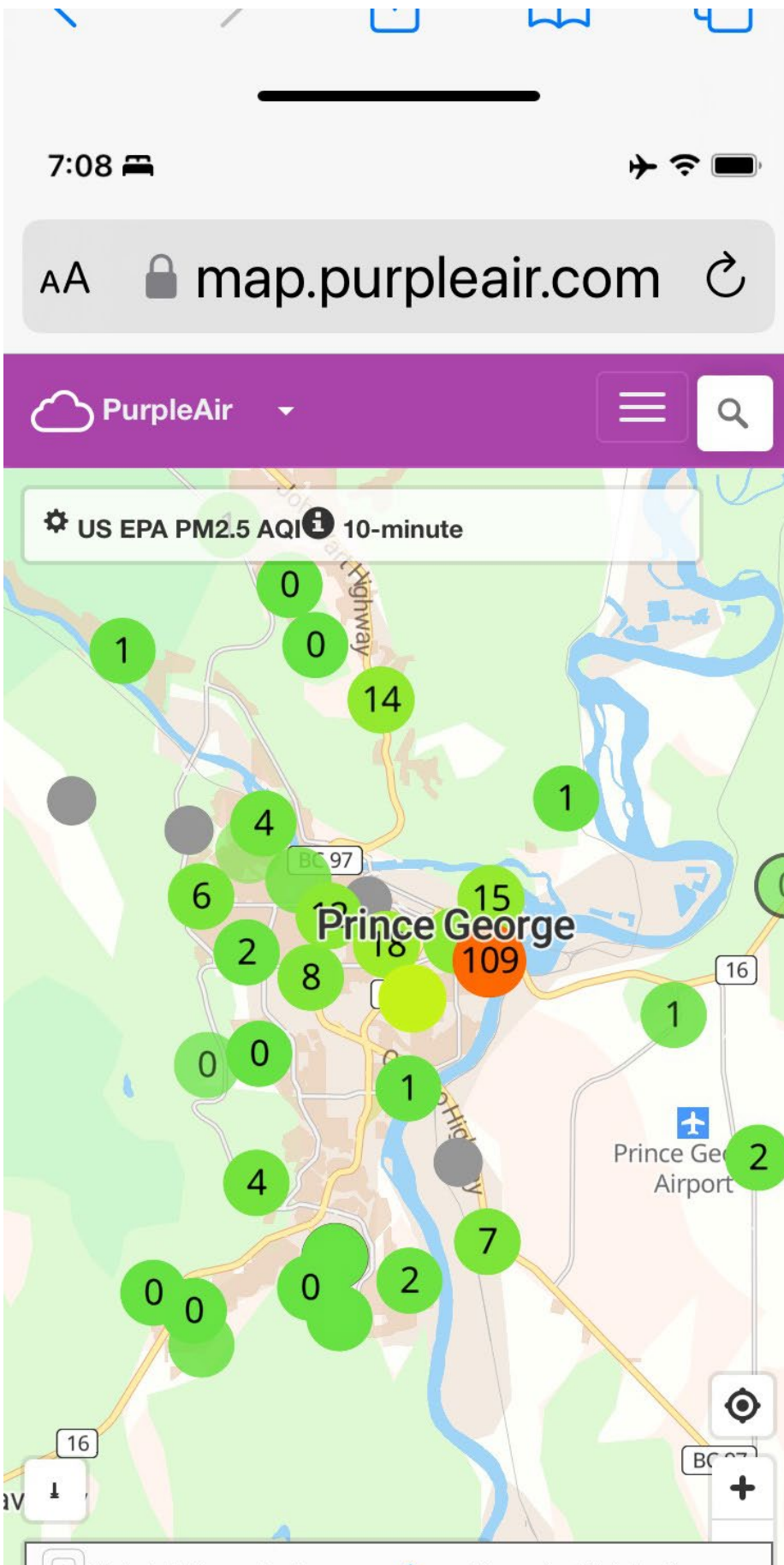


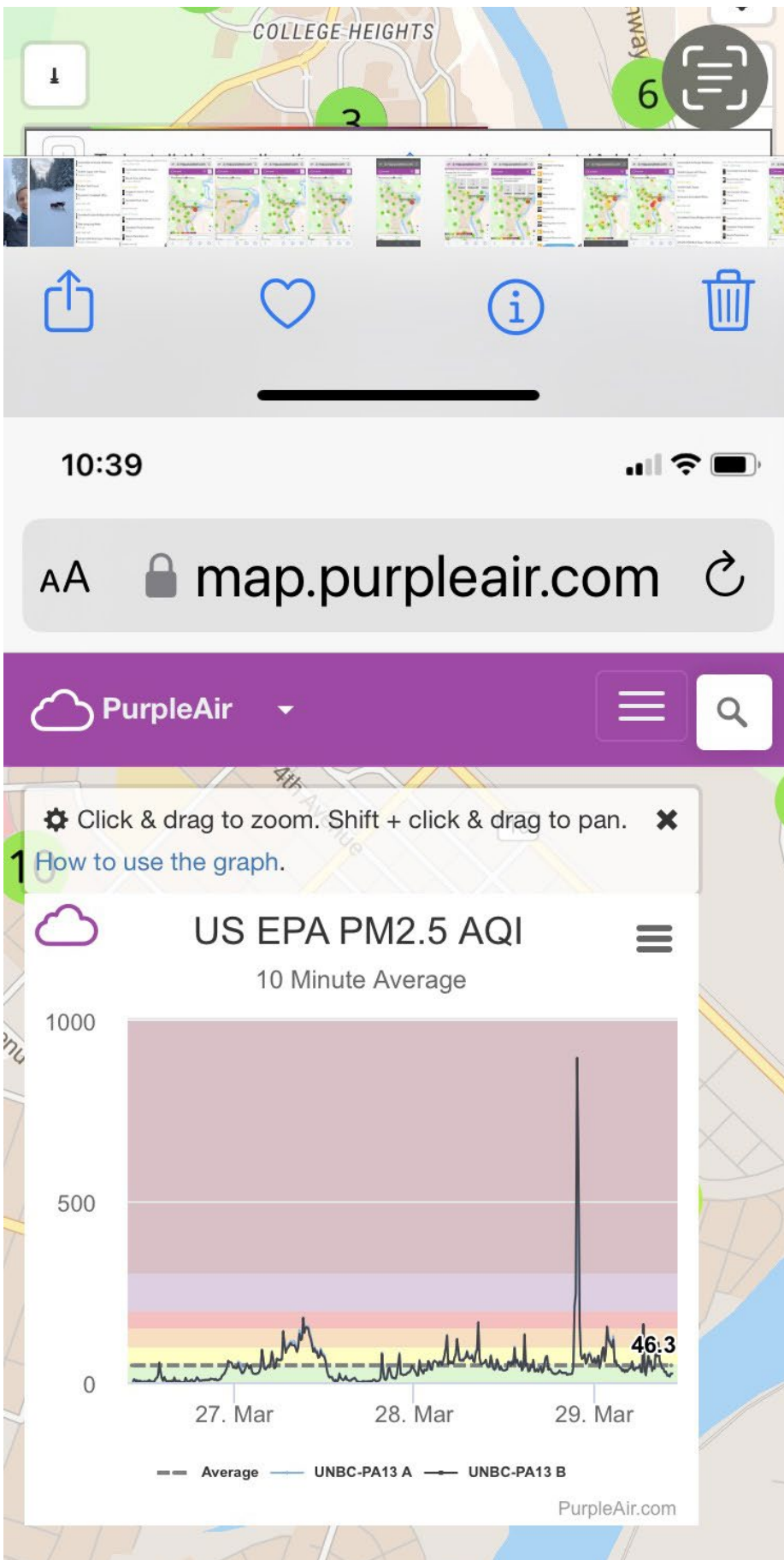


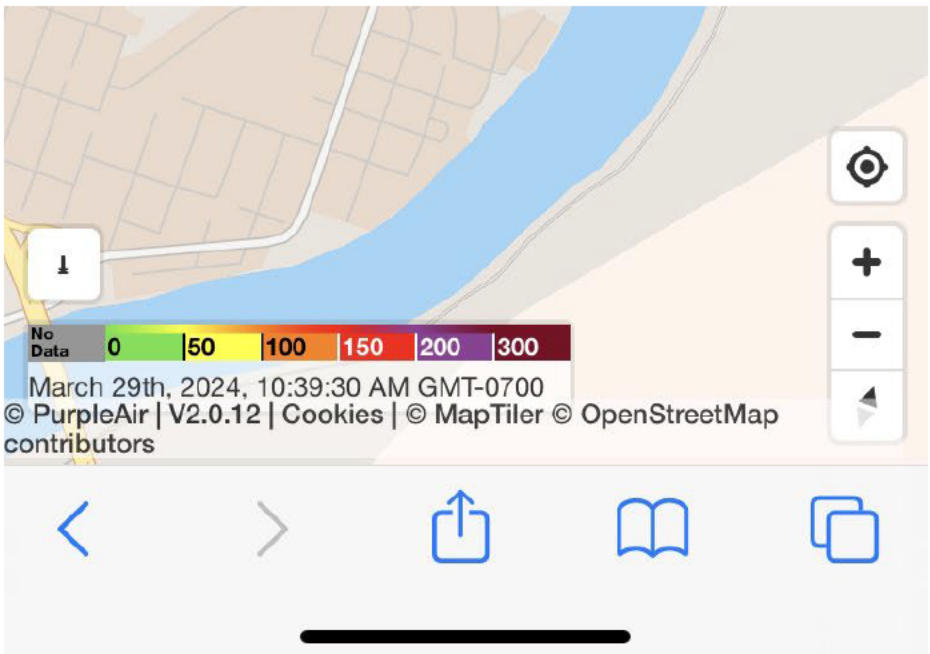


© contributors









 | [Reply](#) [Forward](#)

From: *redacted
To: [Mayor and Council](#); [cityclerk](#); *redacted
Subject: Moccasin Flats
Date: Sunday, April 14, 2024 10:50:45 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

His Worship Mayor Yu and Prince George City Councilors:

My name is Anne Rushton, I am a resident of the Millar Addition neighborhood.

Over the past few years, this neighborhood has had a surge in property crime, polluted and toxic air quality in the proximity of Moccasin Flats due to hazardous burning in the encampment, continuous weekly fires in the encampment that are not being controlled, violent crimes and illegal activity in the encampment, human excrement and used syringes not being properly disposed but deposited on the grounds of our neighborhood, etc.

It is obvious Moccasin Flats encampment is a health and safety concern for residents and businesses in the outlying area, including the residents living within the encampment.

As a longtime resident of Prince George, I am no longer willing to accept or to encounter these harmful acts which continue to affect the daily lives of the residents who live in the Millar Addition and the encampment. It is now time for you, Mayor Yu and Councilors, to act for change and be the voice for the residents of Prince George.

Respectfully submitted,

Anne Rushton

From: *redacted
To: [cityclerk](#); [Mayor and Council](#)
Subject: Moccasin Flats/Millar Addition
Date: Wednesday, April 17, 2024 9:43:01 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

We had smoldering and noxious smoke again Tuesday April 16th and Wednesday April 17th in the Millar Addition due to a fire in Moccasin Flats .Clean air is widely recognized as a basic human right. It is becoming very hard to do a morning or evening walk in the Millar Addition. It is time the Mayor and Council as well as the BC Government clean up Moccasin Flats.

Siegfried (Ziggy) and Yvonne Hemmerich. Magnolia Gardens

From: *redacted
To: [cityclerk](#); [Mayor and Council](#)
Subject: repeat fire
Date: Tuesday, April 16, 2024 3:38:31 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

I would like this email included on the Official April 22 Council Agenda
Mayor and Council

There was another encampment fire this morning, April 16th at approximately 10:30 am. This time below the embankment at the end of Dogwood Street.

The toxic smoke was billowing directly down Dogwood Street, and the smell was choking. My house and yard were engulfed in a haze of acrid smoke. I saw young families quickly walking their children to cars and out of the area!

The air quality that we have had to endure from the fires in the encampment forces us to continually close all windows and doors, and stay inside.

Clean air is widely recognized as a basic human right and it is incomprehensible to expect Millar Addition residents to live with anything less.

You, Mayor and City Council, are responsible to ensure the fires in the encampment are contained at all times and that no toxic air is being created. We expect you to resolve this situation as soon as possible.

On an additional note, had such a fire occurred with the winds we had today, during a more dry or hot time, I do believe the fire department would not only be putting out an encampment fire, but homes, roofs and yards in the Millar Addition area. This is a serious issue that needs to be resolved as soon as possible.

Regards

Karen Wong

From: *redacted
To: [cityclerk](#); [Mayor and Council](#)
Subject: air quality failure
Date: Wednesday, April 17, 2024 8:25:11 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Please include this email in the Official April 22 Council Agenda

Mayor and Council **April 17, 2024 5:00 AM**

- There is smoldering noxious smoke this morning, coming from the embankment at the end of Dogwood Street.
- The acrid air is surrounding the Dogwood Street area, rancid, plastic, unknown substances are smoldering and smoke is billowing up the embankment
- Fire dept has been called
- The air quality that we have had to endure from the fires in the encampment forces us to continually close all windows and doors, and stay inside.
- Clean air is widely recognized as a basic human right and it is incomprehensible to expect Millar Addition residents to live with anything less.
- You, Mayor and City Council, are responsible to ensure the fires in the encampment are contained at all times and that no toxic air is being created.
- We expect you to resolve this situation as soon as possible.

Regards
Karen Wong

From: *redacted
To: [cityclerk](#)
Subject: RE: MF fire and air quality in MA
Date: Tuesday, April 16, 2024 3:10:36 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

would like this email included on the Official April 22 Council Agenda

To Mayor and Council

RE: MF fire April 9, 2024 approx 9:00 pm.

Mayor and Council

There was another tent fire put out by fire dept this evening, and this time near end of Birch and half way up the embankment.

As a result, our air quality is very poor again tonight. I am getting extremely frustrated with the frequency of fires and the air quality that I have to endure from the fires in the encampment.

This is not just a spring/summer issue, toxic smoke and fires occurred throughout the year, and the responsibility for clean air is yours.

As a citizen of PG, I have a fundamental right to clean air. Access to clean air is essential for life, mental and physical well-being. Although not emmeshed in all legal systems, access to clean air is widely recognized as a basic human right.

You, Mayor and City Council, need to respect all citizens basic human rights, and ensure the fires in the encampment are contained at all times, and do not create unacceptable air quality.

Regards

Karen Wong

From: *redacted
To: [cityclerk](#)
Subject: Moccasin Flats
Date: Sunday, April 14, 2024 7:34:12 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Please add the following email message to the Official Council Agenda for the April 22 meeting.

I have lived in the Millar Addition since 1986.

Please eliminate the Moccasin Flats homeless encampment because of the following ongoing problems:

1. The smoke and air pollution emanating from it is constantly affecting my health. I can not go outside anymore without a \$100 respirator because of the continuous smoky air and other air pollutants. I have completely lost my ability to sit outside in my patio garden and visit with friends.
2. I have had to deal with increased crime and have reported it to the RCMP for investigation.
3. I have sent many emails and letters concerning these various problems to the Mayor, Councillors, RCMP, Fire Department, Ministry of Environment, 911, and 311.

Please do something about these continuing obnoxious and criminal problems.

Thank you for your consideration.

--

HARRY YATES

*redacted

PRINCE GEORGE BC *redacted

CANADA

Telephone: *redacted

Email: *redacted

I am a *redacted senior citizen with *redacted
who has permanently lived in Canada for the past 53 years.

My house is located at the east base of Connaught Hill Park near the corner of Queensway Street and Patricia Boulevard by the Sacred Heart Catholic Cathedral Church.

My house is just a couple of city blocks from City Hall.

For thousands of years, Indigenous Peoples have walked gently on the diverse traditional territories where I am grateful to live, work, learn, and play. I am committed to building and nurturing relationships with Indigenous Peoples, I acknowledge their traditional lands, and I thank them.

From: *redacted
To: [cityclerk](#)
Subject: Moccasin Flats
Date: Monday, April 15, 2024 12:08:05 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Please add the following email message to the Official Council Agenda for the April 22 meeting.

Please eliminate the Moccasin Flats homeless encampment.

I deserve better. I deserve clean air. I deserve to live in an environment free from the fear of my house burning down. I deserve a safe community.

I don't go outside anymore because of the constant smoke and dust (*not to mention the marijuana smoke emanating from Venice Place Apartments*).

Bring back the good old days when I could sit outside with my dog, sit in my patio, feel safe, and could breathe moderately unpolluted air.

This current situation is absolutely ridiculous and dangerous.

Please refer to:

- **My RCMP Case File No.:** *redacted - March 6, 2024

◦ **Investigating RCMP Constable Dion Pétin**

- **My 911 call to the Fire Department (smoke) - March 26, 2024**
- **Clean Air Bylaw No. 8266**

Other issues **keeping me indoors 100%** of the time:

- Smoke from summer forest fires
- Dust
- Crime
- Wild bears

I've got many respiratory problems and living in the Millar Addition is not helping me at all. (*I use**redacted

I'm too old to move. I don't have any options after living in this neighbourhood since 1985 (*I used to work for**redacted 00).

I am really fed up and annoyed. Among other critical items, **I want good, clean, non-polluted air to breathe**. I want to go outside again and enjoy my patio and yard.

In 1986, the air was good in the Millar Addition.

Please do something about these continuing obnoxious and criminal problems.

Thank you for your consideration.

--

HARRY YATES

*redacted

PRINCE GEORGE BC *redacted

CANADA

Telephone: *redacted

Email: *redacted

I am a *redacted senior citizen with dual *redacted
who has permanently lived in Canada for the past 53 years.

My house is located at the east base of Connaught Hill Park near the corner of Queensway Street and Patricia Boulevard by the Sacred Heart Catholic Cathedral Church.

My house is just a couple of city blocks from City Hall.

For thousands of years, Indigenous Peoples have walked gently on the diverse traditional territories where I am grateful to live, work, learn, and play. I am committed to building and nurturing relationships with Indigenous Peoples, I acknowledge their traditional lands, and I thank them.

From: *redacted
To: [cityclerk](#)
Subject: Please include in April 22 official council agenda
Date: Sunday, April 14, 2024 7:21:54 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Please include in the official April 22 council agenda.

Thank you, Loretta Minke

From: Loretta Minke *redacted
Sent: Sunday, April 14, 2024 9:45:43 AM
To: cityclerk@princegeorge.ca <cityclerk@princegeorge.ca>; mayorandcouncil@princegeorge.ca <mayorandcouncil@princegeorge.ca>
Subject: Lower Patricia Encampment concerns

Dear Mayor, Council and City staff,

Thank you for giving us the opportunity to express our concerns with the Lower Patricia Encampment. As a 25 year resident of the Millar Addition my concerns are as follows:

The wood smoke and toxic air pollution has increased every year. I drive to work between 4 and 5 am daily and there are always plumes of smoke rising from below. This continues throughout the day. The large structure fires have been more frequent. This not only puts our health at risk but our homes and businesses. The embankment is dry and the amount of garbage and hoarding that is taking place will cause a catastrophic event.

The crime has increased dramatically. We have had items stolen from our yard and people in our yard day and night.

The most concerning events for our family happened the summer of 2021. My husband and daughter were bear sprayed in our yard while on the phone with 911. She was found in the encampment.

I was ambushed while walking my dog by a man who had been watching the house earlier in the day. I was chased until a neighbour was able to intervene. He was found in the encampment. A month later, he ambushed a police officer and left her with a potentially career ending head injury. We know there are violent offenders in the encampment. It poses a risk for the residents of the neighbourhood.

The Millar Addition is a wonderful neighbourhood. I hope the City of Prince George is able to help our community with our concerns.

Thank you,
Loretta Minke
Millar Addition resident of 25 years
Downtown Business owner since 1997

From: *redacted
To: [cityclerk](#)
Cc: [Mayor and Council](#)
Subject: Moccasin Flats
Date: Wednesday, April 17, 2024 9:40:15 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor and City Council

I have been a resident of Millar Addition for over 45 years, and was also a down town business owner (Dandy Lines)

I love this neighborhood which was one of the most desirable in Prince George. However over the past 3 years our community has seen significant problems coming from Moccasin flats.

- Increase in crime. Items stolen from my back yard, and people casing yards and hiding in the alleyway beside my house. That I have found to be very scary
- Constant Fires causing awful smoke and toxic smell
- Frequent gunshots
- Reduced property resale values, as people now do not perceive our neighborhood to be a nice place to live.

I feel it is your responsibility to resolve these problems and help return our neighborhood to the beautiful healthy and safe area it used to be

Sincerely

Eldrid Dube

*redacted

Sent from my iPhone

I grew up in Prince George in the Lakewood Area with my family. We were always feeling safe and like it was ok to be outside and carefree. Once I met, my now wife, she lived in the Millar Addition, and we were excited to be together and grow our family. I decided to move to the Millar Addition to be with her and her young daughter. The sad realization I was met with was shocking. I went from my safe surroundings to a place that requires constant security, always being on the look out and locking doors at all times. I couldn't believe I was in the same city. Some things to note are:

- My vehicle insurance went up due to living in a higher risk area.
- The encampment getting worse and worse and being left unattended.
- The constant smoke and fires that are happening at all times of the day and night.
- My wife and daughter have Asthma and the air quality makes their symptoms worse and in turn their quality of life is worse.
- The drug paraphernalia and open drug use is absolutely disgusting. The fact that it is all happening across from an elementary school is just shameful.
- The things we work hard for are constantly being stolen and when we call in about it, we are met with indifference.

My wife and I work full time jobs. We work hard and we are trying to raise our daughter to be the best she can be. We pay our taxes and try to be good citizens. The fact that the city has let this happen is a disgrace. We often think about moving and if this situation gets much worse, we will be forced out of the Millar Addition. A once beautiful addition to this city.

-Millar Addition Resident

From: *redacted
To: [cityclerk](#)
Subject: Please include in April 22nd Council meeting agenda
Date: Sunday, April 14, 2024 7:30:10 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor and City Council,

I am writing this today not only as a resident of the Millar Addition for 19 years but also as a concerned citizen deeply troubled by the current state of the Lower Patricia encampment. The pervasive odor of burning plastic, garbage, and shelters has engulfed our neighbourhood, creating an environment that no one should ever have to endure.

I urge you to recognize the urgency of the situation and to listen intently to the voices of our neighbourhood members. Reflecting on past experiences, I am reminded of the appalling incident in 2021 at the age of *redacted when I was subjected to violence by an individual from the encampment. I was on the phone with 911 in my driveway when I was bear-sprayed. This serves as a stark reminder of the unacceptable conditions in which some of our residents are forced to live. No one should ever fear for their safety in their community, especially children.

As we approach the summer months, the threat of wildfires only adds to the urgency of finding a solution to this pressing issue. The risk of fires spreading from the lower Patricia encampment to neighboring properties up the embankment is not only a threat to our physical safety but also an affront to our collective sense of well-being. The toxic fumes emitted from burning materials not only pose immediate health risks but also contribute to long-term health issues, including respiratory illnesses and the potential for cancer development.

I implore you to take decisive action to take the encampment down, recognizing that no one should ever have to live in the deplorable conditions that currently exist in the Lower Patricia encampment. This includes finding suitable housing for the individuals currently residing in the Lower Patricia encampment. Every person deserves to feel safe and secure in their community.

Thank you for your attention and consideration.

Ella Gagnon

Switzer, Joan

From: Lynn Bergmann *redacted
Sent: Wednesday, April 17, 2024 9:16 AM
To: cityclerk
Subject: Fwd: Moccasin Flats Fire Tues 16th April. 11am

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Subject: Moccasin Flats Fire Tues 16th April. 11am

Dear Mayor and City Council Members.

Once again another Fire sends plumes of smoke into Millar Addition neighborhood.

I am frustrated beyond words. I have already sent a letter voicing my concerns. These occurrences are destroying our beautiful neighborhood, once a very desirable place to live. I will be once again attending the Council meeting and look forward to having a chance to speak at future Townhall meeting

Yours sincerely,
Lynn S Bergmann



Sent from my iPhone

From: *redacted
To: [cityclerk](#)
Subject: Fwd: Vulnerability of Millar addition to fires and poor air quality
Date: Wednesday, April 17, 2024 9:13:06 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

>>> Dear; Mayor Yu and City Council members.

>>>

>>> Once again our air quality is at an alarming level of 120. This is after yet another fire from a tent situated on the embankment of Moccasin flats.

>>>

>>> This follows 2 fires last week one of which caused a family opposite the fire to evacuate as large embers were landing on their property.(Mayor Yu I introduced them to you during city council meeting on Monday)

>>>

>>> Last year we had numerous fires that caused scorching to the trees on the embankment. I went to the media as I was concerned for the safety of residents both in Millar addition and Moccasin flats.

>>>

>>> One of the things that concerns me is the increase in debris, garbage and fuel that that accumulated at the base of embankment, especially by Birch street, that if catches fire it could be catastrophic. This could also be an attractant for Rodents and Bears.

>>>

>>> Also much of the fencing has been removed at the bottom of the embankment, allowing Moccasin flats resident's easier access to Patricia Blvd.,and allowing them to set up tents on the embankment.

>>>

>>> Good air quality is a human right. I fear for the health of people in our community and especially the children in neighbouring facilities who are being exposed to this toxic air.

>>>

>>> I implore our city council to take action to remedy this situation.

>>>

>>> Respectfully,

>>> Lynn Bergmann

>>> *redacted

>>> *redacted

>>>

>>> Sent from my iPhone

From: *redacted
To: [cityclerk](#)
Subject: Irresponsible Conditions at Lower Patricia Boulevard
Date: Tuesday, April 16, 2024 6:57:24 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello All,

Hope you are all doing well.

Everyday Another Fire Engine & Police SUV Cruiser are dispatched to Lower Patricia Boulevard.

This is a common, sometimes daily occurrence and a complete waste of our City / Provincial / Federal services.

Lower Patricia Boulevard is an embarrassment to our City and proves again and again that these folks at Lower Patricia Boulevard do not have access to the Mayor of our City, or the Premiere of our Province, these folks at Lower Patricia Boulevard are crying and reaching out to a City and Province that is not helping due to many reasons.

The political will is broken, we need leaders not excuses and not a blame game being played by the Municipal, Regional and Provincial Governments.

When was the most recent trip our Mayor or Our Premiere took to visit the folks at Lower Patricia Boulevard ?

Would our Mayor or Premiere say they are proud of this area of our City / Province ?

Would our Mayor or Premiere say they agree with this sort of treatment of People who live in our Cities / Province ?

To allow People to live like this in these conditions is Socially Irresponsible !

Some Residents of The Millar Addition walk along Patricia Boulevard everyday just like today as I walked along to see people not able to continue their walk because of the toxic smoke and smell of human excrement that was blowing up into our Residents Properties. Residents of Our Millar Addition have to live with this Everyday.

These Conditions are Toxic and create a Social Environment that is literally Unsafe, and should be Declared Socially Unacceptable in Our City / Province.

Again today Fire Engines and Police Vehicles were dispatched along the Lower Patricia Boulevard and along the Upper Patricia Boulevard Police SUV's are again seen patrolling at high speed. Such a waste of our Safety Net as these folks in the PGFD and PGPD are also stretched to the limit and are asking for help. The Municipal and Provincial Government turn their Backs to the people that voted them into Leadership roles.

The Residents of Our Millar Addition are not Proud of what our City / Province has allowed to transpire.

We need Leaders that are Accessible, Accountable, and Action Oriented.

We Need Leaders who can "Get Things Done"

Please Help Us

Millar Addition Resident

April 15, 2024

Dear Mayor Yu and City Councilors,

As a senior and a thirty-five-year resident of Miller Addition, I am writing to you to voice concerns about the serious health and safety issues the residents of Miller Addition face as a direct result of the Moccasin Flats Encampment.

Up until the establishment of Moccasin Flats Encampment, Miller Addition was one of the most beautiful, 'peaceful' and 'safe' neighborhoods in all Prince George. We could freely walk through the neighborhood and adjoining parks of Lheidli T'enneh Memorial Park and Cottonwood Island Park and Patricia Boulevard feeling safe and worry free. When meeting neighbors while out walking, riding bikes, at house parties or our annual neighborhood block party we laughed and talked about family, friends, our kids, and upcoming events - the fun things in life.

But all that changed when the tent encampment crept into Lower Patricia and the evils associated with it crept into our neighborhood. We witness thieves roaming our streets and alleyways at night, breaking into vehicles, backyard storage sheds and houses stealing whatever they can get their hands on. We hear of neighbors being verbally threatened by thieves and watch as drug deals and drug use take place in front of schools and on park benches.

As the size of Moccasin Flats has increased, we have been subjected to the daily noxious, toxic smoke coming up from the many fires burning on Lower Patricia. So toxic is the smoke that we have the highest Toxic Air in all of Prince George recorded by Purple Air, often 10X, 50X, 100X and greater than any other area in the city.

And with the increased size of Moccasin Flats has come the increased accumulation of garbage and combustible materials increasing the danger of a catastrophic fire that could easily engulf all of Miller Addition. Case in point was the large fire in the evening of March 28th that started below Cedar Street and Patricia Boulevard. While watching TV my wife and I heard a large bang. I ran up to Patricia to see a fire truck stationed on the Boulevard and when I looked over the bank, I saw a large truck trailer and surrounding combustibles engulfed in fire and flames spreading towards the embankment and shooting high into the sky. That night while the firemen fought the fire in Moccasin Flats the toxic smoke and embers were blown by a north wind over the fire truck on Patricia Blvd and were landing in a neighbor's yard and on their roof. I ran to the neighbor's house and helped them evacuate to another part of town and then I stayed behind to stomp on the embers in their front yard. The next day I returned to the neighbor's yard to see many burnt embers on their grass and

after their neighbor behind them on Cedar Street said he had all ash all over his house and roof.

With Spring here, like in the past few years, the size of Moccasin Flats is expanding with new tents and plywood/tarp enclosures moving further east and up into the trees along the Patricia embankment. With further eastward expansion comes increased fear of more fires as witnessed last week with an encampment fire in the trees on the embankment below Birch Street. Where are the limits of Moccasin Flats, the boundaries for safety? There seems to be no limits!

Fire, theft and drug use are not the only things that have changed our neighborhood. Our peaceful, tranquil neighborhood has been transformed into a 'war zone' with the almost daily sound of explosions, be that bear bangers, gun shots, exploding propane tanks or tires. Countless times a week various 'Facebook' pages light up with residents questioning if anyone else heard the explosion and what it might be. And with the sound of explosions comes the sound of police, fire, or ambulance sirens. Hardly a day goes by that we are not startled by a crisis unfolding in Moccasin Flats.

A few days ago, I spoke with a retired couple from College Heights who drove down to Patricia Blvd. to see for themselves what Moccasin Flats was all about. They were both shocked and stunned by what they saw and said that they never knew it was so bad. They said, 'the people are living in a garbage dump, how could this have happened'? I replied that no they are not living in a garbage dump as a dump has regulations and is monitored, garbage is sorted, fires are not burning everywhere, and people do not live in the dump!

Sadly, the establishment of Moccasin Flats has seriously affected the health and safety of the residents of Miller Addition and no more so than the mental health of the residents, especially those that live on or close to Patricia Blvd. Residents are fearful that their vehicles will be broken into or their possessions in their yard will be stolen or worse, their homes will be broken into when they are away or at home. Residents are fearful that as the summer dries out and the wildfire danger level increases across BC, that another out-of-control fire from Moccasin Flats will breach Patricia Blvd. and catch any number of homes on fire. Residents are also fearful that the toxic smoke constantly blowing into Miller Addition will negatively impact their health, especially for residents who already suffer respiratory illnesses. What will happen when there is another fire or wildfire in another part of the city and there are not enough fire trucks to attend another Moccasin Flats Fire? Why is there no fire mitigation or emergency plan?

No other residential neighborhood in Prince George must endure the constant barrage of the multiple health and safety issues as the residents of Miller Addition. Where else do

you worry whether the bang you heard as you were going to sleep was a gunshot or an exploding propane tank? Where else in Prince George do you worry if your house or vehicle will be broken into tonight? Where else do look across a residential street and see an encampment littered with garbage, piles of combustibles and remnants of burnt-out camps? Where else in a residential area of Prince George do you fear walking alone or tell your children or wife not to walk in certain areas for fear of what they might encounter? Where else in the city is your fear so great that you are afraid to report incidences to the Police or City officials? Where else in the city do the Firemen attending a fire, By-Law Enforcement Officers or Police attending a call say to you “sorry you live here”!

Mayor Yu and Council Members, we in Miller Addition deserve better. We don’t want to live in fear of the unknown, we don’t want to hear ‘sorry you live here” and we don’t want to hear “our hands are tied.” No other situation exists where conditions that endanger the health and safety of others are allowed to go unattended.

When we see that you only recently walked down Patrica Blvd. to view what was going on in Moccasin Flats, even though countless calls have gone into Bylaws, the Fire Dept and Police, even though the Police and Fire Dept. submitted their yearly report to you, we wonder why you have not kept a closer eye on the reality of Moccasin Flats?

We, the residents of Miller Addition, must know and feel that our concerns are being heard and not dismissed. Don’t tell us ‘You understand,’ because unless you live with this around you, hear this night and day, feel the fear, you don’t understand! Only your ACTIONS will tell us you have heard us. And only when you engage with us, invite us to be members of your action teams will we believe you are serious and care. We are not part of the problem!

And to help us means helping the individuals living in Moccasin Flats, as well. They deserve to live in better conditions in a location that does not come into contact or jeopardizes the health and safety of our residential neighborhood – once one of the best neighborhoods to live in Prince George.

Respectfully submitted,

Christian Lear

From: *redacted
To: [cityclerk](#)
Subject: Millar Addition
Date: Tuesday, April 16, 2024 8:04:23 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

I have resided in Millar Addition for over 50 years and have been shocked by the deterioration that,s taken place over the past few years. The garbage and filth on the embankment of Patricia Blvd is an embarassment for the neighbour hood and the entire city. Moccasin Flats has GOT to be dealt with ! I realize this in a court decision but the city has got to have some input into how we keep our neighborhoods safe. The stench from burning debris (burning plastic and wire) is totally unacceptable and certainly unhealthy. It's only a matter of time before the entire embankment is set on fire. Unfortunately Prince George has got a horrible reputation for crime and lack of initiative to clean this city up! I,m sure I'm not the only concerned!,,,
Sent from my iPad

I grew up in Prince George. I remember as a kid my family and I moved to a few different neighbourhoods throughout my childhood. I didn't really start paying attention to my surroundings until I was living on my own. The first area I remember well was the Millar Addition. This was in 2006 and I loved it there. I felt safe in my area, and I felt proud of where I was living. I also felt a sense of community in the area and that others were proud to be there as well.

The area was tranquil with an extra bonus of being right near the park. The houses were unique and the streets closest to the park have beautiful trees framing the road. These look stunning in the spring and fall. When I would dream of owning a home, my first choice was on Patricia Blvd. On one side you have houses and on the other you have grass with a walkway and benches. It is right in the city, but you almost feel like you have your own little walking area. Throughout a lot of concrete and city life, you have this stretch of grass and a calm area that looks over the city.

In 2009 I moved from Prince George and did some traveling, I spent time in Alberta before moving to Australia and England for a few years. I had a daughter while I was away and started to think about where it was, I wanted to raise her and set up our roots. I had a few different options at the time, but I couldn't help but think of my time growing up in Prince George. I wanted to give that experience to my daughter. We moved back in 2017, coincidentally, we moved to the same street that I had previously lived in the Millar Addition. The very street and area that I thought of when I decided that Prince George was where we should be for the long term.

I am incredibly sad when I talk about the Millar Addition now. It is a place people avoid. It is a place that the rest of the city tries their best to keep away from. Now, instead of a sense of community and neighbourhood, it is security cameras and constantly keeping a lookout. It is constant fires and smoke from things burning in the encampment. It is never knowing when the next fire is going to go too far and end up taking a house from the Millar Addition with it. It is our things being stolen and no one doing anything about it. It is open drug use and paraphernalia across from an elementary school.

When is enough enough? When someone gets seriously injured? When a house or multiple houses go up in flames because of one of the many out of control fires? When long time residents of the area get serious illnesses down the line due to the horrible air quality, they are subject to constantly? My daughter and I have Asthma and the smoke that comes from the encampment is unbearable at times.

The encampment is not the answer. Putting the homeless and drug addicted away and out of sight is not an answer. It is putting everyone in danger. This city needs to do better.

-Millar Addition Resident

From: [Tee Box Golf PG](#)
To: [cityclerk](#)
Cc: [Tee Box Golf PG](#)
Subject: To Mayor and Council - for official inclusion in the April 22/24 Council agenda
Date: Monday, April 15, 2024 9:58:15 AM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello,

This email is in support of the Notice of Motion put forward by Kyle Sampson/Cory Ramsay/Tim Bennett to host a town hall with the neighbourhood and business community to discuss issues resulting from the encampment and to come up with strategies to deal with them.

Kind regards,
Joe Postnikoff, Derrick & Sandy Przysieny
Ownership Group



Please include my email on the
Official April 22 Council Agenda

Mayor and Council

I have grown up in Millar Addition since 1972. My husband and I raised our family in the same home for 41 years. I have always been proud of our neighbourhood until now.

The amount of sirens we hear on a regular basis is very concerning. Going to bed wondering who will be in our yard and checking out our vehicles at night makes for a

restless sleep. The fires that seem to continue getting close to our homes is very frightening. The amount of garbage on

lower Patricia is a real shame. Last summer

the smell was not so nice. The guns shots and explosions from propane tanks is no way to live. When will you be accountable for the mess. We as residents deserve to

be safe and not afraid to even leave our houses.

Thank you for your attention regarding our concerns.

Tina and Carlyle Garlick

From: *redacted
To: [cityclerk](#)
Subject: Millar addition air quality
Date: Friday, April 12, 2024 10:11:56 PM

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor Yu and city council, I am writing to you as a concerned citizen of Millar Addition who lives on the Patricia end of Ash Street. My concern is the poor air quality produced by the burning of fires in the encampment. Both intentional and accidental. I do my upmost to stay healthy at ^{*redact} years old by eating well and exercising and it seems futile when my lungs are exposed to free radicals on a daily basis.

Another concern is that we are going to be the next Fort McMurray with the expected dry summer and daily fires in our city.

This situation needs to be addressed immediately.

Thank you for your attention to this matter.

Wendy Pibworth
1425 Ash Street.

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