



1210 Fourth Avenue  
Prince George, B.C. V2L 3J4  
Tel. (250) 562-1977  
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City of Prince George  
1100 Patricia Boulevard  
Prince George BC V2L 3V9

Date: January 31<sup>st</sup>, 2022  
L&M Project: 1555-03

## **Public Consultation Summary Report**

|                                            |                                                                   |
|--------------------------------------------|-------------------------------------------------------------------|
| <b><u>Public Consultation Period:</u></b>  | January 10 <sup>th</sup> , 2022 – January 24 <sup>th</sup> , 2022 |
| <b><u>Subject Area:</u></b>                | Barr Road                                                         |
| <b><u>Number of Notices Delivered:</u></b> | 150                                                               |
| <b><u>Planner from the City of PG:</u></b> | Kali Holahan                                                      |

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## **INTRODUCTION**

Enclosed please find a Public Consultation Summary Report for the proposed Rezoning Amendment Application located on Barr Road. Included with this Summary Report you will find the following information:

- Appendix A: Public Consultation Invitation to Neighbours
- Appendix B: Public Consultation Distribution Map
- Appendix C: Email Correspondence Received from Neighbours (up to January 27<sup>th</sup>, 2022)
- Appendix D: Phone Correspondence Received from Neighbours (up to January 27<sup>th</sup>, 2022)

## **BACKGROUND**

The subject property is approximately 20 hectares (ha) in total and is located within the municipal boundaries of the City of Prince George on Barr Road. The subject property is currently designated as a Rural Resource Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011* (OCP) and is currently zoned AF: Agriculture and Forestry in the *City of Prince George Zoning Bylaw No. 7850, 2007*.

The following existing land uses are located around the subject property:

|              | <b>Official Community Plan<br/>Future Land Use</b>                          | <b>Zoning Bylaw</b>                                       | <b>Existing Land Use</b>                                   |
|--------------|-----------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------|
| <b>North</b> | Neighbourhood Residential,<br>Rural Resource                                | RS2m: Single Residential,<br>AF: Agriculture and Forestry | Single residential homes,<br>vacant land                   |
| <b>South</b> | Neighbourhood Residential,<br>Neighbourhood Corridor,<br>Parks & Open Space | RS2: Single Residential,<br>AG: Greenbelt                 | Single residential homes,<br>Vacant land                   |
| <b>East</b>  | Parks & Open Space                                                          | AG: Greenbelt                                             | Vacant land                                                |
| <b>West</b>  | Neighbourhood Residential,<br>Neighbourhood Corridor                        | P2: Minor Institutional,<br>RS1m: Suburban Residential    | Glenview Elementary<br>School,<br>Single residential homes |

As outlined within Appendix A: Public Consultation Invitation to Neighbours, a rezoning application proposes to amend approximately 1.8 ha of the subject property from AF: Agriculture and Forestry to RS2: Single Residential and re-designate the OCP Future Land Use on approximately 1.8 ha of the subject property from Rural Resource to Neighbourhood Residential in order to facilitate the development of a new single family residential subdivision.

### **PUBLIC CONSULTATION**

Public consultation was advertised by hand delivered invitations to homes surrounding the Subject Area. The consultation area includes 150 homes as identified on the enclosed Distribution Map of Appendix B. The City of Prince George's standard for delivery of notice is 30 metres from the Subject Area and in this case, we delivered invitations to neighbours in excess of the required 30 metres.

Due to the evolving COVID-19 public orders and the current restrictions in place for the Northern Health Region, the public consultation process for this application was completed via a letter hand out in lieu of an in-person Open House. Neighbours were provided multiple options to provide feedback as outlined in Appendix A. During the consultation period L&M received four (4) phone calls and 12 emails. Correspondence with all neighbours has been documented and is included in Appendix C & D.

The feedback received from the neighbours was largely inquisitive in nature, with a large portion of the residents indicating the need for sidewalks and additional streetlights along Dawson Road in order to ensure that children in the area have safe access to Glenview Elementary School. We

explained that the developer will be responsible for installing street lights within their proposed development and at the intersection of Dawson Road and Barr Road however, they are not responsible for installing additional street lights along Dawson Road as this is outside of the scope of what the developer can do as a result of the proposed development. In addition, we explained as the proposed Barr Road development does not directly front Dawson Road the developer will not be required to extend that sidewalk. While we recognize that safe pedestrian connectivity along Dawson Road is very important, at this point the extension of the sidewalk would be a City initiative.

The Glenview PAC also raised the need for gate access to the school through the subject property and future development. L&M is currently working directly with the School District regarding gate access for students that would allow students to access the school via a trail on the subject property that connects to Greenforest Crescent. As we are in the early land use stages, we explained that detailed design of the proposed development has not occurred however, the property owner looks forward to working with the School District during this detailed design stage of development.

Many of the concerns above have been directly addressed with neighbours via phone and email and the responses to these concerns can be found within Appendix C – E.

### **SUMMARY**

Overall, this voluntary consultation process met its intended goal of sharing project information with the neighbours and collecting feedback. Neighbours were advised that their comments and concerns would be documented and included in this summary to Administration for Council's information and consideration.

Sincerely,

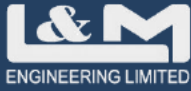
**L&M ENGINEERING LIMITED**



Ashley Thandi, BPI  
Community Planner

## **APPENDIX A**

### Public Consultation Invitation to Neighbours



1210 Fourth Avenue  
Prince George, B.C. V2L 3J4  
Tel. (250) 562-1977  
Fax (250) 562-1967

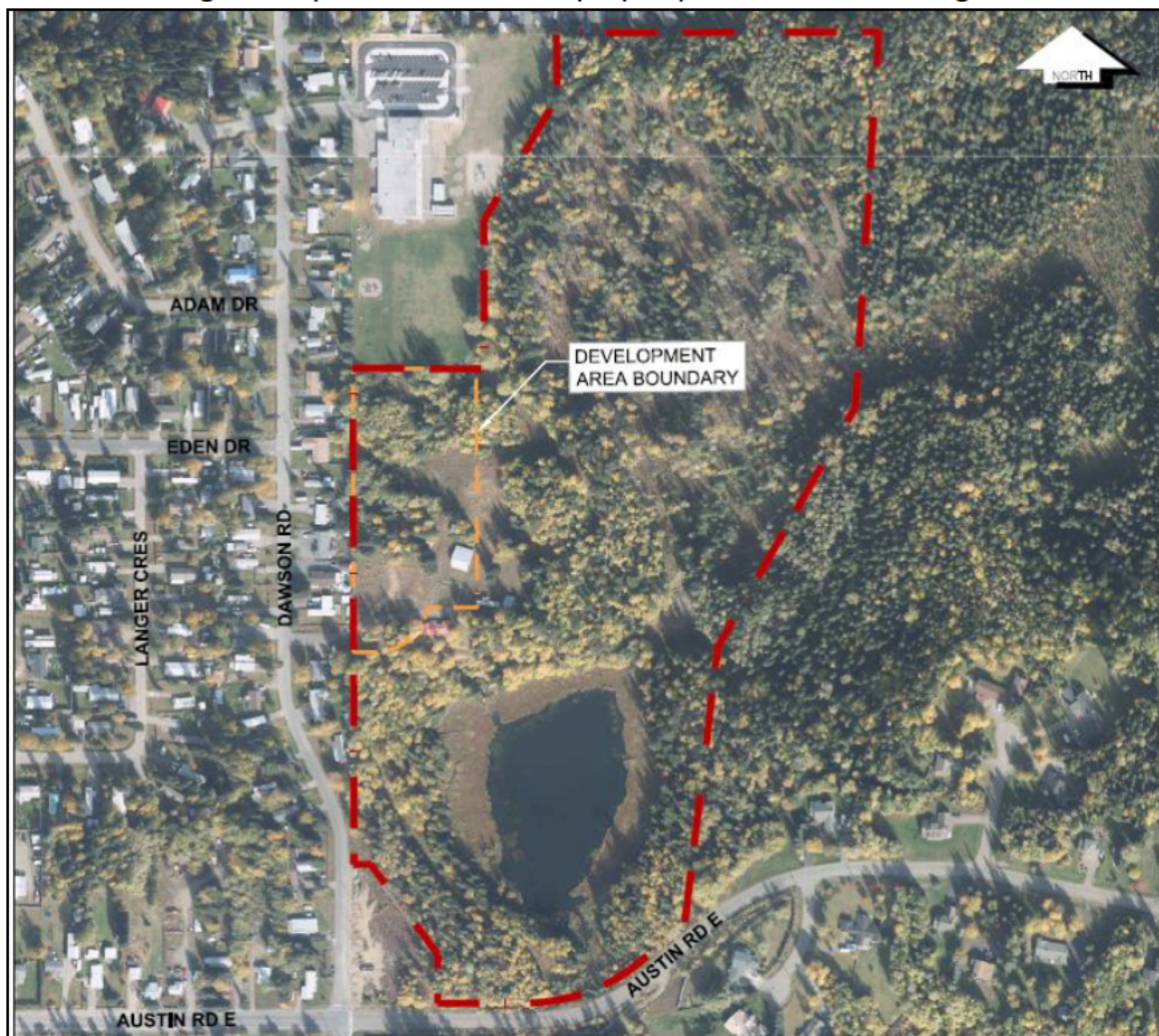
***Please Respond by January 24<sup>th</sup>, 2022***

**Attention: Neighbour | Property Owner**

**Reference: Request for Feedback on Proposed Land Use Change for a Property Located on Barr Road**

Dear Neighbour,

Please consider this letter as your opportunity to participate in a public consultation process for a proposed land use change to a property located on Barr Road. A new Official Community Plan Amendment and Rezoning Application to support the change is presently being reviewed by the City of Prince George. The change would allow a portion of the existing property to be subdivided to create a new single family subdivision on the property as shown in the image below:



This proposed land use change will require a rezoning application that will rezone a portion of the subject property from AF: Agriculture and Forestry to RS2: Single Residential. The property is not included in the Agricultural Land Reserve. An amendment to the City of Prince George Official Community Plan will also be required in order to take a portion of the property from a Rural Resource Future Land Use to a Neighbourhood Residential Future Land Use. The new single family subdivision will consist of large desirable lots, which is consistent with the lot sizes of homes along Dawson Road.

Traffic generated from the proposed subdivision will be low and will not have an adverse effect on the existing traffic network in the area. Almost all Rezoning Applications in the City of Prince George are required to do a Servicing Brief which looks at if developments can be serviced via existing City infrastructure. For this development, the City conducted a water analysis which determined that the proposed development would not negatively impact the water pressure for surrounding lots. We are currently conducting a Servicing Brief to analyze the development in relation to City sanitary sewer and storm infrastructure.

The rezoning application is still in the early stages and the application has not been presented in front of Council yet. The information received as a result of this letter will be summarized in a report and provided to Council when the application is ready to proceed to Public Hearing. Neighbours will be notified of when the Public Hearing is scheduled so that you can participate and provide your feedback again directly to Council either in person or by written submission.

Typically, an in-person community meeting would be held where this information would be shared with the neighbourhood; however, due to the evolving COVID-19 situation and the current Public Health Orders we will need to be flexible in how feedback is received and included with the application to the City. As such, L&M Engineering is open to multiple forms of feedback including the following:

- Socially distanced one-on-one in person meetings in the L&M Engineering board room, where masks will be mandatory and hand sanitizer will be provided.;
- Virtual Meetings by Zoom or Microsoft Teams;
- Phone calls; and/or
- Written submission (received by email, Canada Post, fax or hand delivered to the L&M Office).

Any surrounding residents who are interested in this proposed development are invited to participate in the public consultation process. Please feel free to extend an invitation to any individuals that would like to provide their feedback on the proposed land use change but did not receive a copy of this letter. If, for any reason you are unable to respond by January 24<sup>th</sup>,

please feel free to contact the undersigned via the contact information provided below to find alternative methods to support your participation. We look forward to hearing from you.

Sincerely,



Ashley Thandi, Community Planner  
**L&M Engineering Limited**

**1210 4th Avenue**  
**Prince George, BC V2L3J4**

**Work: 250-562-1977**

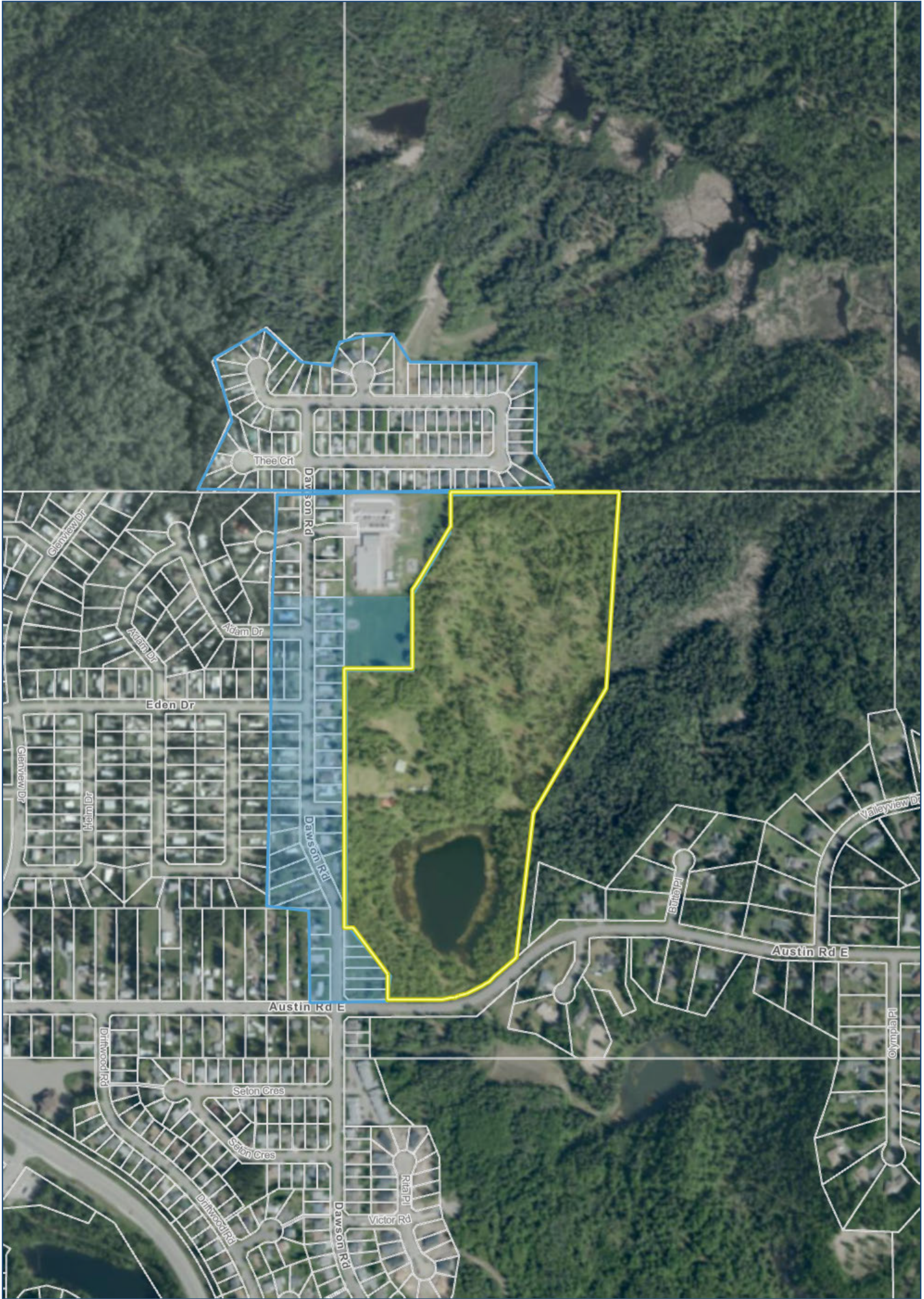
**Fax: 250-562-1967**

**Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)**

## **APPENDIX B**

### Public Consultation Distribution Map

Map Title



Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map should not be used for: navigation, a plan of survey, routes, nor locations.

Printed: December 9, 2021 8:29



## **APPENDIX C**

Email Correspondence Received from Neighbours  
(up to January 27<sup>th</sup>, 2022)

## Ashley Thandi

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**From:** Ashley Thandi  
**Sent:** Tuesday, January 18, 2022 10:06 AM  
**To:** Natalie Ariane Crossland  
**Subject:** RE: re Barr road development

Good Morning Natalie,

We appreciate you taking the time to send us your concerns regarding the proposed rezoning on Barr Road. For clarity and convenience, we have answered your questions/addressed your concerns below in red.

1. How many lots will there be? The developable area can contain 18 – 20 lots. The exact number of lots is still undetermined.
  2. What style of homes will be built? Rezoning Applications only take into consideration the land use as per the required minimum lot setbacks and lot sizes as indicated within zones and they do not consider the form and character of the land use (such as what those homes will look like, the prices of those buildings, etc). As such at this time, we have no indication on the size or style of the homes.
  3. Has there been a wildlife impact assessment done? No (see below for further explanation.)
- 
1. Glenview school is already at capacity. What is the plan to accommodate a greater number of students? Has the school district been consulted on this matter? The orange highlighted section within the letter that was delivered to you is the developable area of the property and in relation to the entire property (highlighted in red) it is relatively small. Everything outside of the highlighted orange section is very steeply sloped and undevelopable. Taking this into consideration, the development will have little to no impact on the capacity of Glenview Elementary School. We have consulted with the School District regarding the proposed land use changes, currently Glenview Elementary is operating at 233 students which is just over the operating capacity of 220, in order to accommodate this the SD has placed portables/modulars on the site which are handling the extra capacity at the moment. Enrollment of this school is restricted to catchment area only. The SD has let us know that they are currently determining the next feasible steps with all SD facilities and that is all of the information that they can provide us at this time.
  2. The letter states that traffic will not be impacted. How is that possible? Could you please explain. Dawson road is already traffic burdened with no sidewalks for the children to walk to and from school. The intersection of Dawson and Austin should in fact have a 4-way stop to help slow down and control drivers. The traffic coming from Barr road will be disrupting the people living directly across from Barr road. Based on the small size of the development area and the number of lots that can be built on the area, the traffic volumes generated by the development will be low and will not have a substantial impact on the existing traffic network. The traffic volumes of the existing subdivision plus the traffic produced by the proposed development will not be large enough to trigger any traffic improvements. This is why the City has determined that a traffic analysis is not required.

A four-way stop is not used as a traffic calming measure to slow vehicles down, rather it is used to assign right-of-way to certain vehicle movements. Austin Road was designed with the purpose of facilitating the movement of larger volumes of traffic, which is why the intersection only has stop signs at Dawson Road. A four-way intersection would only be considered if the intersection was operating poorly however, the intersection operates sufficiently and will continue to operate sufficiently with the small amount of traffic produced by the development.

In the City's Bylaw, the Dawson Road area is designated as "Semi-Urban" which means the area does not require concrete curbs and sidewalks. This is why the existing subdivision was constructed without a curb and without a sidewalk. The City does however identify Dawson Road as a location for a future pedestrian network through their Subdivision and Servicing Bylaw which is why the developer that conducted the 6 lot subdivision at the end of Dawson was required to build a sidewalk. Unfortunately, as the Barr Road development does not directly front Dawson Road the developer will not be required to extend that sidewalk. We do recognize that safe pedestrian connectivity along Dawson Road is very important, however this is something that is outside of the scope of what the developer can provide. At this point, as indicated by their Bylaws, this would be a City initiative that would be required to be placed on the City's Capital Project List for Council Consideration.

3. With the exception of the Greenforest Crescent area and the new houses at the corner of Dawson and Austin, the neighbourhood is largely "ranch-style" housing. Building tall new houses will be overwhelming to the moderate houses in the area. If the Rezoning Application is approved by Council, the building height, scale and massing (overall configuration of the building) in relation to the existing neighbourhood are all things that the City will take into consideration during the Building Permit stage.
4. I have a huge concern about the wildlife habitat. The duck, moose, and amphibian life are being impacted by development and the pond area next to the proposed re-zoned area is vital habitat for this wildlife. Another development in the area will have a great impact on wildlife. The large forested area outside of the highlighted developable area in orange which includes this pond is private property that undevelopable due to steeply sloped areas. This area will remain preserved in it's natural state due to the current topography. The pond is protected via a Covenant which is a legal document that restricts development around this area, this was put into place during the subdivision of the 6 lots near Dawson Road/Austin Road.

Please do not hesitate to reach out via email if you have any additional questions and/or concerns.

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue  
Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Natalie Ariane Crossland [REDACTED]  
**Sent:** Thursday, January 13, 2022 8:24 PM

**To:** Ashley Thandi <athandi@lmengineering.bc.ca>

**Subject:** Re: re Barr road development

Hello Ashley,

Thank you for your reply.

Here are my questions:

1. How many lots will there be?
2. What style of homes will be built?
3. Has there been a wildlife impact assessment done?

Here are my comments and concerns:

1. Glenview school is already at capacity. What is the plan to accommodate a greater number of students? Has the school district been consulted on this matter?
2. The letter states that traffic will not be impacted. How is that possible? Could you please explain. Dawson road is already traffic burdened with no sidewalks for the children to walk to and from school. The intersection of Dawson and Austin should in fact have a 4-way stop to help slow down and control drivers. The traffic coming from Barr road will be disrupting the people living directly across from Barr road.
3. With the exception of the Greenforest Crescent area and the new houses at the corner of Dawson and Austin, the neighbourhood is largely "ranch-style" housing. Building tall new houses will be overwhelming to the moderate houses in the area.
4. I have a huge concern about the wildlife habitat. The duck, moose, and amphibian life are being impacted by development and the pond area next to the proposed re-zoned area is vital habitat for this wildlife. Another development in the area will have a great impact on wildlife.

I am against the proposed land use change because I am concerned about the impacts on both the wildlife corridor that exists and the local neighbourhood. A new housing development will further stress the infrastructure and will not benefit the area. The modest houses in the area will continue to artificially rise in value yet the quality of life will decline with the added traffic, light, and noise pollution.

Thank you for the opportunity to voice my concerns and ask my questions. I look forward to your response.

Ariane Crossland

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**From:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>

**Sent:** January 12, 2022 8:47 AM

**To:** Natalie Ariane Crossland [REDACTED]

**Cc:** rmjarosch [REDACTED]

**Subject:** RE: re Barr road development

Good Morning Ariane,

Thank you for reaching out regarding the Barr Road Rezoning Application.

As per the letter that was delivered to you on Monday, we are open to multiple forms of feedback which include the following:

- Socially distanced one-on-one in person meetings in the L&M Engineering board room, where masks will be mandatory and hand sanitizer will be provided.;
- Virtual Meetings by Zoom or Microsoft Teams;
- Phone calls; and/or
- Written submission (received by email, Canada Post, fax or hand delivered to the L&M Office).

It is to your discretion on the form of feedback you would like to utilize, however as we are already corresponding via email you can just respond to this email with your questions. Look forward to chatting with you further.

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

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Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Natalie Ariane Crossland [REDACTED]  
**Sent:** Monday, January 10, 2022 7:39 PM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Cc:** rmjarosch [REDACTED]  
**Subject:** re Barr road development

Hello,

Thank you for your invitation to participate in the public consultation process for a proposed land use change to a property on Barr road. I am a Dawson Road resident and I have questions regarding the proposed Barr road development. Not enough information was provided in the letter we received in the mail today. Please advise me about how to proceed with my questions in a fashion which will yield a response.

Thank you,

Ariane Crossland  
[REDACTED]

## Ashley Thandi

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**From:** Ashley Thandi  
**Sent:** Wednesday, January 12, 2022 9:35 AM  
**To:** [REDACTED]  
**Subject:** FW: Proposed Land Use Change for Barr Rd property

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

FYI!

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
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Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** David, Chris FLNR:EX [REDACTED]  
**Sent:** Wednesday, January 12, 2022 8:54 AM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Subject:** Proposed Land Use Change for Barr Rd property

Good morning Ashley

Thank you for the opportunity to provide comment on the proposed development. My wife and I are the registered owners of 6838 Dawson road, we are the only other driveway on Barr road. While we have enjoyed the past 10 years of having no traffic and a nice forest behind us, we recognise the potential financial benefit of subdividing and developing the proposed land. So we do not have any specific concerns regarding the proposed development.

The reason I am contacting you is to ask if you would be willing to notify your clients that we are planning on selling our property in the next 3-4 months. I wanted to let them know in case it is something that could be beneficial for their development. I have included my contact information at the bottom of this email, please pass it on to your clients. If they have any questions or would like to discuss anything they or their realtor are welcome to contact me any time. My preferred number is my cell.

Regards,

Chris David, RPF

[REDACTED]

## Ashley Thandi

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**From:** Ashley Thandi  
**Sent:** Wednesday, January 12, 2022 11:51 AM  
**To:** [REDACTED]  
**Subject:** RE: Proposed changes on Barr Road  
**Attachments:** Letter to Neighbours.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi again Crystal,

Please find attached a PDF version of the Letter to Neighbours.

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Ashley Thandi  
**Sent:** Wednesday, January 12, 2022 10:23 AM  
**To:** [REDACTED]  
**Subject:** RE: Proposed changes on Barr Road

Good Morning Crystal,

Thank you for your interest in the Barr Road Rezoning Application. For clarity and convenience, I have answered your questions below in red.

Concerns/request for consideration include:

1. Dawson Road is not a wide road and a new subdivision will increase congestion. Many children walk to and from school along it. Should the development of this subdivision move forward, can the new sidewalk on Dawson be extended to Barr Road? The PAC and the community have been trying for years to have the city add sidewalks to Dawson to which they have declined. A sidewalk to Barr Road would at least allow for some additional safety. The City required the Developer to provide this sidewalk on Dawson Road because the City has identified Dawson Road as a location for a future pedestrian network through their Subdivision and Servicing Bylaw. Unfortunately, as the Barr Road development does not directly front Dawson Road the developer will not be required to extend that sidewalk. We do recognize that safe pedestrian connectivity along Dawson Road is very important, however this is something that is outside of the scope of what the developer can provide. At this point, as indicated by their Bylaws, this would be a City initiative that would be required to be placed on the City's Capital Project List for Council Consideration.

2. Improved lighting.

The developer will be required to place street lighting at the intersection of Barr Road/Dawson Road and will be required to place street lights within the subdivision.

3. Access to the school through a gate on the Glenview field. Children would be able to avoid walking on Dawson if they could access Glenview through a safer route

We can speak to the developer regarding providing access to this field by way of a walkway in their subdivision, however the placement of the gate is the responsibility and decision of the School District only. The developer can only provide access to this field but they can not determine whether or not a gate would be permitted to be installed.

4. The PAC and community have also been trying (for MANY years) to get a gate installed off Greenforest Cres which has met continued pushback. The owner of the land you are proposing to develop is the same lady we have been trying to work with to get the gate added to the other field. Since you likely have a current relationship with the owner maybe your company can get this accomplished for the community. The PAC can provide details to you.

The developer spoke with a SD representative last year and indicated that they have no issues with proving access through their lands so that children could walk through the paved pedestrian pathway off of Greenforest Crescent to the school site. There has been no further correspondence from the School District with them regarding this. Please contact the School District directly to discuss this further. Once you have contacted the School District, we are available to liaise this conversation on behalf of our client.

We want to reiterate and make it very clear again that having a gate added to a School District property is something only the School District can approve. The developer has already indicated that they are willing to work with the School District to provide this access but the final decision on this is with School District representatives.

5. What are you doing to preserve/protect the impact on the rest of the greenbelt and wildlife in the area?

The development is only going to occur within the Development Boundary that was outlined within the attached letter. The remaining lands outside of that portion will remain undeveloped as they contain significant slopes that are not suitable for development.

6. Why is the community only provided until January 24<sup>th</sup> to respond?

The Local Government Act indicates that all Rezoning Applications that require an amendment to the Official Community Plan conduct public consultation for 14 days prior to the Public Hearing date. Residents have been provided this time to respond to the letter and indicate their feedback to L&M, this is standard with every consultation that occurs as a result of an OCP Amendment. Once the application is ready to go to Public Hearing, the City will be contacting you again for information gathering purposes and provide feedback so there will be an additional opportunity to provide feedback at the next stage of this application process.

We hope the information above has addressed some of the concerns that you have. Please do not hesitate to reach out if you have any additional questions or would like to discuss the pedestrian connectivity to the School District site further.

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue

Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

---

**From:** Martin, Crystal [REDACTED]  
**Sent:** Wednesday, January 12, 2022 9:05 AM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Subject:** Proposed changes on Barr Road

Good morning,

I received a letter letting me know about the proposed changes for a new subdivision on Barr Road. I have some concerns/requests that I would like to contribute for discussion. I would also appreciate a PDF version of the letter.

Concerns/request for consideration include:

1. Dawson Road is not a wide road and a new subdivision will increase congestion. Many children walk to and from school along it. Should the development of this subdivision move forward, can the new sidewalk on Dawson be extended to Barr Road? The PAC and the community have been trying for years to have the city add sidewalks to Dawson to which they have declined. A sidewalk to Barr Road would at least allow for some additional safety.
2. Improved lighting.
3. Access to the school through a gate on the Glenview field. Children would be able to avoid walking on Dawson if they could access Glenview through a safer route
4. The PAC and community have also been trying (for MANY years) to get a gate installed off Greenforest Cres which has met continued pushback. The owner of the land you are proposing to develop is the same lady we have been trying to work with to get the gate added to the other field. Since you likely have a current relationship with the owner maybe your company can get this accomplished for the community. The PAC can provide details to you.
5. What are you doing to preserve/protect the impact on the rest of the greenbelt and wildlife in the area?
6. Why is the community only provided until January 24<sup>th</sup> to respond?

I look forward to your prompt response.

In health,

Crystal Martin, MA

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Ashley Thandi

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**From:** Charity Matthews [REDACTED]  
**Sent:** Monday, January 17, 2022 1:08 PM  
**To:** Ashley Thandi  
**Subject:** Re: Request for Feedback on Proposed Land Use Change for a Property Located on Barr Road

Good afternoon, Ashley,

Thank you for your detailed and informative response. As a homeowner and community resident, it is reassuring and sincerely appreciated to be considered and included in discussions.

I am, most of all, relieved to read that development would not have a notable impact on Glenview Elementary. Thank you for putting my mind at ease about these concerns.

As for property taxes, I imagine this is a topic on many people's minds, and I am grateful for the details you have given at this specific stage of application and proposal.

I do not have any additional questions, so thank you again for your time.

Sincerely,  
Charity

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**From:** Ashley Thandi <athandi@lmengineering.bc.ca>  
**Sent:** January 17, 2022 11:44:25 AM  
**To:** Charity Matthews [REDACTED]  
**Subject:** RE: Request for Feedback on Proposed Land Use Change for a Property Located on Barr Road

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Charity,

Thank you for your email and your interest in the Barr Road Rezoning Application. The orange highlighted section within the letter that was delivered to your home is the developable area of the property and in relation to the entire property (which was highlighted in red) it is relatively small. Everything outside of the highlighted orange section is very steeply sloped and undevelopable, as such the development will only yield approximately 18 to 20 single family lots. Taking this into consideration, the development will have little to no impact on the capacity Glenview Elementary School. After consultation with SD57, currently Glenview Elementary is operating at 233 which is just over the operating capacity (which is 220), in order to accommodate this SD has placed portables/modulars on the site which are handling the extra capacity at the moment. Enrolment of this school is restricted to catchment area only. The SD has let us know that they are currently determining next feasible steps with all SD facilities and that is all of the information that they can provide us at this time.

The forested area around the school is private property, however as mentioned above a very large portion of this property is undevelopable. The large, forested section along the western side of the school property will remain in it's natural state.

We hear your concerns regarding your property taxes. However, Rezoning Applications only take into consideration the land use as per the required minimum lot sizes and setbacks indicated within zones and not the form and character of that land use (such as what the building will look like, the prices of that building, etc.). At this time, we have no indication on the size of the homes or what those homes will be priced, we are looking at the use of the raw land and if that use is suitable for the area. In this case, the entire surrounding area is already consisting of single family homes which makes the highest and best use of the developable land single family housing. The minimum lot requirement of the single family zone that is being proposed is 500 m2 and the lots within the proposed development would range anywhere from 500m2 – 1000 m2.

Thank you again for providing us with your email and we hope the above information has addressed some of the concerns that you have. Take care and please do not hesitate to reach out again via email if you have any additional questions or concerns.

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue  
Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

---

**From:** Charity Matthews [REDACTED]  
**Sent:** Monday, January 10, 2022 7:22 PM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Subject:** Re: Request for Feedback on Proposed Land Use Change for a Property Located on Barr Road

Dear Ashley Thandi, Community Planner, L&M Engineering Limited,

Thank you to the L&M Engineering Limited office for the dissemination of information regarding the "Request for Feedback on Proposed Land Use Change for a Property Located on Barr Road."

My husband, myself, and our three-year-old son are residents on Emmy Place, and we have a couple points of feedback in response to the letter received today:

1) Impacts on Glenview Elementary

We purchased our home on Emmy Place in 2014 for many reasons. However, one of the most prominent reasons for our decision was based on our plans to start a family. Our son is now three years old and attending the Hartland Preschool; he will then attend Glenview Elementary. We chose the area, in part, because of the size of Glenview Elementary. It is a relatively small elementary school with, at present, a quiet forest background. Because the school is an essential element of our neighbourhood community and our future within it, we are wondering how this sizable residential development will impact the school. Will

Glenview Elementary be developed to accommodate a greater number of families and, presumably, a larger population of children? Will a portion of forest be maintained around the school's boundary?

## 2) Property Taxes and Plans for the New Subdivision Homes

When purchasing a home, considering one's yearly taxes is a critical element. Therefore, our next concern is in regard to property taxes. How will the potential development impact our annual property taxes? This question leads to additional questions about the number of homes, the size of the "large desirable lots," the size of the homes, and the general price of the new homes. These factors seem important to understand how we, as a family, can expect to be financially affected by the potential subdivision development.

Thank you for the opportunity to engage with the process and to express concerns.

Sincerely,

Charity Wrynn  
7362 Emmy Place  
Prince George BC V2K 5B8  


## Ashley Thandi

---

**From:** Ashley Thandi  
**Sent:** Thursday, January 20, 2022 8:30 AM  
**To:** Debbie Kopp  
**Cc:** [REDACTED]  
**Subject:** RE: Public Comment on Proposed Land Changes on Barr Rd.

Good Morning Debbie,

The comments received during the public consultation period will be included into an L&M Public Consultation Summary Report which will be presented to Council for consideration when the application is ready to proceed to Public Hearing. In order to remain completely transparent all comments received through phone, email or in-person are included into the Summary Report verbatim. City Staff then redact personal information from the Summary Report before it is included in the Council Agenda.

At this time we do not have a date set for Public Hearing. After this L&M consultation period is over on Jan 24<sup>th</sup>, the City will then run their required 2- week consultation period and once that is complete we will work on scheduling the application for Council consideration. Once the application has been scheduled for Public Hearing, all neighbours within the notification area will receive a notice of Public Hearing from the City indicating the date and time of the Council Meeting.

Please do not hesitate to reach out if you have any additional questions. Thanks!

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Debbie Kopp [REDACTED]  
**Sent:** Wednesday, January 19, 2022 9:30 AM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Cc:** [REDACTED]  
**Subject:** Public Comment on Proposed Land Changes on Barr Rd.

Morning Ashley,

I had a question regarding the correspondence that you receive for the Barr rd proposal, the comments you receive from public feedback are they shared when this application goes to public hearing ? Do you summarize concerns or do you share comments verbatim ?  
Can you confirm when this would be going to a public hearing ?

Debbie Kopp



**Important Information:**

--- The Regional District is currently responding to the COVID-19 pandemic. We are monitoring recommendations and directives of provincial and federal authorities as they apply to our operations. This impacts staffing resources and may affect the timelines of all applications. For further updates on the Regional District's response to the COVID-19 pandemic, Please refer to our website at [www.rdffg.bc.ca](http://www.rdffg.bc.ca) ---

*The information provided herein is for assistance and convenience only, and should not be relied upon as or as a substitute for legal advice. In the event of any conflict between the information provided herein and any enactments of the Regional District or the Provincial/Federal governments, the enactments will prevail.*

## Ashley Thandi

---

**From:** Ashley Thandi  
**Sent:** Monday, January 24, 2022 10:44 AM  
**To:** Bailey Grose  
**Subject:** RE: Barr Rd Subdivision proposal feedback

No worries Bailey. We appreciate the letter's voicing neighbourhood concerns regarding City infrastructure initiatives and will ensure that we bring these up during our presentation at the Public Hearing.

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

---

**From:** Bailey Grose [REDACTED]  
**Sent:** Monday, January 24, 2022 9:15 AM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Subject:** Re: Barr Rd Subdivision proposal feedback

Wonderful news about Greenforest! thank you Ashley for connecting with Kap and getting this rolling a little bit faster than in the past. Hopefully we can see it come to fruition this year.

The PAC and the community has been consistently sending that email to you where we know that most of the stuff is in a scope of the city of PG but we thought it was just an opportunity to address our concerns and hopefully when this city meeting is set for you guys we can bring those concerns to light again as well.

Thank you again, we deeply appreciate you working on the green forest gate and hope that if the development happens we can do the same at Barr.

Regards

Bailey

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**From:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Sent:** Monday, January 24, 2022 9:02 AM  
**To:** Bailey Grose [REDACTED]  
**Subject:** RE: Barr Rd Subdivision proposal feedback

Hi Bailey,

I had a separate meeting with Kap Manhas on Friday regarding another project and we had a chance to discuss student access to the elementary school through the developers property. L&M is now corresponding directly with the School District regarding this matter and we will be working on an easement for the Glenforest Road walkway. The School District will advise the PAC and the principal of Glenview on the status of this.

As we previously discussed over the phone last week, the remaining points you have indicated below are outside of the scope of what the developer can provide at this time. These are conversations that the PAC needs to have directly with the City of Prince George. If you require some more clarification regarding this further to what we discussed on the phone please do not hesitate to give me a call.

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue  
Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Bailey Grose [REDACTED]  
**Sent:** Sunday, January 23, 2022 8:37 PM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Subject:** Barr Rd Subdivision proposal feedback

January 23, 2022

Re: Request for Feedback on Proposed Land Use Change for a Property Located on Barr Road

To whom it may concern:

Recently, L&M Engineering distributed a proposal for anew development on Barr Road. This proposal suggests a new subdivision of single-family homes, and while personal opinions may vary whether the development should proceed or not, there are several points that need to be considered for the neighboring community members to be in support of this expansion.

The proposal received from L&M Engineering stated that traffic generated from the proposed subdivision will be low and will not have any adverse effect on the existing traffic network in the area. However, I strongly disagree and have seen developments such as the Greenforest subdivision greatly impact the foot and road traffic in our community. Traffic congestion is already a major safety concern for the students who attend Glenview Elementary School and walk along Dawson Road everyday. Dawson Road is narrow, poorly lit, and does not have any sidewalks. During the winter months and

collection days, the road is significantly narrower and at times only allows for single lane traffic. Adding additional homes in the area will increase traffic substantially especially during the morning and evening rush hours.

The following is a list of proposed solutions for L&M Engineering to consider in order to have the support of the community:

1. L&M Engineering to work with School District 57, the City of Prince George, and the Chair of the Glenview Elementary Parent Advisory Council (PAC) [glenviewPAC@gmail.com](mailto:glenviewPAC@gmail.com) to install a gate and pathway from the Glenview Elementary School field that borders on the new subdivision.
2. L&M Engineering to work with the City of Prince George and the Chair of the Glenview Elementary Parent Advisory Council (PAC) [glenviewPAC@gmail.com](mailto:glenviewPAC@gmail.com) to extend the existing sidewalk at the start of Dawson Road to Cluff Road.
3. Increase street lighting along Dawson Road from Austin Road to Cluff Road.
4. Install a crosswalk with lighting at the intersection of Dawson Road and Eden Drive.

The development of a new subdivision impacts more than the land and consideration needs to be made for the safety of our community residents and their children.

I look forward to hearing from you to discuss the above. I can be reached at this email.

Warmest regards,

Bailey Grose

*I hereby consent to the release of the above information.*

## Ashley Thandi

---

**From:** Ashley Thandi  
**Sent:** Monday, January 24, 2022 9:31 AM  
**To:** [REDACTED]  
**Subject:** RE: Barr Road Development

Good Morning Heather,

Thank you for taking the time to reach out regarding the Barr Road Rezoning Application. We have addressed the items in your letter below.

Based on the small size of the development area and the number of lots that can be built on the area (18 – 20), the traffic volumes generated by the development will be low and will not have a substantial impact on the existing traffic network. The traffic volumes of the existing subdivision plus the traffic produced by the proposed development will not be large enough to trigger any traffic improvements. This is why the City has determined that a traffic analysis is not required.

1. L&M Engineering is currently working directly with the School District regarding gate access for students that access the school off of Glenforest Crescent. We have been in contact with the chair of the PAC who is aware that L&M is working directly with the School District regarding this matter.
2. The extension of the sidewalk on Dawson Road is outside of the scope of what the developer can require as a result of the proposed development. For some background information, in the City's Bylaw, the Dawson Road area is designated as "Semi-Urban" which means the area does not require concrete curbs and sidewalks. This is why the existing subdivision was constructed without a curb and without a sidewalk. The City does however identify Dawson Road as a location for a future pedestrian network through their Subdivision and Servicing Bylaw which is why the developer that conducted the 6 lot subdivision at the end of Dawson was required to build a sidewalk. Unfortunately, as the Barr Road development does not directly front Dawson Road the developer will not be required to extend that sidewalk. We do recognize that safe pedestrian connectivity along Dawson Road is very important, however this is something that is outside of the scope of what the developer can provide. At this point, as indicated by their Bylaws, this would be a City initiative that would be required to be placed on the City's Capital Project List for Council Consideration.
3. The developer will be responsible for providing street lights within their proposed development and at the intersection of Barr Road/Dawson Road. They are not responsible for installing street lights along Dawson Road for the reasons mentioned above. Installing additional street lights on an existing City road would be a City initiative.
4. The installation of a crosswalk at the intersection of Dawson Road and Eden Drive would be something that would be required to be placed by the City of Prince George Transportation Division and is unfortunately, outside of what the developer or L&M can assist with.

Take care and please do not hesitate to reach out if you have additional questions.

Yours Truly,



Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Heather Gummow [REDACTED]  
**Sent:** Wednesday, January 19, 2022 4:56 PM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Subject:** Barr Road Development

Good evening,

Attached please find a letter with respect to the proposed Barr Road development.

Heather

Heather Gummow  
[REDACTED]



Visit our [website](#) | Read our [eNewsletter](#)

*I am grateful to live, work, and play on the ancestral and traditional territory of the Lheidli T'enneh, part of the Dakelh (Carrier) First Nations.*

January 19, 2022

Re: Request for Feedback on Proposed Land Use Change for a Property Located on Barr Road

To whom it may concern:

Recently, L&M Engineering distributed a proposal for a new development on Barr Road. This proposal suggests a new subdivision of single-family homes, and while personal opinions may vary whether the development should proceed or not, there are several points that need to be considered for the neighboring community members to be in support of this expansion.

The proposal received from L&M Engineering stated that traffic generated from the proposed subdivision will be low and will not have any adverse effect on the existing traffic network in the area. However, I strongly disagree and have seen developments such as the Greenforest subdivision greatly impact the foot and road traffic in our community. Traffic congestion is already a major safety concern for the students who attend Glenview Elementary School and walk along Dawson Road everyday. Dawson Road is narrow, poorly lit, and does not have any sidewalks. During the winter months and collection days, the road is significantly narrower and at times only allows for single lane traffic. Adding additional homes in the area will increase traffic substantially especially during the morning and evening rush hours.

The following is a list of proposed solutions for L&M Engineering to consider in order to have the support of the community:

1. L&M Engineering to work with School District 57, the City of Prince George, and the Chair of the Glenview Elementary Parent Advisory Council (PAC) [glenviewPAC@gmail.com](mailto:glenviewPAC@gmail.com) to install a gate and pathway from the Glenview Elementary School field that borders on the new subdivision.
2. L&M Engineering to work with the City of Prince George and the Chair of the Glenview Elementary Parent Advisory Council (PAC) [glenviewPAC@gmail.com](mailto:glenviewPAC@gmail.com) to extend the existing sidewalk at the start of Dawson Road to Cluff Road.
3. Increase street lighting along Dawson Road from Austin Road to Cluff Road.
4. Install a crosswalk with lighting at the intersection of Dawson Road and Eden Drive.

The development of a new subdivision impacts more than the land and consideration needs to be made for the safety of our community residents and their children.

I look forward to hearing from you to discuss the above. I can be reached at [REDACTED]

Warmest regards,

[REDACTED]  
Heather Gummow

*I hereby consent to the release of the above information.*

## Ashley Thandi

---

**From:** Ashley Thandi  
**Sent:** Monday, January 24, 2022 10:42 AM  
**To:** Deb K  
**Subject:** RE: Response to Barr Rd Subdivision

Good Morning Debbie,

Thank you for providing your response to the proposed Rezoning Application on Barr Road. We will include your letter into our Public Consultation Summary Report that will be presented to Council when this application is ready to head to Council for Public Hearing. The date for Public Hearing has not yet been set.

L&M Engineering is currently working directly with School District representatives regarding access to the school via Greenforest Crescent. The School District will advise the PAC and the principal of Glenview on the status of this.

Just for some background information, in the City's Bylaw, the Dawson Road area is designated as "Semi-Urban" which means the area does not require concrete curbs and sidewalks. This is why the existing subdivision was constructed without a curb and without a sidewalk. The City does however identify Dawson Road as a location for a future pedestrian network through their Subdivision and Servicing Bylaw which is why the developer that conducted the 6 lot subdivision at the end of Dawson was required to build a sidewalk. Unfortunately, as the Barr Road development does not directly front Dawson Road the developer will not be required to extend that sidewalk. We do recognize that safe pedestrian connectivity along Dawson Road is very important, however this is something that is outside of the scope of what the developer can provide. At this point, as indicated by their Bylaws, this would be a City initiative that would be required to be placed on the City's Capital Project List for Council Consideration. This also goes for the crosswalk and extended School Zone signage. All letters received by neighbours with these City initiative requests will be included into the Public Consultation Summary Report for the City and City Council to view. We will also reiterate to City Staff directly regarding the neighbourhoods desire for extended sidewalks, update street lighting and crosswalks to ensure that students can walk safely to and from school.

Take care and please do not hesitate to contact the undersigned if you have any additional questions.

Yours Truly,

*Ashley*

Ashley Thandi, BPI  
Planner

### **L&M Engineering Limited**

1210 4<sup>th</sup> Avenue  
Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967  
Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Deb K [Redacted]  
**Sent:** Saturday, January 22, 2022 7:59 PM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Cc:** [cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)  
**Subject:** Response to Barr Rd Subdivision

Please see my attached response to the proposed subdivision at Barr Rd.

Debbie Kopp

January 17, 2022

Dear L&M Engineering

Regarding: Official Community Plan Amendment Application No. CP100183 Bylaw No. 9254 and  
Rezoning Amendment Application RZ100720 Bylaw No. 9255

**Abstract of Concern:**

**Should the development on Barr Road be accepted I please ask you consider the following:**

- **Ensure an easement and walkway is created accessing Barr rd. subdivision to the South field of Glenview.**
- **Add gate for access to the North end of Glenview school from the Green Forest subdivision**
- **Extend the Sidewalk from the corner of Dawson and Austin E to the school or to Barr rd. at the very least.**
- **Add flashing crosswalk On Austin East for students to cross safely from traffic coming up Austin East.**
- **Extend the School Zone sign to Eden rd.**  
**( See attached map)**

I am writing regarding to the proposed subdivision on Barr Rd and ask that you seriously consider my concerns. Whereas I am disappointed to be losing the greenspace bordering my property, I understand that Prince George is a growing community and development is inevitable. What I am advocating against is the continued addition of subdivisions and development without considering the impacts that is has on the already established neighborhood, residents and specifically, the youngest residents in the area.

I moved on to Dawson Rd in 2008, since then I have started a family where my now 7-year-old son goes to Glenview Elementary School (located on Dawson Rd) and where my daughter will start this year. Since 2008 there have been 3 subdivision developments in a .40km<sup>2</sup> radius of the school that all were said to have “minimal” impact on traffic and congestion to and around Dawson Rd. and neighborhood. However, these subdivisions have had a big negative impact on the safety and walkability of the community.

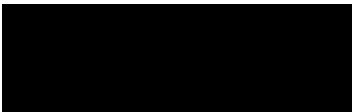
Green Forest subdivision located North of Glenview School has added over forty (40) new homes with no direct access to the school yard. This subdivision has not only increased traffic on Dawson Rd and increased traffic in the entire community, but it has also caused even more safety concern related to kids and families accessing the school site as they now how to walk the perimeter to access the school.

Rita Place and Orbin Place subdivisions located off South Dawson Rd has also been established in recent years adding a further 24 lots. Again, increasing congestion and adding more students walking to the local school without adequate clearance on the road due to the lack of side walks or shoulder. I have personally witnessed a child on a scooter going towards the school have his handlebars bumped and forced off the road by passing traffic as I was walked with my son to the school site. Thankfully, it was not serious, but it showed me the risk of increased development and traffic without adequate infrastructure to support the neighborhood and its youngest residents.

Furthermore, a 6 home subdivision was built on the corner of Dawson Rd and Austin Rd E. Which although the smallest addition, I believe is one of the most unsafe in consideration to students accessing the school site. This subdivision included secondary suites in the homes, causing an increased need for parking. As these properties do not have adequate room in their driveway for all the vehicles of their residents. Cars are now parking along the road and even on the small sidewalk that was installed in front of the homes. The parking on the street has reduced sightlines when driving on the road and has caused issues accessing Dawson Rd. Caused issues with children having to walk on the road in traffic. Again, the road, sidewalks and neighborhood infrastructure has not be upgraded to match the development pressures that the neighborhood is experiencing.

In the mornings, when walking with my son I have see children having to stop or walk into the ditch or walking on people's lawns to get to the school. Safety concerns increase extremely in the winter months due to the snowbanks. The roads are too narrow; especially, with the lack of shoulder and sidewalks causing a safety hazard due to the increase vehicles traffic and speed of drivers. It is an absolute nightmare to walk along the road during school pick up a drop off times, and for this reason many parents choose to drive their children; thereby, increasing the issue for the children and parents they do not have that luxury.

As a parent, I believe we should be encouraging our children to walk and bike to school, but we need to provide safe routes and adequate infrastructure to do so. Our neighborhood has outgrown the Official Community Plan vision and a new neighborhood plan should be created to support the community and its development as we grow. Further, the City of Prince George and Council need to improve the safety of the neighborhood with the installation of sidewalks, crosswalks, signage, and lighting in the neighborhood to support the existing residents. And to prevent injury to our youngest residents. Again, I am not against this proposal itself, my concern is that issues in the neighborhood are being exacerbated by further development with no sign that the existing issues are being addressed.

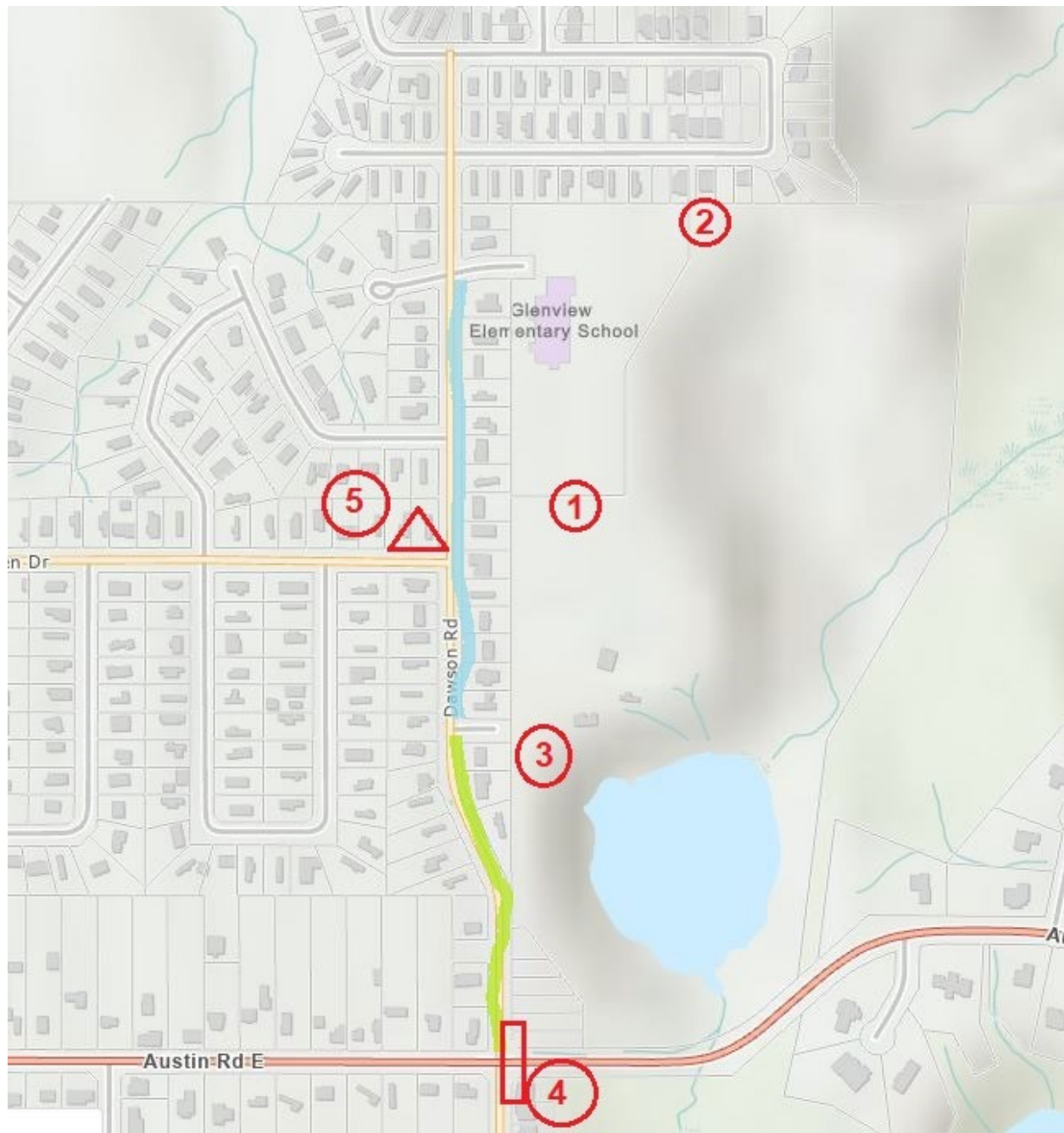


Deborah Kopp

6950 Dawson Rd



Cc: City clerk



- 1- Gate access is provided from new subdivision to South field of School
- 2- Gate Access from Green forest Subdivision to North field of School
- 3- Extension of sidewalk for safer walk routes to school
- 4- Cross walk lights for students to cross on Austin Road
- 5- Extend school Speed limit sign 240 m to Eden Rd

## Ashley Thandi

---

**From:** Ashley Thandi  
**Sent:** Monday, January 24, 2022 10:42 AM  
**To:** Crystal Martin  
**Subject:** RE: Request for feedback

Good Morning Crystal,

Thank you for taking the time to reach out regarding the Barr Road Rezoning Application. We have addressed the items in your letter below.

Based on the small size of the development area and the number of lots that can be built on the area (18 – 20), the traffic volumes generated by the development will be low and will not have a substantial impact on the existing traffic network. The traffic volumes of the existing subdivision plus the traffic produced by the proposed development will not be large enough to trigger any traffic improvements. This is why the City has determined that a traffic analysis is not required.

1. L&M Engineering is currently working directly with the School District regarding gate access for students that access the school off of Glenforest Crescent. We have been in contact with the chair of the PAC who is aware that L&M is working directly with the School District regarding this matter.
2. The extension of the sidewalk on Dawson Road is outside of the scope of what the developer can require as a result of the proposed development. For some background information, in the City's Bylaw, the Dawson Road area is designated as "Semi-Urban" which means the area does not require concrete curbs and sidewalks. This is why the existing subdivision was constructed without a curb and without a sidewalk. The City does however identify Dawson Road as a location for a future pedestrian network through their Subdivision and Servicing Bylaw which is why the developer that conducted the 6 lot subdivision at the end of Dawson was required to build a sidewalk. Unfortunately, as the Barr Road development does not directly front Dawson Road the developer will not be required to extend that sidewalk. We do recognize that safe pedestrian connectivity along Dawson Road is very important, however this is something that is outside of the scope of what the developer can provide. At this point, as indicated by their Bylaws, this would be a City initiative that would be required to be placed on the City's Capital Project List for Council Consideration.
3. The developer will be responsible for providing street lights within their proposed development and at the intersection of Barr Road/Dawson Road. They are not responsible for installing street lights along Dawson Road for the reasons mentioned above. Installing additional street lights on an existing City road would be a City initiative.
4. The installation of a crosswalk at the intersection of Dawson Road and Eden Drive would be something that would be required to be placed by the City of Prince George Transportation Division and is unfortunately, outside of what the developer or L&M can assist with.

Take care and please do not hesitate to reach out if you have additional questions.

Yours Truly,



Ashley Thandi, BPI  
Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Crystal Martin [REDACTED]

**Sent:** Sunday, January 23, 2022 7:03 AM

**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>

**Subject:** Request for feedback

Re: Request for Feedback on Proposed Land Use Change for a Propaerty Located on Barr Road

To whom it may concern:

Recently, L&M Engineering distributed a proposal for anew development on Barr Road. This proposal suggests a new subdivision of single-family homes, and while personal opinions may vary whether the development should proceed or not, there are several points that need to be considered for the neighboring community members to be in support of this expansion.

The proposal received from L&M Engineering stated that traffic generated from the proposed subdivision will be low and will not have any adverse effect on the existing traffic network in the area. However, I strongly disagree and have seen developments such as the Greenforest subdivision greatly impact the foot and road traffic in our community. Traffic congestion is already a major safety concern for the students who attend Glenview Elementary School and walk along Dawson Road everyday. Dawson Road is narrow, poorly lit, and does not have any sidewalks. During the winter months and collection days, the road is significantly narrower and at times only allows for single lane traffic. Adding additional homes in the area will increase traffic substantially especially during themorning and evening rush hours.

The following is a list of proposed solutions for L&M Engineering to consider in order to have the support of the community:

1. L&M Engineering to work with School District 57, the City of Prince George, and the Chair of the Glenview Elementary Parent Advisory Council (PAC) [glenviewPAC@gmail.com](mailto:glenviewPAC@gmail.com) to install a gate and pathway from the Glenview Elementary School field that borders on the new subdivision.
2. L&M Engineering to work with the City of Prince George and the Chair of the Glenview Elementary Parent Advisory Council (PAC) [glenviewPAC@gmail.com](mailto:glenviewPAC@gmail.com) to extend the existing sidewalk at the start of Dawson Road to Cluff Road.

3. Increase street lighting along Dawson Road from Austin Road to Cluff Road.
4. Install a crosswalk with lighting at the intersection of Dawson Road and Eden Drive.

The development of a new subdivision impacts more than the land and consideration needs to be made for the safety of our community residents and their children.

I look forward to hearing from you to discuss the above. I can be reached at this email address.

Warmest regards,  
Crystal Martin

## Ashley Thandi

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**From:** Steve&Christa Porter [REDACTED]  
**Sent:** Monday, January 24, 2022 12:53 PM  
**To:** Ashley Thandi  
**Subject:** Re: Proposed Barr Rd Development

Wow Ashley, I am impressed with this quick response and explanations. So glad the Greenforest gate is being reviewed again.

Glad there will be a streetlight at Barr and Dawson. And I understand that many items are to be advocated for with the City.

Thank you for the opportunity to engage on this. Communication and information for the school community members and neighborhood is key!

Christa

On Mon, Jan 24, 2022 at 9:32 AM Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)> wrote:

Good Morning Christa,

Thank you for taking the time to reach out regarding the Barr Road Rezoning Application. We have addressed the items in your letter below.

Based on the small size of the development area and the number of lots that can be built on the area (18 – 20), the traffic volumes generated by the development will be low and will not have a substantial impact on the existing traffic network. The traffic volumes of the existing subdivision plus the traffic produced by the proposed development will not be large enough to trigger any traffic improvements. This is why the City has determined that a traffic analysis is not required.

1. L&M Engineering is currently working directly with the School District regarding gate access for students that access the school off of Glenforest Crescent. We have been in contact with the chair of the PAC who is aware that L&M is working directly with the School District regarding this matter.
2. The extension of the sidewalk on Dawson Road is outside of the scope of what the developer can require as a result of the proposed development. For some background information, in the City's Bylaw, the Dawson Road area is designated as "Semi-Urban" which means the area does not require concrete curbs and sidewalks. This is why the existing subdivision was constructed without a curb and without a sidewalk. The City does however identify Dawson Road as a location for a future pedestrian network through their Subdivision and Servicing Bylaw which is why the developer that conducted the 6 lot subdivision at the end of Dawson was required to build a sidewalk. Unfortunately, as the Barr Road development does not directly front Dawson Road the developer will not be required to extend that sidewalk. We do recognize that safe pedestrian connectivity along Dawson Road is very important, however this is something that is outside of the scope of what the developer can provide. At this point, as indicated by their Bylaws, this would be a City initiative that would be required to be placed on the City's Capital Project List for Council Consideration.
3. The developer will be responsible for providing street lights within their proposed development and at the intersection of Barr Road/Dawson Road. They are not responsible for installing street lights along Dawson Road

for the reasons mentioned above. Installing additional street lights on an existing City road would be a City initiative.

4. The installation of a crosswalk at the intersection of Dawson Road and Eden Drive would be something that would be required to be placed by the City of Prince George Transportation Division and is unfortunately, outside of what the developer or L&M can assist with.

We hope that the information above has addressed some of the concerns that you have. If you have any additional questions please do not hesitate to contact me via phone or email.

Yours Truly,

*Ashley*

Ashley Thandi, BPI

Planner

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Email: [athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)

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**From:** Steve&Christa Porter [REDACTED]  
**Sent:** Saturday, January 22, 2022 7:51 PM  
**To:** Ashley Thandi <[athandi@lmengineering.bc.ca](mailto:athandi@lmengineering.bc.ca)>  
**Subject:** Proposed Barr Rd Development

Please see attachment.

Thanks!

Christa Porter



## **APPENDIX D**

Phone Correspondence Received from Neighbours  
(up to January 27<sup>th</sup>, 2022)

Record of phone conversation with neighbour for Barr Road Rezoning Application No. RZ100720

Neighbours Name: Mike

Date: January 10<sup>th</sup>, 2022

Time: 10:00 am

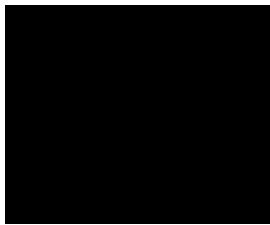
General Comments:

Just wanted confirmation if the development was in the area highlighted in red or in orange within the letter that he received. We indicated that the red area was the subject property and the orange area was the only area proposed for development.

Mike also inquired about the paved trail leading from Greenforest Crescent through the subject property to the School District property and was wondering if an easement would be proposed for students to cross safely. We indicated that we were not sure about the school access through the subject property but would look into it.

Concerns:

None.



Record of phone conversation with neighbour for Barr Road Rezoning Application No. RZ100720

Neighbours Name: Ronald K

Date: January 12<sup>th</sup>, 2022

Time: 10:20 am

General Comments:

Ronald called to inquire about the site access and how it would impact the remainder lot. We explained that the proposed zoning boundary was selected so that there was still significant room for a driveway on the large remainder lot. He was satisfied with this answer.

Concerns:

None.



Record of phone conversation with neighbour for Barr Road Rezoning Application No. RZ100720

Neighbours Name: Bailey Grose

Date: January 20<sup>th</sup>, 2022

Time: 9:44 am

General Comments:

Ms. Grose indicated that she was not against the development, however she is the chair of the Glenview PAC and wanted to raise some questions/concerns that the PAC had regarding the development.

Concerns:

Ms. Grose indicated that the PAC would like to see a new walkway from the proposed development to the school site and an easement from Greenforest Crescent to the school site through the subject property. We let Ms. Grose know that the developer would be ok with providing access through their lands to the school from Greenforest Crescent however it would be up to the School District to determine where the location of the gate would be for this access. We further explained that we would be happy to liase between the School District and the property owner regarding this and Ms. Grose indicated that she would send out an email to introduce L&M to the School District representatives that the PAC has been in contact with. We further explained that as we are in the land use planning stages of the development, detailed design has not been conducted for the site which means that the location of a walkway within the site would not be able to be determined at this time. We did explain that our client would consider this if/when the application gets to the subdivision/detailed design stages and that we look forward to working with the School District at that time.

Ms. Grose indicated the need for the extension of the sidewalk on Dawson Road. We explained that the extension of this sidewalk is outside of the scope of what the developer is required to as as the proposed development site is not located directly on Dawson Road. We further explained that the expansion of this sidewalk would be a City initiative. We let Ms. Grose know that although the Dawson Road area is designated as "semi-urban" in the City's Subdivision and Servicing Bylaw they have indicated a future pedestrian connection along this road, which would be helpful for the PAC to indicate if they were to reach out to the City regarding the sidewalk extension.

Ms. Grose thanked us for our time and for the informative conversation and let us know she would be sending an email to the School District with L&M cc'd to kick off conversations regarding an easement off of Greenforest Crescent.



Record of phone conversation with neighbour for Barr Road Rezoning Application No. RZ100720

Neighbours Name: Michelle

Date: January 27<sup>th</sup>, 2022

Time: 4:06 pm

General Comments:

Michelle inquired about clarification on the developable area and was wondering if the pond on the property would be protected. We indicated that the area for development was outlined in orange and that the pond is outside of the development area and the area surrounding the pond is a no-build area in place via a Covenant.

Michelle inquired about the size of the proposed lots. We explained that the lots would be consistent with what is in the area and that the minimum lot size in the proposed RS2 zone is 500 m2.

Michelle inquired of the development timeline. We indicated that if Council approves of the Rezoning Application, the property owner anticipates to begin the subdivision process within the next 2 – 3 years.

