

7010 Dawson Road
Prince George, BC V2K 2L8

February 06, 2022

City of Prince George
Development Services
1100 Patricia Boulevard
Prince George, BC V2L 3V9

Sent By Fax To 250-561-7721

Re: Request For Comment
CP100183 - Bylaw No. 9254
20-Lot Subdivision 2989 Barr Road

To Whom It May Concern:

I purchased my property at 7010 Dawson Road [REDACTED] which is still my present residence. I am a [REDACTED] At the time of purchase, June 1989, Dawson Road was a quiet residential street. NOT ANYMORE.

The quality of the environment of Dawson Road area has deteriorated rapidly since the City of Prince George approved multiple residential subdivisions at the north and south ends of Dawson Road. Traffic from the north end of Dawson Road shows no respect for the residents of the old section of Dawson Road, where I live, as they speed daily along Dawson Road creating unnecessary noise and a hazard to the school children travelling to and from Glenview Elementary School and other pedestrians. The old section of Dawson Road has no curbs, no gutters, no storm drains and no sidewalks, just a ditch along both sides of Dawson Road. City Hall employees have told me the City has NO interest in improving this situation.

The purpose of this letter is to express my TOTAL OPPOSITION to the proposed 20-Lot Subdivision at 2989 Barr Road, which will be east of the lots on the east side of Dawson Road between the Glenview Elementary School property south to the recent development of six new lots on which six new residences have been built in 2021. This can be seen on the map supplied by the City of Prince George related to this matter. My lot is in this section of Dawson Road, where I presently have green belt to the east of my lot.

Dawson Road does NOT need another subdivision in our area to further create more residential noise and more traffic to further destroy the privacy and quiet environment that we once enjoyed on Dawson Road. Unfortunately, I am too old to move away from this deteriorating area of Prince George so here I must reside.

I also question if the City of Prince George has the water supply and sewer capacity to handle this 20-lot subdivision and more. Is this just the start of another monster-sized subdivision for this 50+ acre piece of private property once owned by Allan Barr?

Yours truly,

[REDACTED]
Patrick Stapleton

From: [Stanker, Mandy](#)
To: [Nitz, Melissa](#); [Holahan, Kali](#)
Subject: FW: 2989 Barr Road
Date: Monday, February 07, 2022 5:09:34 PM

From: Natalie Ariane Crossland [REDACTED]
Sent: Thursday, February 3, 2022 7:49 PM
To: devserv <devserv@princegeorge.ca>
Subject: 2989 Barr Road

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.

Comments on the the future land use proposal for Barr Road

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

Here are my comments and concerns:

1. Glenview school is already over capacity. What is the plan to accommodate a greater number of students? Has the school district been consulted on this matter?
2. Dawson road is already traffic burdened with no sidewalks for the children to walk to and from school. The intersection of Dawson and Austin is a hazzard. An increase in traffic will impact the safety of pedestrians.
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 devastating impact on wildlife and will upset the balance of the ecosystem.
- 5.

I am against the proposed land use change because I am concerned about the impacts on the wildlife corridor and delicate ecosystem- especially the pond area. 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.

Ariane Crossland

From: [Stanker, Mandy](#)
To: [Holahan, Kali](#)
Subject: FW: Comment for CP100183 - Bylaw No 9254
Date: Wednesday, February 09, 2022 1:55:02 PM

From: Colleen Cameron [REDACTED]
Sent: Tuesday, February 8, 2022 11:49 AM
To: devserv <devserv@princegeorge.ca>
Subject: Comment for CP100183 - Bylaw No 9254

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 writing to express my strong opposition in allowing the rezoning of 2989 Barr Rd Prince George to develop a 20-lot subdivision.

Plenty of Wildlife has been observed in the area such as wood peckers, owls, beavers, moose just to name a few. A new development would negatively impact their habitats and even destroy them.

Property values will go down in the areas due to the lack of greenbelt as that is the draw of the neighbourhoods "Valleyview" and "Glennview".

There is already an issue with traffic in the area and also a safety concern. Dawson Rd is a very busy and narrow street with children walking to the elementary school. There are no sidewalks to the school and with the additional traffic I feel it would be a matter of time before someone (a child) got injured in a motor vehicle accident. More development only means more traffic and higher exposure to children at risk.

I have had discussions with other neighbours who are also opposed to this rezoning and would prefer not to see this 20-lot development come to fruition.

Regards

Colleen Cameron

From: [cityclerk](#)
To: [Holahan, Kali](#)
Cc: [Stanker, Mandy](#)
Subject: FW: Concerns regarding CP100183 - Bylaw 9254
Date: Thursday, February 17, 2022 1:08:36 PM

-----Original Message-----

From: Mark Vejvoda [REDACTED]
Sent: Wednesday, February 16, 2022 11:10 PM
To: cityclerk <cityclerk@princegeorge.ca>; devserve@princegeorge.ca
Subject: Concerns regarding CP100183 - Bylaw 9254

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.

Regarding the rezoning of this greenspace behind my backyard I must admit i am appalled that this would be considered.

I hike this area almost daily and see dozens of Moose, deer, bear and other wildlife living in this area all year round not to mention it is a critical wetland that houses the spawning of thousands of toads every year (I have videos to show you if you need proof from past years).

At the center of this development is a large water source that is a lifeline for many animals living in this green-space corridor.

Please do not allow this development!

Sincerely:

Mark Vejvoda

6739 Butte Place

[REDACTED]

From: [REDACTED]
To: [devserv](#)
Subject: Request for comment CP100183-Bylaw No, 9254
Date: Tuesday, February 22, 2022 8:02:49 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.

As a homeowner, who has lived in the Glenview Subdivision for 22 years, I disagree with the comment that this new proposed subdivision will have no impact on the area. Particularly traffic. I see this area as a family oriented subdivision due to the close vicinity to Glenview Elementary School. There are no sidewalks for children to safely walk on to get to the school. As a previous Pac chair to Glenview Elementary I can tell you the many times parents tried to get the city to put in sidewalks, to make children safe (especially in the winter months) to walk to school, and they were turned down each time they requested it. You try to drive down Dawson Road at 8:00 am and see the congestion of vehicles and children walking on both sides of the road. To say that traffic to this area will not increase is an absurd comment. Majority of people that will buy these homes will be families and will attend Glenview Elementary. This will bring more traffic into the area for sure. Does the developer plan to work with the city and school district to have a seperate road into the school that does not incorporate Dawson Road? Does the city plan to make it safe for children and put sidewalks in from Austin Road to Cluff Road? This should be part of the developers plans as there will be significantly more traffic to this area. This shouldn't be an extra cost to the residents of the area either.

Thank you

Regards,

Mavis Christie
[REDACTED]

February 23, 2022

To whom it may concern:

Regarding: Official Community Plan Amendment Application No. CP100183 Bylaw No. 9254

I am writing in response to the request for comment regarding the proposed subdivision on Barr Rd. I have expressed my concerns with L&M Engineering and wish to share those with city council members as well.

I have lived on Dawson Road since 2008, since then there have been many developments in the neighbourhood and surroundings areas. While I am not against the development, the increase of traffic and congestion, lack of accessibility and safe walkability is a major concern to me and many others in the community. However, the development continues without considering the neighbourhood infrastructure and how it impacts the existing residents.

Dawson road is the one and only access to Glenview Elementary, it is a very narrow unlit road with no sidewalks with one corridor to walk or drive into the school with no additional gates or walkways for foot traffic, because of this it forces all children and vehicles travel Dawson rd. Through out the winter months it is significantly narrower and at times reduced to single lane traffic and at times can be hazardous.

Should any further development be accepted I ask that you please consider the following:

- **Ensure an easement and walkway is established in the Barr Rd subdivision to the South field of Glenview Elementary school yard**
 - **Add Gate access to the North End Glenview school yard from the new Green Forest subdivision**
 - **Continue the sidewalk from the corner of Dawson Rd. and Austin to the Elementary school or Barr Rd. at the very least**
 - **Add a flashing crosswalk on Austin East for students to cross safely from traffic driving up Austin**
 - **Extend the school zone sign to Eden Rd.**
- (See attached map)**

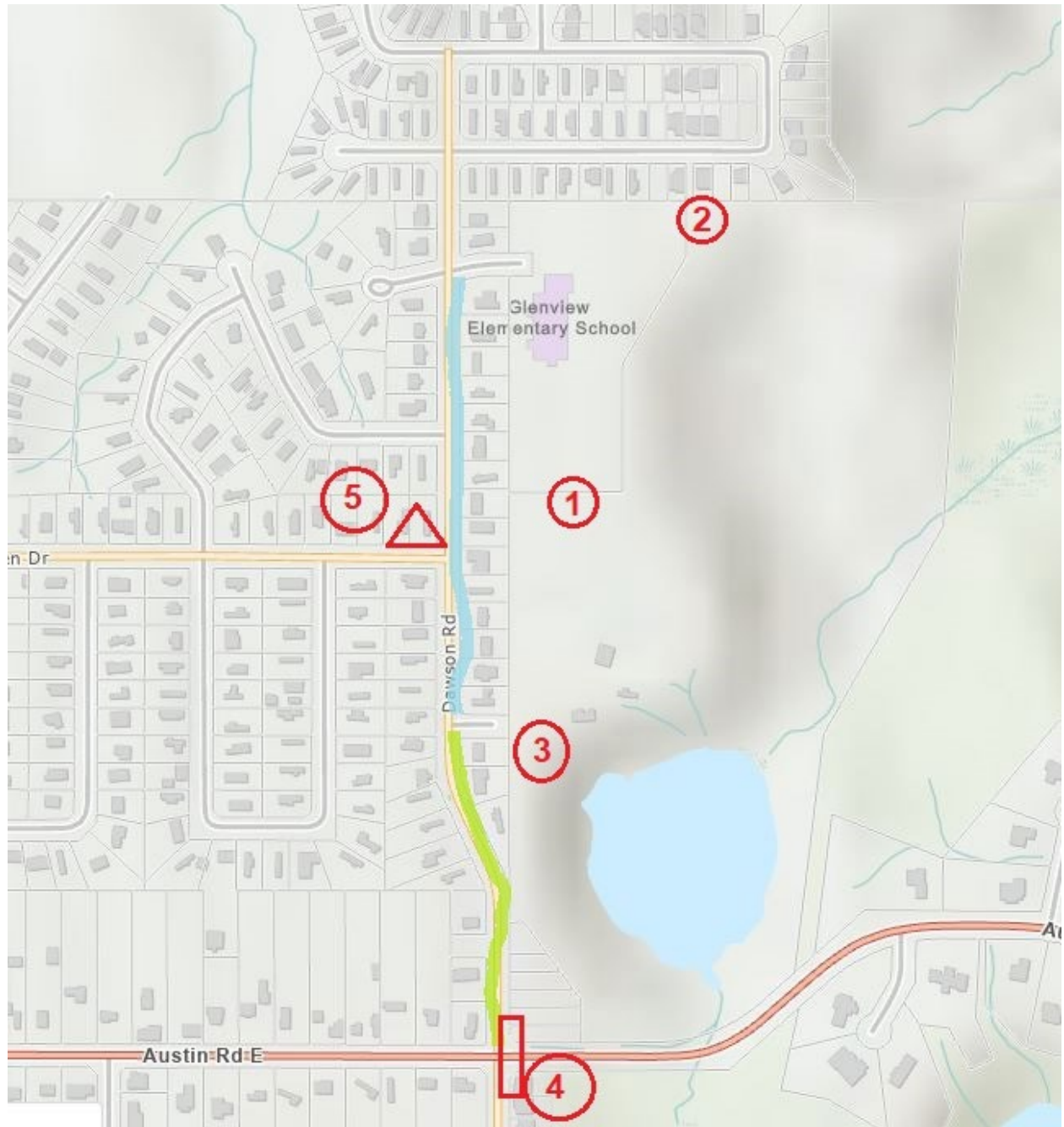
The neighbourhood has outgrown the existing Official Community Plan, we are desperately needing to improve the safety of the neighbourhood with the installation of sidewalks, crosswalks, signage and lighting and look at development as a whole rather than focusing on subdivision by subdivision.

The traffic will only continue to increase, the neighbourhood will continue to expand.

Sincerely,

A black rectangular box redacting the signature of Deborah Kopp.

Deborah Kopp
6950 Dawson Rd



- 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

February 25, 2022

To whom it may concern:

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 .40km² 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.

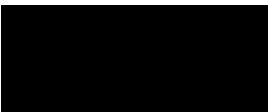
Green Forest subdivision located North of Glenview School has added over forty (40) new homes with no direct access to the school yard. This subdivision has not only increased traffic on Dawson Rd and increased traffic in the entire community, but it has also caused even more safety concern related to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

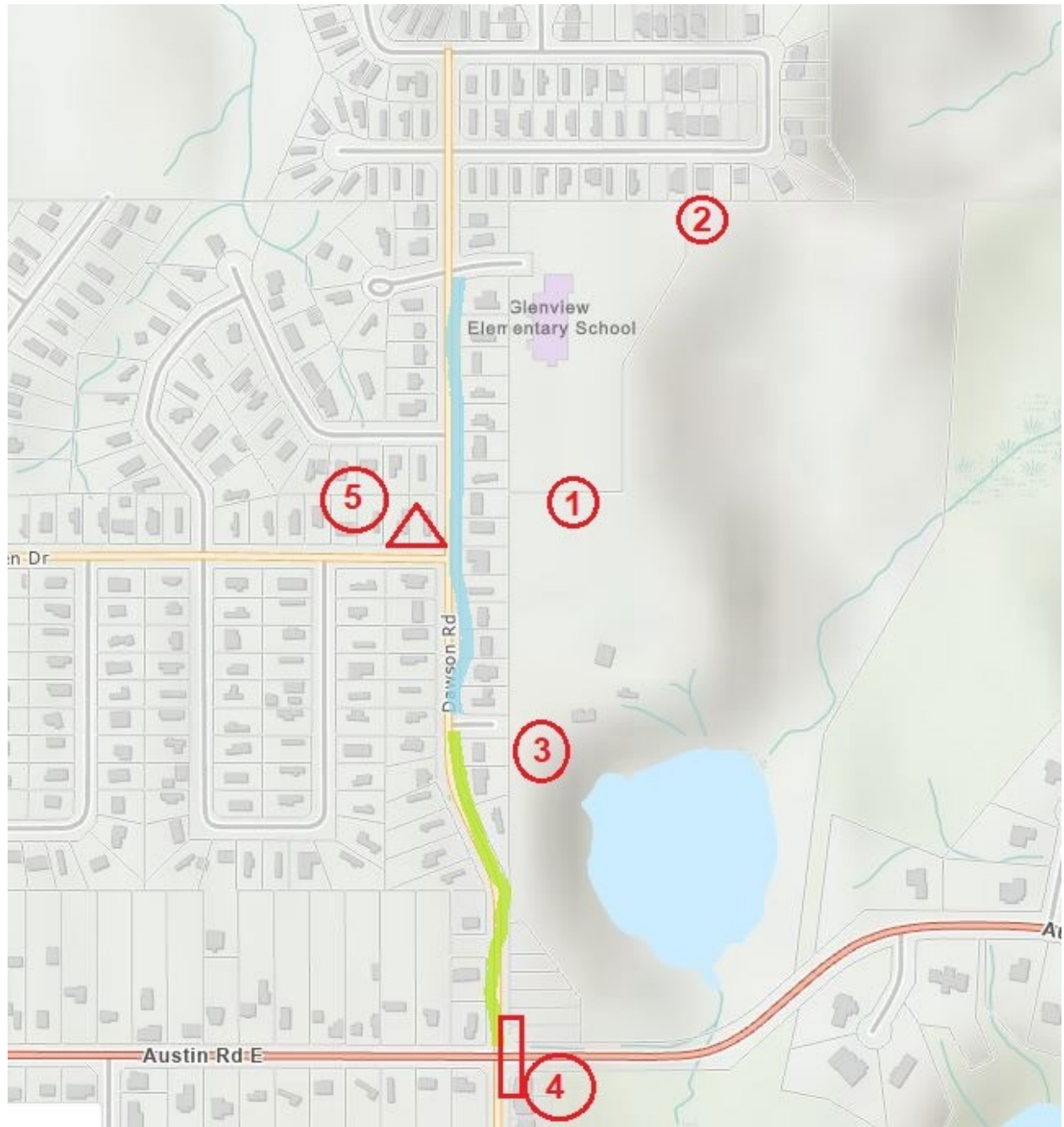


Deborah Kopp

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

February 24, 2022

Re: Request for Comment CP100183 – Bylaw No. 9254 - 2989 Barr Road

To Whom it may concern:

Recently, L&M Engineering distributed a proposal for a new development on Barr Road and I provided feedback to them. I understand the City of Prince George is requesting comments regarding this amendment to the Official Community Plan. This proposal suggests 20 lots for a subdivision of single-family homes. I am not opposed to development in our area, but there are several points that need to be considered for the neighboring community.

Traffic congestion is 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. The intersection of Austin Road E and Dawson Road is dangerous because of the slope of the road for traffic coming from Valleyview. A pedestrian controlled crosswalk light would significantly help that hazard.

The following is a list of proposed solutions to consider for 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 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) 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.
5. Install a crosswalk with lighting at the intersection of Dawson Road and Austin Road E.

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.

We would appreciate if the City of Prince George reviewed the zoning on the Hart as semi-urban and considered long-term planning for sidewalks, crosswalks, and lighting in these neighbourhoods. Development should be considered as a whole, instead of separate amendments.

I am willing to discuss this further. I can be reached at [REDACTED].

Warmest regards,

[REDACTED]

Christa Porter

I hereby consent to the release of the above information.

City of Prince George
Development Services
1100 Patricia Boulevard
Prince George, BC V2L 3V9

February 27, 2022

Attn: Kali Holahan, MPlan, RPP, MCIP
Re: 2989 Barr Road – Lot 1, District Lot 4028, Cariboo District, Plan 23398

Dear City Planners,

I oppose the proposition of a subdivision on the lot located at 2989 Barr Road. Outlined in this letter are the reasons why I oppose this development. First is the issue of insufficient road infrastructure to support the existing traffic load. Secondly is the inappropriate use of road infrastructure. Lastly are the environmental concerns of such a development.

The Glenview neighborhood has grown significantly in population over the last 20 years, and even just in the last few years. Extraordinarily little has been done to maintain the existing roads. Roads that are insufficient to the volume of traffic and roads that get more wear and tear than just the local traffic due to the presence of an elementary school. There are virtually zero sidewalks in this neighborhood for people, children, and pets to safely use. Everyone must walk on the road. The roads are just wide enough for two passenger vehicles to pass when the roads are clear. Add larger vehicles, garbage day clutter along the road, children walking/riding to and from school and park, people walking alone or with pets, increased traffic volume from the school, snowbanks and people riding quads/snow machines (many of them do so without proper licensing), and people speeding – there isn't enough room for it all. This is truly a recipe for disaster. The roads in this neighborhood lack the capacity for the existing amount of traffic that they receive and do not get proper maintenance, but the city wants to add more vehicles and people to an already over-burdened infrastructure.

The issue of speeding is a major one alone. Many people want the benefits that come with living out of town, but are not willing to make the time sacrifices, or simply be responsible for their choices, to travel between home and town at a safe speed. I'm not referring to the section of highway that has disgustingly earned the name "Hartobahn," but the neighborhood roads themselves. I have reported unsafe driving and use of off-road vehicles to the RCMP on many occasions, but their usual response is that they cannot do much unless these people are caught in the act. I have urged them to spend some time hanging out in the neighborhood and make a few bucks in the process, they continually fail to accept this invitation. Austin Rd, Dawson Rd, Eden Rd, and Glenview Rd are all common speeding spots. It's not uncommon for people to speed down to the end of Greenforest Cres. as well. The speeding that I refer to is a minimum of 70km/h and upwards....in a RESIDENTIAL neighborhood with both a SCHOOL ZONE and a PARK ZONE. As an added point, the intersection at Dawson Rd and Austin Rd East is made extremely dangerous by a number of factors. The first and most dangerous is the combination of speed and the hill that goes into the Valleyview neighborhood. One

cannot see down that hill from Dawson Rd, even in the best of conditions. Speed needs to be respected, but almost never is. There is not enough time to react when someone is traveling 70km/h+ and coming up that hill. This intersection needs a 4-way stop and maybe a speed bump or two to help curb the excessive use of speed. The other factor that makes this intersection even more dangerous in the winter is the use of the NE corner being a snow dump pile. Any small amount of visibility to see what is coming up that hill is taken away completely, and with the added factor of ice. Lastly, the new houses that were recently built at the end of Dawson Road (right by the intersection in question) seem to have inadequate parking. This observation has been made on several occasions as a result of not having the space to turn left onto Dawson Rd. due to a vehicle parked on the corner or vehicles just pull right up on the small (completely pointless) section of sidewalk that was made purely for aesthetic purposes (what a fantastically awful use of tax dollars). Or maybe it was built for the bus stop. But either way, does no good when someone is parked ON the sidewalk.

All of the issues previously mentioned are about inappropriate speed, roadway usage and space; however, maintenance is also severely lacking. Adam Rd is falling apart completely. By the sounds of it, residents of Adam Rd have been complaining about it for quite some time, because they have been asking other neighborhood residents to complain as well. Langer Cres, Helm Dr, Kennedy Cres, and Glenview Dr. are not far behind in disrepair

Lastly, I have concerns about the effects any further development would have on the sensitive riparian wetland zone that is encompassed by the existing neighborhood developments. All of this wetland is connected to McMillan Creek and is habitat that supports a wide array of wildlife, including moose, bear, deer, coyotes, and many smaller creatures. The wetland zone supports a significant amount of food sources for all of these animal groups. Removing these sources of food is not just going to make the animals move on. Many of them already know of the food sources available as a result of human activity. This area already has significant issues with wildlife being permitted to get into improperly secured trash; destroying their habitat and natural food sources in the area will only serve to make this issue far worse than it already is. On that note, the neighborhood is severely in need of garbage cans that secure properly. Something that residents are told is “not in the budget” – so adding more people to the problem and taking us further from being able to afford the proper garbage cans must be the most logical answer for a completely illogical building plan....?

Until the city can manage to find a way to effectively reduce excessive speed, create enough space for all residents and visitors to SAFELY access and use the roads for any activity in the neighborhood, manage the increased volume of traffic created by the school and park, and find some money to do some basic (and properly done) maintenance on roadways, it is unconscionable that the city would consider adding to the traffic load of this neighborhood. And please stop damaging and destroying wildlife habitat. Animals need somewhere to live too. Let us find a way to clean-up and make better use of the land we have already trashed before disturbing more earth for our ever-expanding greed.

Concerned citizen,

Megan Wotton