

To Mayor and Council

**Regarding: Official Community Plan (OCP) Amendment Bylaw No. 9254, 2021 Zoning Amendment**  
**Bylaw No. 9255, 2021 – Barr Road subdivision**

I write to you as someone that is directly affected by this proposal one last time to consider the impact that the increasing development has on the neighbourhood and surrounding areas of Glenview Elementary, on the students and residents.

I have lived on Dawson rd. since 2008, I have seen firsthand the increase of traffic, speeding vehicles, congested roads and witnessed close calls while children have walked to school. I have two young children, and I want to feel confident that they will be able to bike and walk to school safely.

The city considered it low density and for it to not have a significant impact on area traffic, so a traffic impact study was not requested. However, I know that lack of sidewalks, crosswalks, lighting has been a concern for many residents for years and in different intervals and has been brought up with many different answers as why the city will/cannot act, this is not a new concern of the neighbourhood. Of course, you can look at these subdivisions individually and say it will have “minimal impact” but over the years as a whole all the “minimal” developments equate to “significant”.

I strongly feel that our city needs to address the safety concerns and the accessibility before adding more subdivisions to an already problematic situation.

*Debbie Kopp*

Deborah Kopp

6950 Dawson rd.

Attachments: Letter to L&M Engineering January 17, 2022

January 17, 2022

Dear LMN

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 (shown on attached map.)**
- **Add gate for access to the North end of Glenview school from the Green Forest subdivision (shown on map).**
- **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.**

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 due to the lack of sidewalks, clear and safe access routes in the neighborhood, and the lack of street lighting.

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 being clipped by a vehicle 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 to be upgraded to match the development pressures that the neighborhood is experiencing.

In the mornings, when walking with my son to school as noted above, I have witnessed a child being clipped by a vehicle due to the lack of a shoulder or sidewalk. I 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. I believe we should be promoting walkability.

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. Empowering people to use active transportation methods instead of using their car supports our neighborhood, gets people active and supports lowering our carbon emissions. 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

Redacted

Cc: City Clerk