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City of Prince George
1100 Patricia Boulevard
Prince George BC V2L 3V9

Date: June 16th, 2022
L&M Project: 1797-01

Public Consultation Summary Report

<u>Public Consultation Period:</u>	May 26 th , 2022 – June 15 th , 2022
<u>Subject Area:</u>	4443 Ospika Boulevard
<u>Number of Notices Delivered:</u>	Approximately 280
<u>Planner from the City of PG:</u>	Kali Holahan

INTRODUCTION

Enclosed please find a Public Consultation Summary Report for the proposed Rezoning Amendment Application for the subject property located at 4443 Ospika Boulevard. 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 June 15th, 2022)

BACKGROUND

The subject property is approximately 9.6 ha in size and is located within the municipal boundaries of the City of Prince George on Ospika Blvd. The subject property is currently designated as a Neighbourhood Residential 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:

	Official Community Plan Future Land Use	Zoning Bylaw	Existing Land Use
North	Neighbourhood Residential	RS2: Single Residential AG: Greenbelt	Phase 6 University Heights Single Family Subdivision
South	Neighbourhood Residential,	RS2: Single Residential AG: Greenbelt	Tyner Blvd, single detached housing
East	Neighbourhood Residential, Neighbourhood Corridor,	RM5: Multiple Residential P1: Parks and Recreation RS2: Single Residential	Single detached housing, vacant land
West	Neighbourhood Residential	P1: Parks and Recreations RS2: Single Residential	Single detached housing

As outlined within Appendix A: Public Consultation Invitation to Neighbours, a rezoning application proposes to rezone the entire property to RS2: Single Residential, RM3: Multiple Residential and AG: Greenbelt to facilitate the development of a single-family subdivision and town home development via the planned extension of Chancellor Blvd. The proposed land use amendments are entirely consistent with the Neighbourhood Residential OCP Future Land Use designation. Further, the current property owners are in the process of conducting a land acquisition/land swap with the City of Prince George in order to clean up lot lines, avoid future development encroachment on City lands and to ensure that there is a larger treed buffer between the site and Tyner Blvd.

PUBLIC CONSULTATION

Public consultation was advertised by hand delivered invitations to homes located in the Ridge and Parkview neighbourhoods. The invitations were mailed out to those owners of undeveloped lots within the Ridge and Parkview neighbourhoods and were also mailed out to the owners of the larger vacant lands that surround the subject property. The consultation area includes approximately 280 developed and undeveloped lots 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 property and in this case, we delivered invitations to neighbours in excess of the required 30 metres.

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 three (3) emails. Correspondence with all neighbours has been documented and is included in Appendix C.

The feedback received from neighbours was largely inquisitive in nature, with some neighbours expressing their concerns regarding the additional traffic to the area, the lack of developed parkland in the Ridge and the potential loss of trees. Many of the concerns above have been directly addressed with neighbours via email and the responses to these concerns can be found within Appendix C.

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

Ospika Boulevard Proposed Land Use Changes

On behalf of our client, Panorama Ospika Development Limited (Panorama), L&M Engineering Limited (L&M) would like to invite you to participate in the public consultation for the upcoming proposed land use changes for the area shown below on Ospika Boulevard. You have received this invitation because you currently own land or occupy a home in close proximity to the proposed development area. The area was purchased with the intention of developing the site to follow the Official Community Plan (OCP) and the University Heights Neighbourhood Plan. Right now, the entire property is zoned AF: Agriculture and Forestry but in order allow for a mix of single-family homes, townhomes and large treed buffers, the site is being proposed to be rezoned to RS2: Single Residential, RM3: Multiple Residential and AG: Greenbelt.



What is the University Heights Neighbourhood Plan?

The University Heights Neighbourhood Plan (UHNP) was created in 2006 in order to provide a clear vision to the City, developers and residents on how approximately 674 hectares of land between UNBC and Highway 16 West should be developed 15 to 20 years into the future (aka present time). The vision of the UHNP is to create a neighbourhood with a mix of single and multiple family housing and land uses such as commercial and university support services.

PLEASE RESPOND BY JUNE 15th, 2022

Panorama are doing a land acquisition/land swap with the City in order to clean up lot lines, avoid future development encroachment on City lands and so that there is a larger treed buffer between the site and Tyner Blvd. We have explained how this land swap is going to work below but essentially, Panorama is taking some of the City lands and zoning them RM3: Multiple Residential and they are giving the City some of their lands next to Tyner and zoning them AG: Greenbelt.

PROPERTY LINES BEFORE LAND ACQUISITION/LAND SWAP



PROPERTY LINES AFTER LAND ACQUISITION/LAND SWAP



PROPOSED ZONING AREAS



PLEASE RESPOND BY JUNE 15th, 2022

More information on the proposed land use change:

- ▶ The maximum density of the RM3 zone is 60 dwellings per hectare, however we are bringing this density down to **22 dwellings per hectare** via a Restrictive Covenant (a legal document that restricts what is allowed to be done on the property). We want to make sure that the multiple family development follows the infill goals of the OCP and is consistent with the residential density of the surrounding area. This will also allow the development to have a reduced visual impact as there will be more opportunity for larger open space areas.
- ▶ Apartments will **not** be allowed to be built on the site. This will be enforced through a Restrictive Covenant which will remove apartments from the RM3 zone.
- ▶ The maximum height of the RM3 zone is only 3 storeys. That's half a storey higher than the single-family homes in the surrounding neighbourhood which are a maximum of 2.5 storeys high.

Will there be any changes to the City's Official Community Plan?

No, due to the restriction on the density and the removal of apartments from the RM3 zone the proposed land use changes are entirely consistent with the existing Neighbourhood Residential OCP Land Use designation on the property.

Is there really a housing need for this type of development at this location?

Yes, one of the key housing needs identified in the 2021 City of Prince George Housing Needs Assessment is a more diverse housing stock, with more duplexes, fourplexes and townhomes required in all areas of the City. The housing need analysis also identified that townhomes make up a very small percentage of the overall current housing stock, indicating that only 4% of townhomes are owned in Prince George. The proposed townhome development not only aids to fill in a large gap in the City's current available housing stock but also achieves the UHNP's vision of providing other types of housing as right now the housing in this area is mostly single-family dwellings.

How is the traffic going to be managed?

There is a Right of Way on the property in favor of the City which extends Chancellor Blvd and Munro Way to Ospika Blvd. The proposed development will trigger the construction of this Right of Way into a City road. This will create a road layout that will result in the reduction of traffic volumes for the Ridge as there will now be a secondary access for this neighbourhood.

We understand that traffic congestion on Ospika Blvd and on Tyner Blvd are of great concern to the surrounding residents, it's our job to mitigate these concerns and find solutions. A Traffic Impact Study is currently being conducted by professional engineers for the site which is going to take a look into the existing traffic flows along Tyner and Ospika and any required upgrades to the road infrastructure, specifically along Ospika, due to the development traffic volumes. Once this Traffic Impact Study is approved by the City, it will be made available to the public.

Have you considered wildlife and environmental features?

An extensive Environmental Overview Assessment and Wildlife Habitat Assessment were conducted with the UHNP in order to protect riparian areas and wildlife habitats within the Plan area. As per the assessments, the site itself does not have any significant riparian areas however future development of the site will still consider all of the policy and recommendations outlined in these assessments.

The Public Consultation Process:

The land use change application is still in the early stages and has not yet been presented to City Council. The responses received as a result of this letter will be provided to the City by L&M in a Public Consultation Summary Report. The consultation summary will also be provided to any interested residents.

Residents who are interested in the proposed land use changes are invited to participate in this initial L&M Engineering public consultation process via the following ways:

1. Written submission (received by email or Canada Post)
2. Phone calls via the contact information provided below.

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 **June 15th, 2022**, 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

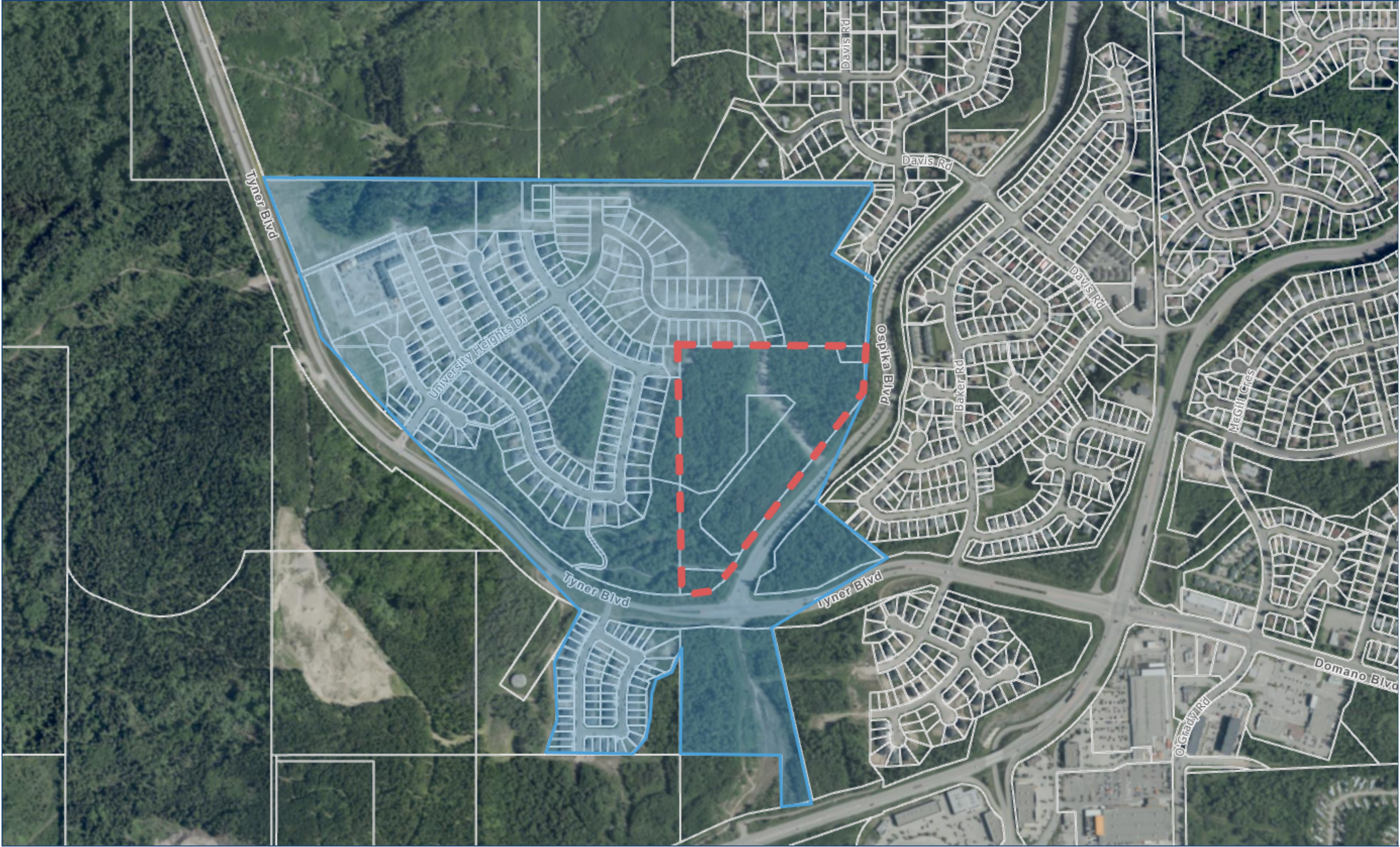
Email: planningcentre@lmengineering.bc.ca

PLEASE RESPOND BY JUNE 15th, 2022

APPENDIX B

Public Consultation Distribution Map

Map Title



CITY OF
PRINCE GEORGE

Cadastre

Parcel Public View



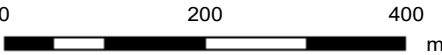
2020 Orthophotography

- Red: Band_1
- Green: Band_2
- Blue: Band_3

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: May 16, 2022 14:43

Notes:



APPENDIX C

Email Correspondence Received from Neighbours
(up to June 15th, 2022)

Ashley Thandi

From: Planning Centre
Sent: Thursday, June 09, 2022 4:12 PM
To: Lorelline Brummet
Subject: RE: Ospika Blvd. & University Heights Neighborhood Plan

Good Afternoon Lorelline,

Thank you for taking the time to send an email regarding the proposed land use changes on Ospika Blvd.

The developer is required to pay for the installation of all City infrastructure required for the development and is also required to pay to build the road. This is typically for all development that occurs all over Prince George... hopefully this is the question you were asking? Can you please provide a bit more clarity on what you mean by "maintenance, on park, etc".? A bit more context on your comments will help us to better address them. Thanks!

Yours Truly,

Ashley
Ashley Thandi, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
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Email: athandi@lmengineering.bc.ca

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

From: Lorelline Brummet [REDACTED]
Sent: Friday, June 03, 2022 8:41 AM
To: Planning Centre <planningcentre@lmengineering.bc.ca>
Subject: Ospika Blvd. & University Heights Neighborhood Plan

In my opinion, you have not supplied enough information. As in who pays for services re; water, sewer, maintenance, on park etc.

Thank-You Lorelline Brummet [REDACTED]

Sent from my iPad

Ashley Thandi

From: Planning Centre
Sent: Thursday, June 09, 2022 3:03 PM
To: REDACTED
Subject: RE: Ospika Boulevard Proposed Land Use Changes

Good Afternoon Andrew,

Thank your interest in the proposed Ospika Blvd land use changes and for sending your concerns regarding the project via the email below. Without being unduly argumentative, we are happy to provide you with a few additional facts for your information and to clarify your understanding a bit more. For clarity and convenience, we have provided these directly in your email below in red.

Please do not hesitate to reach out again if you have any additional questions or concerns. We are always available via email, phone or a one-on-one meeting here at the L&M office.

Yours Truly,

Ashley

Ashley Thandi, BPI
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

From: Andrew Adams <REDACTED>
Sent: Sunday, June 05, 2022 7:17 PM
To: Planning Centre <planningcentre@lmengineering.bc.ca>
Subject: Ospika Boulevard Proposed Land Use Changes

Good evening,

Thank you for the information provided.

I must admit I really like the original plan that is currently part of the UHNP. The strip of greenbelt that runs through the middle of the property, so everyone can have some green space, is an excellent concept and should be incorporated in all new subdivisions. We live on Maurice Drive and every house on Maurice has some greenbelt in their back yard. As we see more people move up north from Vancouver and the Okanagan, it is the greenspace that people want to have in their back yards. The 2006 Neighbourhood Plan did an excellent job at pre-emptively designating greenbelt areas throughout the University Heights area, however not all of the areas in present day are suitable for this land use. All of the lands that are suitable for this land use to date have been zoned AG: Greenbelt. While the strip of land that currently runs through the middle of the property is identified as "greenbelt" in the UHNP, the actual land use zone that is on that parcel right now is not AG: Greenbelt but AF: Agriculture and Forestry. We agree that the larger pockets of treed areas are key to creating more vibrant and liveable neighbourhoods and it is what attracts residents to move up North, which is why we brought the residential density down to 22 dwelling units per ha, this decreases the developable area of the

site significantly, leaving more room for treed areas. It would be an utter shame to remove this and push all the greenspace closer to Opsika just to clear cut the trees to have more room for 3 story apartment buildings that are **not apartments**. I am guessing an apartment building is 4 floors or more. **We indicated in our letter that apartments would not be permitted on the site via a Restrictive Covenant. The distinction between apartments and townhomes are not dependent on the building height but on the physical building form. An apartment is a building that has one main entrance containing individual residential units inside. Townhomes are dwellings that have separate individual, direct access at grade that shares no more than two party walls with adjacent dwellings.**

The two main points you seem to be making with regards to this land swap proposal is less dwellings per hectare and less traffic because the neighbourhood will have 2 access points. **As outlined within our letter, the main points of the land acquisition/land swap are ... "to clean up lot lines, avoid future development encroachment on City lands and create a larger treed buffer between the site and Tyner Blvd."**

I am not too concerned about the number of dwellings in a neighbourhood and I feel the ridge has done a pretty good job of laying out Phase 1. My concern is you do not mention the number of doors that the current plan has and how many doors will result if the proposal is accepted. **The number of dwelling units is the equivalent of saying the number of doors because each dwelling unit is a self-contained unit of accommodation used as a home. The area proposed for single family development would only accommodate a maximum of 12 single family lots. The area proposed for the townhome development is approximately 7.7 ha in size, and the maximum number of dwelling units we are proposing is 22. So, the maximum number of townhome units that could be placed on the subject property is approximately 169, however this does not take into consideration internal roads, zone setbacks, parking areas, and areas dedicated for open space and landscaping which will reduce that dwelling unit number further. Knowing the number of doors will really help to put in perspective what this new development will look like and how traffic will be affected. With the above being said, as this Rezoning Application looks at the land use only and not the physical form and character of the housing forms being proposed we do not have a detailed plan at this point. If the Rezoning Application is approved by Council, any development on the RM5 zoned portions will be required to go through an extensive Development Permit process before Building Permits can be issued. For the Development Permit, the City will have to approve of the way the buildings look, what building material/colours will be used, the landscaping and open space requirements (which will be required to be done via a Professional Landscape Architect), parking, snow storage, etc.**

My second concern is you mentioned there will be 2 access points to the neighbour and this will reduce the traffic in the area. However, the proposed access point on Opsika will mainly be used as an access point into the neighbourhood since you will not be able to turn left coming out of the neighbourhood, unless there is a proposed set of lights where Munro connects to Opsika. I am not sure that would be a great idea as where Munro meets Opsika is on a pretty bad corner and could cause problems in the winter. **The developer wishes to install a full-movement intersection (inclusive of a left turning movement in/out of the site) at the future intersection of Chancellor Blvd and Opsika. As mentioned in our letter, as a professional Traffic Engineer will be required to prepare a Traffic Study to determine what offsite improvements are required to service the development. At this time, the Traffic Study has not been completed but we are working closely with the City of Prince George and the Ministry of Transportation and Infrastructure to ensure traffic in this area is effectively managed. The Traffic Study will analyze how the future intersection of Chancellor Blvd /Opsika will operate based on the amount of traffic that uses Opsika Blvd and the projected number of vehicles generated by the development. The number of vehicles generated by the development is estimated using the Institute of Traffic Engineer's Manual (ITE), which is a compilation of thousands of traffic surveys from across North America. For this development, the estimated traffic will be based on a combination of single-family homes and townhouse homes (dwelling units). The ITE Manual includes hundreds of surveys for each of these types of developments based on dwelling units.**

The analysis completed in the Traffic Study will determine whether or not the Chancellor Blvd /Opsika intersection can be a full-movement intersection. The Traffic Study will also determine whether or not the intersection should be signalized. As the Traffic Study will require full approval from the City and the Ministry of Transportation and Infrastructure, this document will be available for the public to view once these governing bodies have approved of it.

Getting onto Tyner is a challenge already and we have seen numerous accidents there in the 4 years we have lived here. It will get worse as phase 2 builds out and it will get really bad when this land is developed. Especially if the proposed plan has more people per hectare as the number of dwellings is irrelevant. **Providing a secondary access into the Ridge subdivision will provide residents with another option to exit the neighbourhood, which will lessen the load at the Tyner intersection. The number of dwelling units for this type of development are extremely relevant from a Traffic Engineering perspective, because the estimated traffic volumes are calculated based on the maximum number of dwelling units (worst-case scenario) allowed under the zoning. The ITE Manual provides equations that utilize the number of dwelling units to estimate the peak traffic volumes.**

I agree there is a need for multi-unit residential living but these sort of complexes should be close to grocery stores, bus stops and other amenities where people can simply walk to get their needs and not in the middle of an existing plan that was approved to have a very nice piece of greenbelt in it that everyone can enjoy. **The Neighbourhood Plan indicates that the area of the subject property is envisioned to have a mix of single family and multi family dwellings, which is why the Official Community Plan Future Land Use designation on the property is Neighbourhood Residential, not greenbelt. This means that the vision for this area has always been for residential (single and multi-family) development which is further enforced via the existing Right-of-Way that is registered on the subject property as well as the City lands, extending Chancellor Blvd to Ospika.**

I look forward to hearing from you on the number of doors in the current plan and the proposed plan.

Cheers

Andrew Adams, CPA, CA, CFP
PARTNER - REAL ESTATE & CONSTRUCTION

REDACTED

800 - 299 Victoria Street
Prince George, BC
V2L 5B8

REDACTED



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Ashley Thandi

From: Planning Centre
Sent: Thursday, June 09, 2022 3:46 PM
To: Lindsay Cotter
Subject: RE: Feedback on Panorama Ospika Development

Good Afternoon Lindsay,

Thank you for reaching out and providing your feedback/questions regarding the proposed land use changes on Ospika Blvd. For clarity and convenience, we have answered your questions/addressed your concerns below in red.

I recieved the information you provided in my mailbox a few weeks ago regarding the land use changes. I have lived up here since 2013, so I have seen it expand/traffic increase. I do have a few concerns. The new entrance/exit onto Ospika, will there be a light? Pedestrian Crossing similar to Davis Road? **We are still working with the City of Prince George and the Ministry of Transportation and Infrastructure on the Traffic Impact Study, which will determine if there is enough traffic generated by the proposed development to trigger a light and official pedestrian crossing. We can say that right now the developer is wishing to install a full-movement intersection at the future intersection of Chancellor Blvd/Ospika but ultimately the City has the final say on what can and cannot occur based on the Traffic Impact Study. Once this document is approved by the City and the Ministry we will be able to make it public and let residents know of the outcome.** The current Pedestrian Crossing as Tyner is a headache, not to mention the bus stops being on the shoulder of such a busy road. Will those be addressed? **We completely understand your frustration with the current bus stop and pedestrian crossing situation on Tyner. Unfortunately, that location is outside of the scope of what this development is able to address as it is an existing issue is the responsibility of the City. However, new pedestrian crossings/future bus stops that front the development along Ospika will be addressed through the Traffic Impact Study.**

We fell in love with this neighborhood because of the trees and all developers seem to be doing is cutting trees. Dont they know people want old growth trees in their back and front yards? **In the perfect world we would be able to create new subdivisions and developments without having to clear the trees, but unfortunately in order to install roads and City servicing infrastructure in the most efficient and feasible way trees have to be removed. We reduced the overall density from 60 dwelling units per ha to 22 dwelling units per ha in an effort to ensure that the development footprint of this site is significantly reduced so that larger existing treed buffers can remain if this project proceeds to the detailed design stages.**

Will there be any commercial space, like a convenience store or gas station in this new area? **No, this land use change is only for residential and there will not be space for commercial development.**

Will the same, or similar, covenants be upheld as Infinity has? Id hate to see the standard of appearance go down because it is a new developer (paved driveway, cedar fence, hardi-board, 13 shrubs etc). **We have made our clients aware of the current Building Scheme that is placed on the Ridge and Parkview neighbourhoods and they intend to follow the high building design through to their parcel. If the Rezoning Application is approved by Council, any development on the RM5 zoned portions will be required to go through an extensive Development Permit process before any Building Permits can be issued. For the Development Permit, the City will have to approve of the way the buildings look, what building/material colours will be used, the landscaping and open space requirements (which will be required to be done via a Professional landscape**

architect), parking, snow storage, etc. This is all done to ensure that these types of developments are built to a very high design standard.

Lastly, in terms of children: Where is our park? The Chancellor Park is ANYTHING but a park. Its not even an area we can walk or have a picnic in. We have been promised a park for years and nothing comes of it. How can we make this happen? I am open to sitting on a committee to do just that. From a planning and land use perspective we also absolutely understand your frustration regarding this as well. The City requires all developers via the Local Government Act to donate 5% parkland or 5% cash in-lieu of parkland for all developments. In the case of the Ridge, Infinity donated the 5% parkland quite some time ago to the City for park development and you are correct it has remained in its treed state which is currently unusable. As there is already "parkland" dedicated in the area, the City will typically take the 5% cash in-lieu for all surrounding developments, this will be the case for the subject property if it the Rezoning gets approved, and it moves onto the next development stage. Due to this the development of that park is solely a City initiative. A resident committee to get this park developed is a great idea. In our experience when residents come together via organized committee's it is easier to get onto the City's radar and ensure projects like this get placed on the City's Capital Project List for Council consideration. On the subject of Children, the catchment area for this neighbourhood is Peden Hill which is an incredibly long ways away. Has any thought been given into resurrecting a school plan for somewhere up here? At this point the School District has not indicated any plans to us for this area. We are aware that they are currently working on updating their Facilities Plan but they have not indicated a date for when this will be complete.

We hope the information above has addressed some of the questions that you have. Please do not hesitate to reach out via email or phone if you have any additional questions or require some clarification.

Yours Truly,

Ashley

Ashley Thandi, BPI
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

From: Lindsay Cotter <REDACTED>
Sent: Tuesday, June 07, 2022 2:06 PM
To: Planning Centre <planningcentre@lmengineering.bc.ca>
Subject: Feedback on Panorama Ospika Development

Hello,

I recieved the information you provided in my mailbox a few weeks ago regarding the land use changes. I have lived up here since 2013, so I have seen it expand/traffic increase. I do have a few concerns. The new entrance/exit onto Ospika, will there be a light? Pedestrian Crossing similar to Davis Road? The current Pedestrian Crossing as Tyner is a headache, not to mention the bus stops being on the shoulder of such a busy road. Will those be addressed?

We fell in love with this neighborhood because of the trees and all developers seem to be doing is cutting trees. Dont they know people want old growth trees in their back and front yards?

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Thanks for giving me an opportunity to express my thoughts!