
From: REDACTED
Sent: Friday, May 3, 2024 1:33 PM
To: cityclerk
Subject: RCL00035 - Bylaw 9460 - (8640 St. Lawrence Avenue and 2800 Vista Ridge)
Attachments: Property Disposition with respect to current location of Ospika Boulevard.png; BL8383_SCHEDULE_B10.pdf

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Hi Council,

I suppose that there are three main reasons why I am not a fan of this property disposition, but let me first say that I support the Road Closure. Given that the city currently allocates \$10 million to snow removal annually to plow 735 km of roads and 200 km of sidewalks, it is a wise decision to minimize the amount of new roads in residential areas. This move also prevents sprawl, ensuring that the Southridge area can remain walkable. Yes, the decision to close this road is a decision that I fully support.

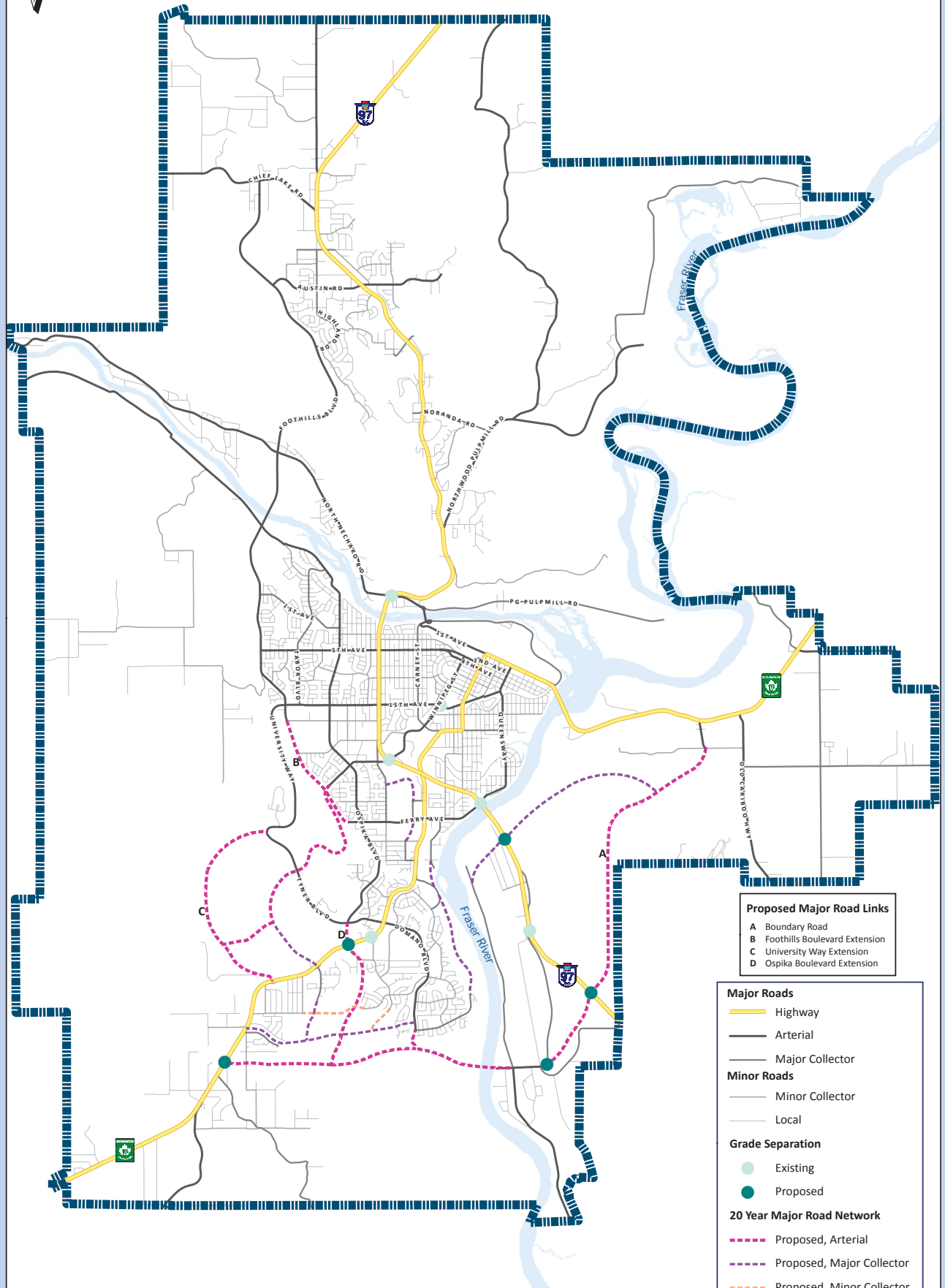
However, I am not so keen on the land that is proposed for the Ospika expansion. Dedicating the proposed land to future expansion of Ospika seems to imply that Ospika must be expanded to said land, in the same way that a far-away dot in connect-the-dots implies the necessity of a very long line. The proposed land dedication is a long distance from where Ospika currently ends. There are no services around there that such an arterial road would lead to right now. Therefore, my first main reason why I am not a fan of this land dedication is that expanding Ospika to that destination doesn't make much sense at present.

The second main reason why I am not a fan of this land dedication is that I am just not a fan of the Ospika expansion. It doesn't seem financially viable. As previously mentioned, the city of Prince George has a lot of roads and a significant proportion of the city budget goes towards snow removal. Given that the city is considering ways to reduce that budget, it doesn't make sense to build more roads and, by extension, more area to plow. It just seems counterintuitive. Note, too, that snow removal is only a small piece of road maintenance. If the expansion is to be a 4-lane arterial road like the rest of Ospika, this expansion will be a large money sink for a long time after the initial cost of building the road. I also don't see the need for an Ospika expansion in general; it just seems like building road for the sake of building road. I live near the end of Ospika right now and I have not noticed significant traffic – there is not much demand for Ospika in that area as is, and expanding Ospika will not increase that demand. Considering the land along Ospika is pretty well fully developed, I don't see how demand would increase at all in the future. It seems that the current use of Ospika is about the maximum foreseeable use. If the intention is to provide an efficient route to the Walmart, this niche is already fulfilled by Tyner and Highway 16, roads which also are not at capacity in that area. No, expanding Ospika doesn't make much sense to me in general, financially or otherwise.

The final main reason why I am not a fan of this land dedication is that it seems to be based on the 15-year major road network from 2011. This road network is flawed and outdated. It proposes two major arterial roads through Ginter's Green, proposes one through Forests for the World, doubles the number of traffic intersections on the highways yet proposes arterial roads to bypass the highways altogether, and proposes major collectors with seemingly no purpose except that they connect to current roads. From my discussions with staff at the meetings for the current OCP (during which I inquired about this map), I had the impression that this map was not created in consultation with engineers and was mostly a "what-if". Besides, with the new OCP so close, will a new 15-year major road network not be proposed? Should the city not put off allocating land for any major road expansion until that new document is made?

In conclusion, I do approve of the proposed road closure, but I do not see the purpose of the property disposition. I wonder if there is not a better purpose for this land than for the expansion of Ospika Boulevard.

Cheers,
Jonathan Russell
3558 Parkview Cres.
Prince George, BC



Proposed Major Road Links

- A Boundary Road
- B Foothills Boulevard Extension
- C University Way Extension
- D Ospika Boulevard Extension

Major Roads

- Highway
- Arterial
- Major Collector

Minor Roads

- Minor Collector
- Local

Grade Separation

- Existing
- Proposed

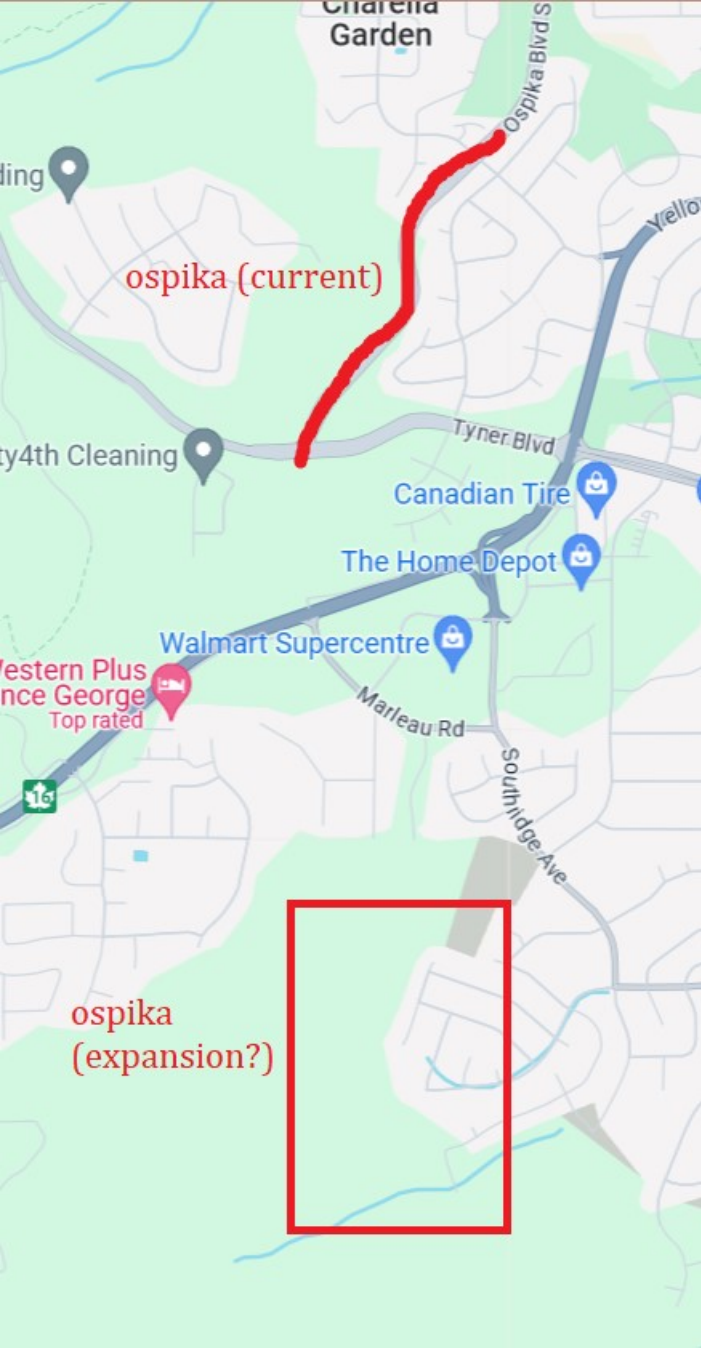
20 Year Major Road Network

- Proposed, Arterial
- Proposed, Major Collector
- Proposed, Minor Collector

0 500 1,000 1,500 2,000 Meters

15 Year Major Road Network

OCP Schedule B-10, Bylaw No. 8383



Clarenda
Garden

Ospika Blvd S

ling

ospika (current)

ty4th Cleaning

Tyner Blvd

Canadian Tire

The Home Depot

Walmart Supercentre

Western Plus
nce George
Top rated

Marleau Rd

Southridge Ave

ospika
(expansion?)