



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

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

L&M Project: 1432-16

## **Neighbourhood Open House Summary Report**

<b><u>Meeting Date:</u></b>	June 5 <sup>th</sup> , 2024
<b><u>Meeting Location:</u></b>	Columbus Community Centre
<b><u>Meeting Duration:</u></b>	6:30 pm – 7:30 pm
<b><u>Number of Residents in Attendance:</u></b>	Approximately 12-15 residents

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### **INTRODUCTION**

Enclosed please find a Summary Report for the neighbourhood open house for a proposed Rezoning and Official Community Plan amendment application located at St Lawrence Avenue. Included with this Summary Report you will find the following information:

- Appendix A: Open House Invitation to Neighbours, RSVP List & RSVP Emails
- Appendix B: Open House Invitation Distribution Map
- Appendix C: Open House Materials
- Appendix D: Email Correspondence Received (up to June 18<sup>th</sup>, 2024)

### **BACKGROUND**

The address for this property is 8640 St Lawrence Avenue/2800 Vista Ridge Drive, as there are multiple access points via St Lawrence Avenue, Vista Ridge Drive, and Southridge Avenue. The entire subject property is approximately 33.94 hectares (ha) in size and is entirely located within the municipal boundaries of the City of Prince George, however the area proposed for a rezoning and Official Community Plan amendment application is approximately 1.91 ha.

The subject property is currently split zoned a mix of AF: Agriculture and Forestry, AG: Greenbelt, RS2: Single Residential, and RM3: Multiple Residential in the *City of Prince George Zoning Bylaw No. 7850, 2007* and is currently entirely designated Neighbourhood Residential as per Schedule B-6: Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011*.

The following uses are located around the subject property:

	<b>Official Community Plan Future Land Use</b>	<b>Zoning Bylaw</b>	<b>Existing Land Use</b>
<b>North</b>	Neighbourhood Residential	RS2: Single Residential	Residential
<b>South</b>		RS1: Suburban Residential, RS2: Single Residential, RM3: Multiple Residential, AF: Agriculture & Forestry	Undeveloped land
<b>East</b>		RM3: Multiple Residential, RS2: Single Residential	Residential
<b>West</b>		AG: Greenbelt, AF: Agriculture & Forestry, RS1: Suburban Residential, RS2: Single Residential, RM3: Multiple Residential	Undeveloped land

As shown in Appendix C, a rezoning and OCP amendment application has been submitted to the City of Prince George and proposes to rezone a portion of the subject property from RS2: Single Residential to RM5: Multiple Residential. The application further proposes to re-designate the OCP Schedule B-6: Future Land Use designation from Neighbourhood Residential to Neighbourhood Corridor over the same area as the proposed RM5 zone.

**OSPIKA SOUTH NEIGHBOURHOOD PLAN**

The subject property is within the Ospika South Neighbourhood Plan (OSNP) area. The purpose of this Neighbourhood Plan is to establish a clear and comprehensive land use vision to provide certainty for current and future residents, landowners, developers, and the City on how the area will look and feel in the future. The OSNP was completed in 2006 with a vision to provide a complete neighbourhood consisting of single-family and multi-family housing forms.



## **OPEN HOUSE MEETING**

On Wednesday May 22<sup>nd</sup>, 2024, L&M Engineering Limited hand delivered 38 open house meeting invitations (see Appendix A) to residents located along St Lawrence Avenue, Grayshell Road, and Eastview Street (see Appendix B). Neighbours were notified of the open house two weeks in advance and were asked to RSVP using the email address provided (included in Appendix D). In total, 11 email RSVPs were received and approximately 12-15 individuals attended the open house.

Present at the Open Mouse meeting to represent L&M Engineering were Megan Hickey (Community Planner), Tanner Fjellstrom (Engineer), Jason Boyes (Engineer), and Natalie Payne (Senior Technologist).

The Open House was held in-person at the Columbus Community Centre on the evening of Wednesday June 5<sup>th</sup>, 2025, from 6:30 pm – 7:30 pm. The purpose of the Open House was to introduce the application to the immediate surrounding neighbours and to discuss their suggestions, comments, and concerns. The open house was also an opportunity for the project team to answer general questions about the application. The open house was held in an informal format with residents viewing the poster boards (see Appendix C) and discussing the project with members of the L&M Engineering Limited project team.

### **Summary of Comments Received at the Open House**

The following is a summary of the comments, concerns and suggestions received by neighbours during the open house. As the open house was held in an informal format, exact wording was unable to be captured. Further comments and concerns were received from neighbours via email. These emails as well as the replies from L&M Engineering Limited are provided in Appendix D.

### **Questions and Comments Regarding Land Use**

- Concerns that the proposed RM zone permits construction of an apartment.
- Further information requested on the existing and proposed zoning regulations for the proposed development area, and the permitted density.
- How do the new provincial regulations affect residential zones.

### **Questions and Comments Regarding Parks & Trails**

- Residents expressed the need to develop the dedicated park spaces in the area and would like to see more amenities such as playgrounds.

### **Questions and Comments Regarding Transportation**

- Concerns with the potential impact of additional traffic from the proposed development on the Southridge Ave/St Lawrence Avenue intersection and that additional traffic could exacerbate current issues (i.e. speeding, current 2-way stop, no 4-way).
- Further information on future road networks such as Ospika Blvd extension was requested.
- Concerns were noted regarding current dirt bike traffic using St. Lawrence Avenue.
- Requests were made to install a 4-way stop at the intersection of St. Lawrence and Southridge Avenue, which is currently a 2-way stop.
- Residents would like the section of Future Ospika Boulevard, between St. Lawrence Avenue and Marleau Road to be built as soon as possible. This is to provide the neighbourhood with a secondary access in case of emergency, and for the potential additional traffic
- Residents noted concerns with the current use of street parking along St. Lawrence Avenue. There appear to be several homeowners with vehicles and there is no space on the road.

### **General Questions and Comments**

- Concerns with how the proposed development could look in a neighbourhood of single-family homes. The development could look like the recently constructed buildings behind Walmart.
- Information requested on how to oppose the proposed rezoning/ OCP application.
- A comment was received suggesting the open house notification area needing to be larger.

- Information was requested regarding the developer’s future plans for the proposed multiple family site, specifically which type of building is being proposed.
- Concerns were noted with number of construction trucks currently using St. Lawrence from current subdivision development.
- Residents are wondering how the proposed development could affect housing values in the area.
- Concerns about the schools in the area being at capacity.

### **Conclusion**

Overall, the tone of the open house was cordial and friendly. The intent of the meeting, which was to share information with the attendees and have meaningful discussions regarding their concerns and questions, was successful. Residents with additional questions and comments contacted L&M Engineering Limited via email and were able to be provided with more information, as show in Appendix D.

We look forward to Mayor and Council’s future review and consideration of this application at 1<sup>st</sup> and 2<sup>nd</sup> reading.

Prepared by:

A handwritten signature in black ink, appearing to read 'Megan Hickey', written in a cursive style.

**L&M ENGINEERING LIMITED**

Megan Hickey, BPI  
Community Planner

## **APPENDIX A**

Open House Invitation to Neighbours,  
RSVP List & RSVP Emails

# You're Invited to Participate in a Rezoning and Official Community Plan Amendment Neighbourhood Open House

## WHAT?

You are invited to participate in a Neighbourhood Open House to discuss an upcoming Rezoning and Official Community Plan amendment application in your area. Please see the attached letter for more information on the proposal.

## WHEN?

Wednesday, June 5<sup>th</sup>, 2024  
6:30 pm to 7:30 pm

## WHERE?

Columbus Community Centre  
7201 St. Lawrence Avenue, Prince George, BC

## HOW TO RSVP

If you would like to attend, please RSVP by emailing [planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca) and quote "St Lawrence Avenue Open House RSVP" in the subject line. If you know someone that did not receive a copy of this invitation but would like to attend, please feel free to extend the invitation and share the open house details with them.

## RSVP DEADLINE

Please RSVP by 10:00 am on Wednesday June 4<sup>th</sup>, 2024

## QUESTIONS?

If you are unable to attend the Neighbourhood Open House, please use the contact information below to discuss an alternative way to participate in the public consultation period for this Rezoning and Official Community Plan amendment application. The consultation period for additional questions, comments, and concerns will close June 12<sup>th</sup>, 2024.

If you have any questions or concerns that you would like to have addressed prior to the meeting please contact Megan Hickey, Community Planner, at L&M Engineering Ltd. by email at [planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca) or by phone at 250-562-1977.

We would love to  
hear from you!



# St Lawrence Avenue Proposed Land Use Changes

On behalf Ridgecrest Development Group Inc., L&M Engineering Limited is inviting you to participate in a public consultation period running from Wednesday, May 22<sup>nd</sup>, 2024, until Wednesday June 12<sup>th</sup>, 2024, for an upcoming rezoning and Official Community Plan amendment proposal. You have received this invitation because you currently own land or occupy a home near the proposed development area. A Neighbourhood Open House will be held during this consultation period on June 5<sup>th</sup>, 2024. Please see the attached invitation for details on the Open House.

The proposed development area is shown in the image below, located at the end of St Lawrence Avenue.



More information can be found on the next page

PLEASE RSVP to [planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca) BY JUNE 4<sup>th</sup>, 2024, at 10:00am and quote "St Lawrence Avenue Open House RSVP" in the subject line



## Application Summary & Upcoming Process:

- ▶ A new Rezoning and Official Community Plan amendment application has been submitted to the City of Prince George.
  - Current zoning: RS2 – Single Residential
  - Proposed zoning: RM5 – Multiple Residential
- ▶ The application is still in the early stages and has not yet been presented to City Council. The application will be scheduled for 3 separate Council meetings, one of which would be a Public Hearing and will give neighbours another opportunity to voice their thoughts on this application.
- ▶ A Traffic Analysis and Servicing Brief will be prepared by professional engineers to see if any upgrades would be required by future development. These reports will be made public once approved by the City.
- ▶ Comments, question, concerns, and responses received during the consultation period from Wednesday, May 22<sup>nd</sup>, 2024, until Wednesday June 12<sup>th</sup>, 2024, will be provided to the City and Council in a Public Consultation Summary Report. The consultation summary can be provided to any interested residents.

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 attend the Neighbourhood Open House on **June 5<sup>th</sup>, 2024**, or send in a response by **June 12<sup>th</sup>, 2024**, please feel free to contact the undersigned using the contact information provided below to find alternative methods to support your participation.

We look forward to hearing from you!

Sincerely,



Megan Hickey, Community Planner  
**L&M Engineering Limited**

1210 4th Avenue  
Prince George, BC V2L 3J4

Work: 250-562-1977

Fax: 250-562-1967

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

**PLEASE RSVP to [planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca) BY JUNE 4<sup>th</sup>, 2024, at 10:00am and quote "St Lawrence Avenue Open House RSVP" in the subject line**

## Megan Hickey

---

**From:** Planning Centre  
**Sent:** May 27, 2024 10:24 AM  
**To:** Sandi Toor-Mann  
**Subject:** RE: St Lawrence Avenue Open House RSVP

Good Morning Sandi,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

Megan Hickey, BPI  
Planner

L&M Engineering Limited  
1210 4th Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
mhickey@lmengineering.bc.ca

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

From: Sandi Toor-Man **Redacted**  
Sent: Wednesday, May 22, 2024 12:16 PM  
To: Planning Centre <planningcentre@lmengineering.bc.ca>  
Subject: St Lawrence Avenue Open House RSVP

Sent from my iPhone



## Megan Hickey

---

**From:** Planning Centre  
**Sent:** May 27, 2024 10:26 AM  
**To:** jodi st pierre  
**Subject:** RE: St Lawrence Avenue Open House RSVP

Good Morning Jodi,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

Megan Hickey, BPI  
Planner

L&M Engineering Limited  
1210 4th Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
mhickey@lmengineering.bc.ca

-----Original Message

From: jodi st pierre <**Redacted**>  
Sent: Sunday, May 26  
To: Planning Centre <planningcentre@lmengineering.bc.ca>  
Subject: St Lawrence Avenue Open House RSVP

Hi,  
We will be at the meeting.  
Thanks,  
Jodi St Pierre  
Sent from my iPhone

## Megan Hickey

---

**From:** Planning Centre  
**Sent:** May 30, 2024 3:00 PM  
**To:** Kate Witherly  
**Subject:** RE: St Lawrence avenue open house rsvp

Hi Kate,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

Megan Hickey, BPI  
Planner

L&M Engineering Limited  
1210 4th Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
mhickey@lmengineering.bc.ca

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

From: Kate Witherly **Redacted**  
Sent: Wednesday, May 29, 2024 5:20 PM  
To: Planning Centre <planningcentre@lmengineering.bc.ca>  
Subject: St Lawrence avenue open house rsvp

Hi! My husband and I will attend the open house on June 5.

Thanks,  
Kate

## Megan Hickey

---

**From:** Planning Centre  
**Sent:** June 3, 2024 8:26 AM  
**To:** Christina Peter  
**Cc:** Rezo Peter  
**Subject:** RE: St Lawrence Avenue Open House RSVP

Hi Reg,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

Megan Hickey, BPI  
Planner

L&M Engineering Limited  
1210 4th Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
mhickey@lmengineering.bc.ca

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

From: Christina Peter **Redacted**  
Sent: Sunday, June 2, 2024 8:19 PM  
To: Planning Centre <planningcentre@lmengineering.bc.ca>  
Cc: Christina Peter **Redacted**; Rezo Peter **Redacted**  
Subject: St Lawren e RSVP

Hello,

I live on Eastview st.

My name is Reg Peter and I will be attending the meeting at the Columbus Community Centre June 5th @ 6:30

Sent from my iPhone

**From:** [Planning Centre](#)  
**To:** **Redacted** [Professional Accountants](#)  
**Cc:**  
**Subject:** RE: St Lawrence Avenue Open House RSVP  
**Date:** June 3, 2024 11:23:00 AM

---

Hi Trent and Sarah,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

**Megan Hickey**, BPL  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmeengineering.bc.ca](mailto:mhickey@lmeengineering.bc.ca)

---

**From:** Trent Gibson; DMC Chartered Professional Accountants <trent@dmca.bc.ca>  
**Sent:** Monday, June 3, 2024 10:04 AM  
**To:** Planning Centre <planningcentre@lmeengineering.bc.ca>  
**Cc:** sarah.gibson@yhl.ca  
**Subject:** St Lawrence Avenue Open House RSVP

We will be attending the open house on Wednesday June 5<sup>th</sup>.



Trent Gibson, CPA, CA  
Partner

P. 250.564.2660 F. 250.563.3281  
TF. 877.278.9977 E. [trent@dmca.bc.ca](mailto:trent@dmca.bc.ca)

696 Brunswick Street Prince George BC V2L 2C1  
[www.dmca.bc.ca](http://www.dmca.bc.ca)

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**From:** [Planning Centre](#)  
**To:** [Christa Senger](#)  
**Subject:** RE: St. Lawrence Avenue Open House RSVP  
**Date:** June 5, 2024 8:38:00 AM

---

Hi Davey and Christa,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

**Megan Hickey, BPl**  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

---

**From:** Christa Senger **Redacted**  
**Sent:** Tuesday, June 4, 2024 8:02 PM  
**To:** Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)>  
**Subject:** St. Lawrence Avenue Open House RSVP

I would like to attend this event and voice my disapproval with the development.

One important item to note is the picture of the neighborhood that was posted with the invitation is not an accurate representation. There are already other developments that have greatly reduced the forested area and this proposed development would make it even worse. With that said, I am hugely opposed to more clear cut decimation in my neighborhood.

Davey and Christa Senger

**From:** [Planning Centre](#)  
**To:** [Anthony Giannotti](#); [Planning Centre](#)  
**Subject:** RE: St Lawrence open house RSVP  
**Date:** June 5, 2024 8:39:00 AM

---

Hi Anthony,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

Megan Hickey, BPI  
Planner

L&M Engineering Limited  
1210 4th Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

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

From: Anthony Giannotti [Redacted](#)  
Sent: Tuesday, June 4, 2024 8:55 PM  
To: Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)>  
Subject: St Lawrence open house RSVP

Hello I would like to attend.

Sent from Anthony's iPhone

**From:** [Planning Centre](#)  
**To:** [Alicia Hugill](#)  
**Subject:** RE: St Lawrence Avenue Open House RSVP  
**Date:** June 5, 2024 8:41:00 AM

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Hi Alicia,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

**Megan Hickey**, BPl  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

---

**From:** Alicia Hugill **Redacted**  
**Sent:** Tuesday, June 4, 2024 9:44 PM  
**To:** Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)>  
**Subject:** St Lawrence Avenue Open House RSVP

My family is hoping to attend. Not sure if you require anything further.

Thank you,  
Alicia Hugill

**From:** [Planning Centre](#)  
**To:** [Carla Paulson](#)  
**Subject:** RE: St Lawrence Avenue Open House RSVP  
**Date:** June 5, 2024 8:42:00 AM

---

Hi Carla,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

**Megan Hickey**, BPl  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

---

**From:** Carla Paulson **Redacted**  
**Sent:** Tuesday, June 4, 2024 10:13 PM  
**To:** Planning Centre <planningcentre@lmengineering.bc.ca>  
**Cc:** Carla Paulson **Redacted**  
**Subject:** St Lawrence Avenue Open House RSVP

I will attend the meeting on June 5, 2024 at 6:30 pm at CCC. Thank-you.

Sincerely,  
Carla Paulson



**From:** [Planning Centre](#)  
**To:** [Robert Jeffers](#)  
**Subject:** RE: St lawrence open house rsvp  
**Date:** June 5, 2024 8:43:00 AM

---

Hi Robert,

Please use this email as confirmation that we have received your RSVP for the June 5th Neighbourhood Open House Meeting. We look forward to seeing you. Thank you!

Sincerely,

Megan Hickey, BPI  
Planner

L&M Engineering Limited  
1210 4th Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

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

From: Robert Jeffers   
Sent: Wednesday, June 5, 2024 8:43 AM  
To: Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)>  
Subject: St lawrence open house rsvp

Sent from my iPad

## **APPENDIX B**

### Open House Invitation Distribution Map



# Map Title



CITY OF  
PRINCE GEORGE



### Cadastre

Parcel Public View



### Transportation Infrastructure

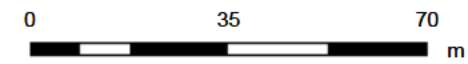
Roads

Minor Collector

Local

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.

Notes:





## **APPENDIX C**

### Open House Materials



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

Ridgecrest Development Group Inc.

Rezoning & Official Community Plan Amendment Application  
 Open House Sign-In Sheet

Please sign in:

Name:	Street Address:	Email Address:
Dan St. Pierre	8632 St Lawrence	<b>Redacted</b>
Loretta Jeffers	8574 ✓	
Anthony Giannotti	7706 EASTVIEW ST.	
Christa Senger	8558 St. Lawrence Ave	
MARCEL COTE	8626 ST. LAWRENCE AVE	
Carla Paulson	7689 Eastview Street	
Sandi Mann	7686 St Andrew Pl	
Kate Witherly	8631 St. Lawrence	
S+T Gibson	7699 Grayshell Rd	
Kyle Hugill	7676 Eastview St	
Alicia Hugill	7676 Eastview St	

W E L C O M E

# Neighbourhood Open House Meeting

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## For a Proposed Rezoning & Official Community Plan Amendment Application on St Lawrence Avenue

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**We are here today to:**

- 1 Provide you with an overview of the Rezoning and Official Community Plan application
  - 2 Collect community input on the application
  - 3 Answer any questions you have related to the application
-

**W E L C O M E**

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**Neighbourhood Open House  
Meeting**

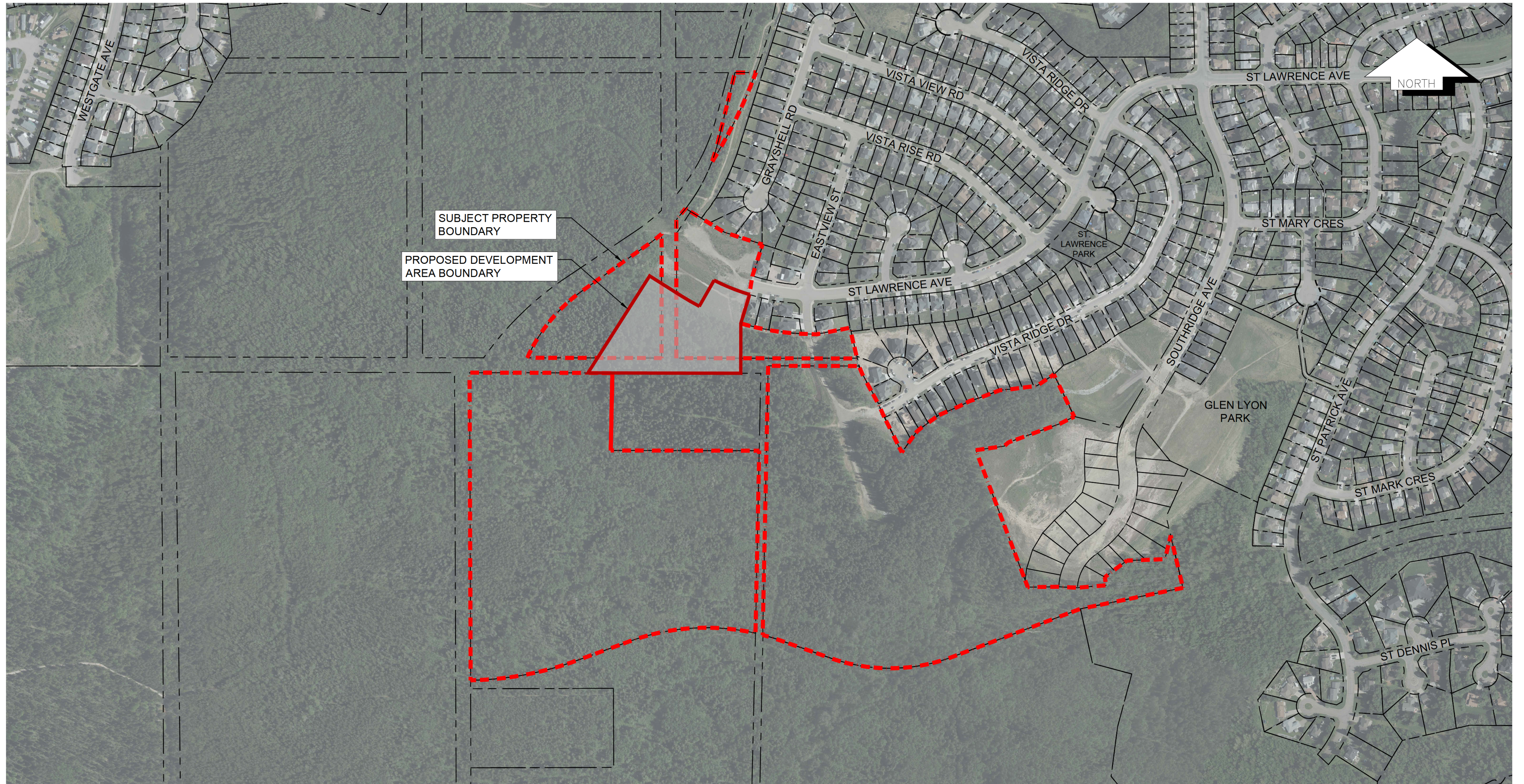
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**THIS WAY**



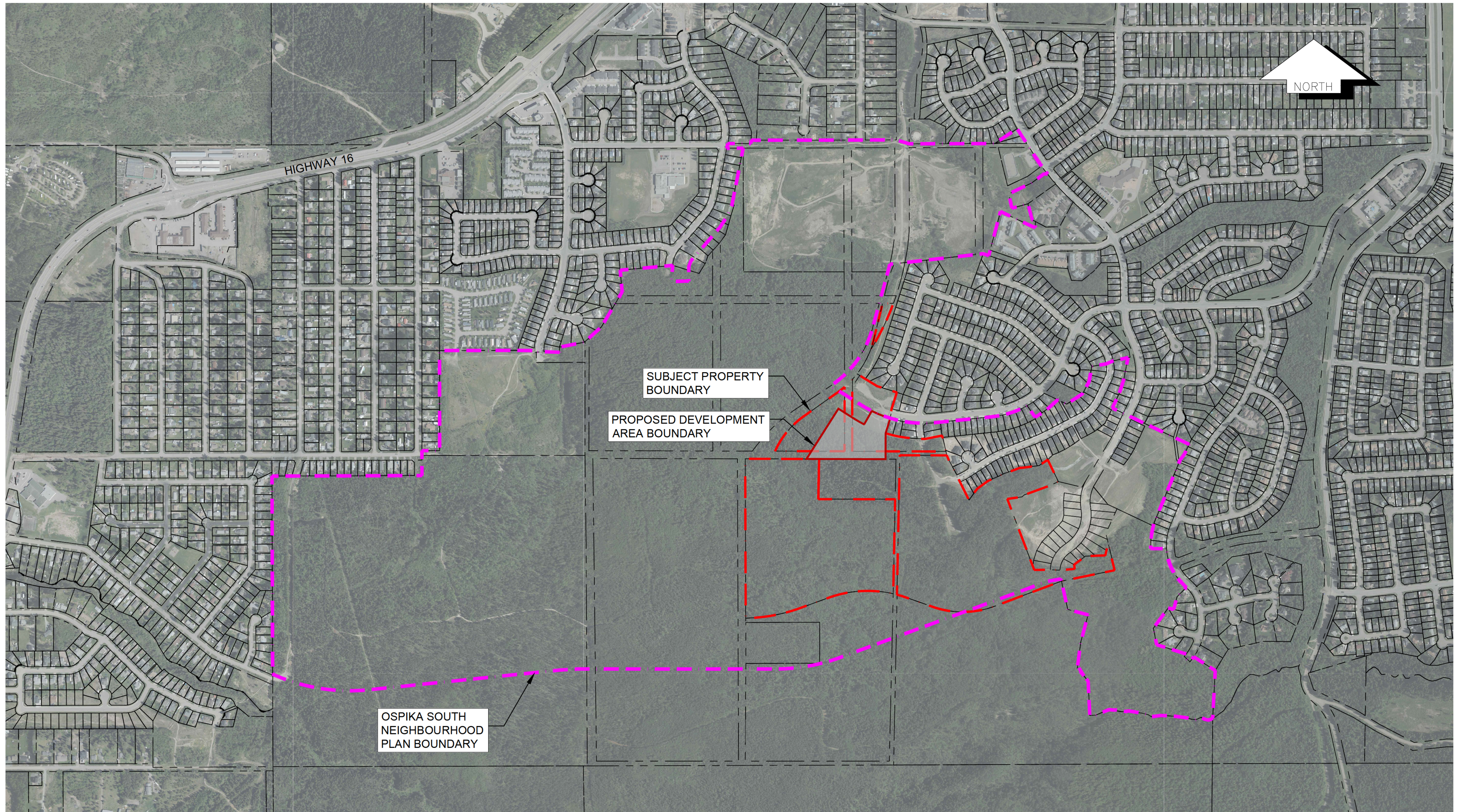


# OVERALL SUBJECT PROPERTY & PROPOSED DEVELOPMENT AREA





# OSPIKA SOUTH NEIGHBOURHOOD PLAN AREA

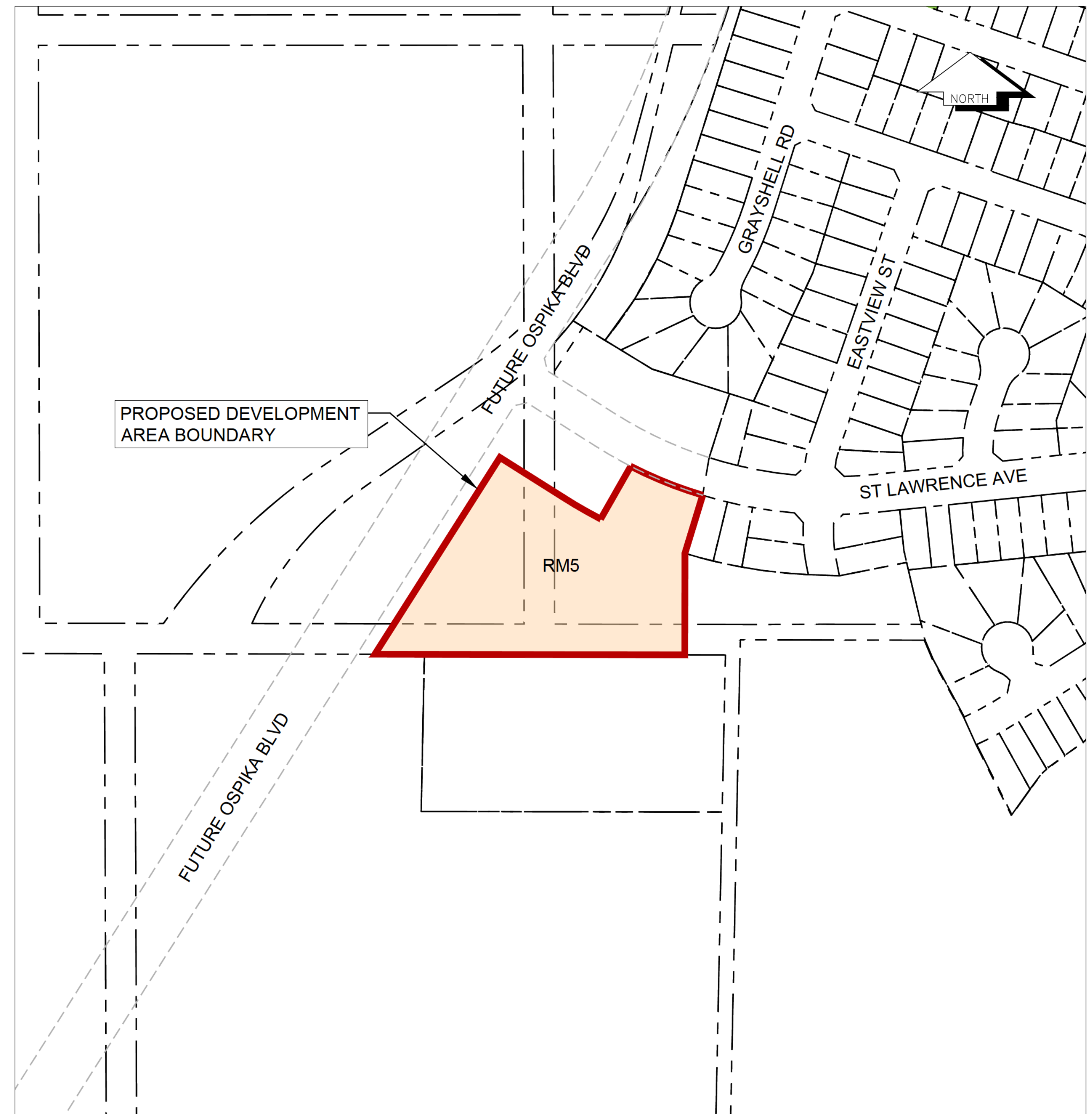




# EXISTING & PROPOSED ZONING


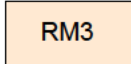
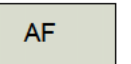
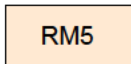
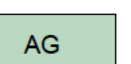
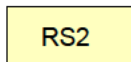
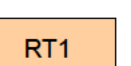


**EXISTING ZONING**



**PROPOSED ZONING AMENDMENT**

**LEGEND**

- |  |  |   |
|--|--|---|
|  PROPOSED DEVELOPMENT AREA BOUNDARY |  RM3 MULTIPLE RESIDENTIAL |  AF AGRICULTURE & FORESTRY |
|  |  RM5 MULTIPLE RESIDENTIAL |  AG GREEN BELT             |
|  |  RS2 SINGLE RESIDENTIAL   |  RT1 TWO-UNIT RESIDENTIAL  |



RS2

RS2m

Amending Bylaws	10.2	RS2, RS2m: Single Residential	<b>RS2</b>
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10.2.1

**Purpose**

The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m<sup>2</sup>. The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing.

10.2.2

**Principal Uses**

- community care facility, minor
- housing, manufactured only in RS2m
- housing, single detached

Bylaw 8896  
Bylaw 9656

10.2.3

**Secondary Uses**

- bed & breakfast
- home business 1
- home business 2
- home business 3 only in HBO
- secondary dwelling
- secondary suite only in single detached housing

10.2.4

**Subdivision Regulations**

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m<sup>2</sup>.
3. The maximum lot area is 0.2 ha.

10.2.5

**Regulations for Principal Development**

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 40%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
7. The minimum rear yard is 6.0 m.
8. The minimum setback between principal buildings on the site is 3.0 m.

Bylaw 8896  
Bylaw 9041

10.2.6

**Regulations for Accessory Development**

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m<sup>2</sup>.
2. The maximum height is 5.0 m, except it is 7.0 m for carriage housing.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.

Bylaw 8256

Bylaw 8896  
Bylaw 9041

Bylaw 8896  
Bylaw 9041

Bylaw 8896  
Bylaw 9041

Bylaw 8896  
Bylaw 9041

10.2.7

**Other Regulations**

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM5

Amending Bylaws	10.13	RM5: Multiple Residential	<b>RM5</b>
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10.13.1

**Purpose**

The purpose of this zone is to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing.

Bylaw 9134

10.13.2

**Principal Uses**

- community care facility, major
- community care facility, minor
- housing, apartment
- housing, congrigate
- housing, four-plex
- housing, row
- housing, stacked row
- religious assembly only on sites less than 1.0 ha.
- housing, supportive only on Lot 6, District Lot 343, Cariboo District, Plan 18815

Bylaw 9083

10.13.3

**Secondary Uses**

- club
- health service, minor
- home business 1
- retail, convenience
- retail, general only on Lot 6, District Lot 343, Cariboo District, Plan 18815
- service, massage therapy
- service, personal

10.13.4

**Subdivision Regulations**

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,200 m<sup>2</sup>.

Bylaw 8256

Bylaw 8256

Bylaw 8256

Bylaw 8256

Bylaw 8256

10.13.5

**Regulations for Principal Development**

1. The maximum density is 125 dwellings/ha.
2. The maximum site coverage is 55%.
3. The maximum height is 15.0 m.
4. The maximum number of storeys is 4.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.
7. The minimum exterior side yard is 3.0 m
8. The minimum rear yard is 6.0 m.
9. The minimum setback between principal buildings is 6.0 m.

10.13.6

**Regulations for Accessory Development**

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

10.13.7

**Other Regulations**

1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m<sup>2</sup>. The maximum total combined

gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m<sup>2</sup> or 10% of the gross floor area of all principal buildings on the site.

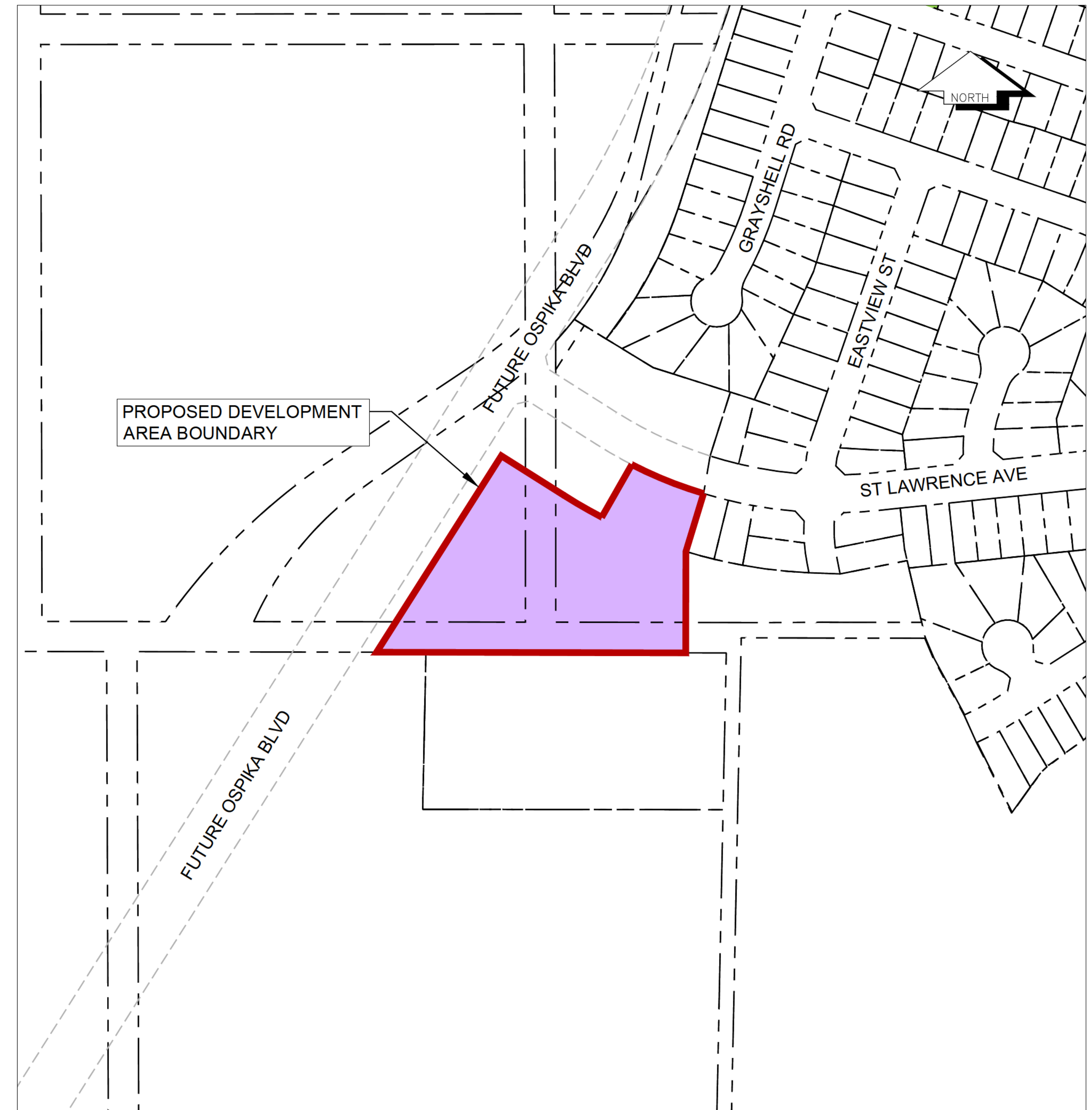
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.



# EXISTING & PROPOSED FUTURE LAND USE DESIGNATIONS



**EXISTING FUTURE LAND USE**



**PROPOSED FUTURE LAND USE AMENDMENT**

**LEGEND**

- PROPOSED DEVELOPMENT AREA BOUNDARY
- NEIGHBOURHOOD RESIDENTIAL FUTURE LAND USE
- NEIGHBOURHOOD CORRIDOR FUTURE LAND USE



TELL US WHAT  
YOU THINK!



Please write your  
ideas on a sticky  
note and place them  
here!





## **APPENDIX D**

Email Correspondence Received  
(up to June 18<sup>th</sup>, 2024)

**From:** [Planning Centre](#)  
**To:** [Trent Gibson; DMC Chartered Professional Accountants](#)  
**Subject:** RE: Ridgecrest Development Group Inc. - Rezoning  
**Date:** June 25, 2024 11:19:00 AM

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Hi Trent,

Thank you for your attendance at the Open House and for following up with your comments. Thank you for your patience while respond to emails received after the Open House. Our reply to your points is below in red.

Please feel free to contact me via email or phone at your convenience should you have any further comments, questions or require any clarification regarding my email below.

Sincerely,

**Megan Hickey**, BPL  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

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**From:** Trent Gibson; DMC Chartered Professional Accountants **Redacted**  
**Sent:** Wednesday, June 12, 2024 12:45 PM  
**To:** Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)>  
**Subject:** Ridgecrest Development Group Inc. - Rezoning

My wife and I attended the open house on June 5<sup>th</sup> to review the plans for the rezoning behind our house (7699 Grayshell Rd).

Our comments and concerns are mainly around the traffic that this new zoning will bring, since St. Lawrence Avenue is the only access in or out for the proposed development.

1. There is already a traffic issue at the corner of St. Lawrence Avenue and Southridge Ave, which is a dangerous intersection due to people not realising that it is only a two way stop and not a four way stop. In addition, there are lots of children that have to cross that intersection on their way to and from school. The additional volume of traffic from a multi residential development will only make this intersection worse.

We understand your concerns with the current traffic in the area. This application to rezone and amend the Official Community Plan designation triggers a traffic assessment. Each time there is a new rezoning application for the area, the past assessments are reviewed and updated, with required upgrades being provided as well. In previous traffic assessments a four-



way stop was assessed, and it was determined that a four-way stop will be required as development extends up Southridge. 4-way stops are typically utilized when traffic volumes from all four directions is similar and since the south leg of Southridge is undeveloped compared to the other legs of the intersection, it was determined to be a future improvement. The need for a four-way stop will be re-assessed in the traffic assessment for the proposed development.

2. Concern regarding the need to potentially evacuate the area in the case of a forest fire. As it is now, there is only one way for people to get out of the area.
3. Ospica extension – from discussions at the open house, it appears that this road will not be open for the foreseeable future. If a portion of this road was developed so people in the proposed development area could enter and exit using this road that connects to Marleau, that would help reduce the traffic on St. Lawrence.

To respond to 2 & 3, the City's Official Community Plan identifies the Ospika Boulevard extension between St Lawrence Avenue and Marleau Road to be within the 15-year major road network. This extension and secondary access to your neighbourhood will be driven by new development such as the proposed development and would also have to be included within the City's capital projects plan. At this time it is unclear of the City's plans to add this project to their capital projects list.

We believe that having the road infrastructure in place before any multi residential development goes ahead would be a reasonable approach.

Regards,



Trent Gibson, CPA, CA

Partner

Redacted

Redacted

696 Brunswick Street Prince George BC V2L 2C1

[www.dmca.bc.ca](http://www.dmca.bc.ca)

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**From:** [Planning Centre](#)  
**To:** [Fredj Karima](#)  
**Subject:** RE: Opposition to Rezoning Project on St  
**Date:** June 26, 2024 10:59:00 AM

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Hi Karima,

Thank you for your patience while we prepared a response to your concerns below. We really appreciate you taking the time to inform us of your comments and concerns about the proposed rezoning and Official Community Plan amendment application. I have provided you with some more context and background information to your points below in red.

If you have any further comments, questions or require any clarification regarding my email below, please let me know. I am happy to have a conversation via email, phone, or in-person at the L&M Engineering offices at your convenience.

Sincerely,

**Megan Hickey**, BPL  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lengineering.bc.ca](mailto:mhickey@lengineering.bc.ca)

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**From:** Fredj Karima **Redacted**  
**Sent:** Thursday, June 13, 2024 9:05 PM  
**To:** Planning Centre <[planningcentre@lengineering.bc.ca](mailto:planningcentre@lengineering.bc.ca)>  
**Subject:** Opposition to Rezoning Project on St

To whom it may concern,

I hope this message finds you well. I am writing to express my strong opposition to the proposed development project that threatens one of our remaining green areas. It is crucial to preserve some of these green spaces, especially as we have witnessed extensive clear-cutting throughout the area.

This property is privately owned, meaning the property owner is allowed to clear their property as they wish so long as they follow the City of Prince George's [Tree Protection Bylaw](#). The Bylaw restricts trees from being cleared within AG: Greenbelt zoned areas or a riparian area without a permit being issued by the City. While this property is currently vegetated, it is privately owned property and not public green space for the community. Tree clearing applies to all landowners in the City of Prince George whether they intend

to develop their property or not.

This area of development is unique as it is part of the Ospika South Neighbourhood Plan. The reason this Neighbourhood Plan was created was to provide a clear and comprehensive land use vision established to provide certainty for current and future residents, landowners, the City, and developers regarding how the neighbourhood will look and feel in the future. A large portion of the homes on Vista Ridge Drive, Southridge Avenue, and some on the south side of St Lawrence were all developed with the direction of this Neighbourhood Plan. The Neighbourhood Plan was complete in 2006 with the intention of looking out approximately 15 - 30 years into the future, which means the Plan should be increasingly coming to fruition around this time and likely why you are noticing more development in the area. The Neighbourhood Plan was created with public consultation and was adopted by Council with their support. As approximately 415 hectares of land was planned for development, it would have also been implied and understood that the existing trees would eventually need to be removed in order to develop the area according to the Plan. The Plan has also considered environmentally sensitive areas and natural greenspace. The Ospika South Neighbourhood Plan can be accessed [here](#) if you would like to take a look.

While I understand the need for additional housing, it is essential that any new constructions prioritize single-family homes over apartment buildings. This approach will help maintain the harmony and character of our beautiful residential neighborhood.

The City has bylaws, reports, and studies which all indicate why multi-family residential development is very much needed. The development proposal aligns with the Ospika South Neighbourhood Plan and the City's Official Community Plan which both strive for the retention and creation of a more diverse housing stock. Alternative housing options such as the proposed multi-family development play a very important role in facilitating housing affordability within the City. Multi-family housing forms aid in increasing housing diversity and housing choice for all. Right now, the housing in College Heights is predominantly single-family which leaves a large gap in housing options for households of not only different incomes, but life stages. This might include singles who are not looking to or are unable to purchase a single-family home by themselves, or perhaps others who are wishing to downsize/age in place in their College Heights neighbourhood but cannot due to the lack of housing forms and options. We see this proposed development being capable of working toward filling the gap in the housing stock for College Heights and the City as a whole. Another document called the City of Prince George Housing Needs Report, further stresses the need for a variety of housing forms. The report indicates a need for an increase in the variety of housing types provided to

existing and future residents of the City. The Housing Needs Assessment can be accessed [here](#). Further, another document called the MyPG Integrated Sustainability Plan for Prince George identifies a target for 80% new residential development growth to be multi-family housing forms over 30 years in order to support the large aging population. Part 1 of the MyPG Integrated Sustainability Plan can be accessed [here](#).

Lastly, the Provincial Government passed new legislation in December 2023, with the intention of fulfilling the priorities set out in the [Homes for People](#) plan to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. These legislative changes will aid in building more homes faster to make housing more available so people can live in the communities they choose to.

As you can see there are a number of reasons for why multi-family housing is needed, and we believe that this proposed development provides the City an opportunity to continue working toward increasing the diversity of the existing housing stock and offering of more multi-family housing options to current and future residents.

I would also like to explain that the proposed zone, RM5: Multiple Residential, allows for a number of housing types including:

- Apartments
- Four plexes
- Row homes
- Stacked row homes; and
- Duplexes

As there is no plan on exactly what type of housing could be built on the site, we cannot assume that it will for certain be apartment buildings. Here is a link to the [RM5](#) zone if you would like to take a look at what the zone allows.

Moreover, it is imperative to plan for much-needed recreational spaces before proceeding with further development. We need parks that cater to all residents, including green parks, dog parks, and children's play areas. It is concerning that no such facilities have been built or planned despite the ongoing transformation from green spaces to residential zones.

Based on the City's Parks Master Plan, there are a number of active parks and open space within the College Heights neighbourhoods. Within an 800m radius (ten-minute walking distance) of the proposed development area, there are approximately three parks and seven green spaces within a close, walkable proximity. The parks include St. Lawrence Park, Southridge Park and Glen Lyon Park. You are likely aware; however, a new dog park was recently established by the City of Prince George on Southridge Avenue, beside the

Southridge Rink. This dog park is also within that 10-minute walking radius of the proposed development area and likely your home as well. The new dog park is also very close to Southridge Elementary School which has playground equipment.

I would really encourage you and your neighbours to have a conversation with City staff and/or Mayor and Council regarding the development of existing dedicated parkland space in your neighbourhood such as St. Lawrence Park and Glen Lyon Park to see what can be done. Unfortunately, it is out of the scope for this rezoning and Official Community Plan amendment application to trigger the development of parkland dedicated by previous phases of subdivision. Once the parkland has been dedicated by a developer, it is provided to the City of Prince George who assume ownership of the land. It will then be up to the City to work the park development and maintenance into their budgets and capital planning.

I urge you to reconsider the development plans and to prioritize the preservation of our environment and the well-being of our community. Thank you for your attention to this matter.

Sincerely,

Karima Fredj  
7674 St. Andrew place

**From:** [Planning Centre](#)  
**To:** [Christa Senger](#)  
**Subject:** RE: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House  
**Date:** June 26, 2024 11:29:00 AM

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Hi Christa,

Thank you for your patience while we prepared a response to your comments and concerns. In an effort to provide you with more context and information, please find a reply to each of your points below in red.

We sincerely appreciate your time and input regarding the proposed development. Take care and please feel free to contact me via email or phone at your convenience should you have any further comments, questions or require any clarification regarding my email below.

Sincerely,

**Megan Hickey**, BPl  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmeengineering.bc.ca](mailto:mhickey@lmeengineering.bc.ca)

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**From:** Christa Senger

**Redacted**

**Sent:** Friday, June 14

**To:** Planning Centre <[planningcentre@lmeengineering.bc.ca](mailto:planningcentre@lmeengineering.bc.ca)>

**Subject:** Re: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House

Hello, ,

I replied with comments to the Open House invite and also attended the Open House. The following are my comments:

1. The Open House info letter picture on page 1 does not depict an accurate representation of the current neighborhood and treed area. This will give City council and other interested parties a false sense of what the neighborhood looks like as many of the forested areas are no longer existing. They have been clear cut to make room for the numerous new housing developments already approved in the city plans.

**The aerial photo provided on the invitation and poster at the Open house does not**

accurately represent the current appearance of the area. The aerial photo provided is from the City of Prince George's orthophotos which were taken in 2020. As we discussed at the Open House meeting, the intent of using this aerial photo was only to provide better context to everyone as we felt that it helps to have this image to better understand where the proposed rezoning and Official Community Plan amendment is located. We can assure you that the intent was not to provide a false sense of the neighbourhood's appearance. Unfortunately, a current aerial photo was not available at the time that the invitation and poster were created. New updated orthophotos from 2023 have now been released by the City which show the larger cleared areas. We will be sure to use these updated images moving forward when communicating with the public and Council.

2. There are only 11 emails on this route list. The St. Lawrence/Southridge neighborhoods are two of the most densely populated areas in Prince George so how can this be an accurate number of people with concerns when the proposal goes to City council? The Open House should have been shared on the College Heights Facebook page and a wider range of homes should have been given letters.

The 11 email addresses were left by residents who attended the Open House meeting. It was optional and not required to leave an email address for future communication. The email sent to these 11 email addresses was to thank individuals for attending and to send a reminder of the deadline to provide comments. We hope you understand that we are not in any way trying to claim that this is the total number of people with concerns about the development proposal.

3. The development at the top of Vista Ridge and St. Lawrence has got to be the worst example of poor planning as the land has been dug up and filled for the last two summers, 2024 will be the third and worst so far. This area was originally zoned as Park and Open Space but unfortunately in July 2021 was rezoned for housing. They clear-cut the area in early 2022 and since then my quiet neighborhood has become a construction zone. They work every day of the week, often starting before 7am with dump trucks going up and down St. Lawrence the entire day. The dust and rocks from these trucks is spread over the street and houses with no compassion for the people who live there. The city cleaned the street for spring and the very next day the dump truck started hauling. I had my entire house cleaned this Spring costing me \$1600 only to have it dirty again with the mess created so far this year. I have complained to the city but nothing has been done. It is the same developer that is proposing to build the multi unit apartment building at the top of St. Lawrence and he has proven to run by his own rules and disregard the city noise and air quality bylaws. He has no compassion for the community that he is tree by tree destroying with his greed.

Yes, a portion of land at the end of Vista Ridge Drive was previously zoned P1: Parks and Recreation with an Official Community Plan designation of Parks and Open Space. This 1-hectare sized area was rezoned and redesignated in 2021 to allow single family residential development, which was supported by City Administration as well as City Council. As shown at the Open House meeting, the entire property, and even more land beyond has been planned for a mix of residential and single-family development since 2006, as part of the Ospika South Neighbourhood Plan. Additionally, the City's Official Community Plan has had a vision for this area to be for residential development for a considerable amount of time.

In 2023, the City completed work for a new Pressure Reducing Valve (PRV) Station to the west behind Grayshell Road. This project included the extension of a water main at the top of St Lawrence Avenue. This may be what you are referring to when saying the land has already been dug up. This project was a City project to connect two pressure zones and is not related to the property owner's development proposal. It may seem like there is a lot of earthworks occurring on the site and in the area, but it is part of the typical subdivision construction process.

The City of Prince George's Noise Control Bylaw allows construction to begin at 6am and must be finished by 10pm each day. The property owner is aware of the hours they are permitted to have active construction on the site.

Prior to construction beginning, an Erosion and Sediment Control Plan (ESCP) is required by the City to be prepared for each construction site. An ESCP is a strategy to identify erosion risks, then determine which control measures can be put in place to mitigate potential erosion and sedimentation that can happen because of construction. The property owner must abide by the ESCP throughout construction. Monitoring and reporting are completed periodically throughout construction to the satisfaction of the City of Prince George.

As per the City's [Tree Protection Bylaw](#), the property owner is permitted to clear trees on their property as long as the trees are not located within an AG: Greenbelt zoned area or a riparian area (unless there is a permit issued by the City). Please note this applies to all landowners in the City of Prince George whether they intend to develop their property or not. I understand your concerns with regards to the expansion of your subdivision, however, your area it is part of the Ospika South Neighbourhood Plan. A large portion of the homes on Vista Ridge Drive, Southridge Avenue, and some on the south side of St Lawrence were developed with the direction of this Neighbourhood Plan. The purpose of



this Neighbourhood Plan is to have a clear and comprehensive land use vision established in order to provide certainty for current and future residents, landowners, the City and developers regarding how your neighbourhood will look and feel into the future. The Neighbourhood Plan was done in 2006 with the intention of looking out 15 - 30 years into the future, which means the Plan should be coming to fruition around this time and likely why you are noticing more development in the area in recent years. This specific Neighbourhood Plan has a vision to provide a mix of single-family and multi-family development. As approximately 415 hectares of land was planned for residential development, it would have also been implied and understood that the existing trees would eventually need to be removed in order to develop the area according to the Plan. The Plan has also considered environmentally sensitive areas and natural greenspace. The Ospika South Neighbourhood Plan can be accessed [here](#) if you would like to take a look.

4. St. Lawrence Ave is not meant for construction type equipment going up and down day after day. It was meant for the people who live there. The amount I pay in city taxes living on the street I do you would think it would be in pristine condition while in reality it is falling apart. The city did some minor patching jobs that I do not anticipate will last very long.

City roads are constructed to handle the regular day to day traffic but are also constructed to a standard that is capable of handling periodic construction traffic. Construction related traffic is a part of each phase of the development of the neighbourhood and can often be an issue. It was likely also an issue for existing residents when St Lawrence Avenue was extended, and your home was built. Unfortunately, we cannot comment on the road works completed by the City, but we encourage you to reach out to them for more information and to express your concerns related to the road condition.

5. The traffic in general in this neighborhood has greatly increased since I moved here in 2015. My biggest safety concern is the intersection at St. Lawrence and Southridge and the amount of times I have almost been hit or observed a near miss accident. With the multiple new developments and people living in these new areas the traffic could potentially see 200 more families using these two streets the safety risk for all will grow exponentially. It is not an acceptable risk that the city should take with their residents..

The application to rezone and amend the Official Community Plan designation triggers a traffic assessment. Each time there is a new rezoning application for the area, the past assessments are reviewed and updated, with required upgrades being provided as well.

6. There must be an alternate access/egress road built prior to any more development on St. Lawrence, again for the safety of the people living there. The city has built a gravel road that comes out on Marleau road behind Walmart. This could be a game changer for the residents as an alternate access/egress in emergency situations as well as daily use to reduce the traffic load on St. Lawrence/Southridge.

The City's Official Community Plan identifies the Ospika Boulevard extension between St Lawrence Avenue and Marleau Road within the 15-year major road network. This extension and secondary access will be driven by development (such as the development proposal) and will also have to be included within the City's capital projects plan. Currently, we do not know the estimated timeline to construct the Ospika Boulevard extension.

I understand the province has put in a brand new initiative to build multi-unit living accommodations and is pushing cities to build them. College Heights already has complied with this initiative so why do we need another one in a location within a single family residential area with no bus access?

The province's new legislation is applied to the urban area City wide. The new legislation passed in December 2023, intends to fulfill priorities set out in the [Homes for People Plan](#) to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. The legislative changes will aid in building more homes faster to make housing more available so people can live in the communities they choose to. Continuing to create a more diverse housing stock and provide housing options that can accommodate everyone at every stage of life are priorities for both the Province and the City of Prince George and is shown through the variety of Bylaws and reports the City has completed. These include the [City's Official Community Plan](#), the [City of Prince George Housing Needs Report](#), and the [MyPG Integrated Sustainability Plan](#). There are existing multi-family developments in the College Heights area, however, the housing in College Heights is still predominantly single-family which leaves a large gap in housing options for households of different incomes and life stages. This would include singles who are not able to or do not want to purchase a single-family home, or those in College Heights wishing to age in place but cannot right now due to the lack of housing forms in their neighbourhood. We see this proposed residential development being capable of filling this gap in the housing stock for College Heights. The MyPG Integrated Sustainability Plan mentioned above, identifies a target for 80% new residential development growth to be multi-family housing forms over 30 years in order to support the large aging population.

When it comes to expanding bus routes and adding new bus stops, this would be between the City and BC Transit to create a plan. However, it is this type of development and more which will help to warrant the need for increased service areas for public transit. The City's Official Community Plan does have St Lawrence Avenue and the future Ospika Boulevard extension marked for a proposed bus route. If there is no increased demand for new bus routes, it is very difficult to justify. However, it is this type of development and more which will help to warrant the need for increasing public transit service areas.

I could go on and on with my concerns and questions. There are so many issues with this rezoning application and not enough information to approve this so I urge the City to NOT allow this to happen.

L&M Engineering, you know that the Consultation Summary Report that is being prepared will NOT include concerns from an accurate representation of the people from the St. Lawrence /Southridge people. Do your due diligence and have one more Open House and send the information to all the people who will be affected by this development. Please be community minded and not money driven.

The consultation that L&M Engineering has facilitated to date on behalf of the property owner has been completely voluntary. Again, we hope you understand that we are not in any way trying to claim that this is the total number of people with concerns about the development proposal. As mentioned at the Open House, this application has not yet been scheduled for a Council meeting – although we are anticipating the first meeting to be at the end of July/early August. There will still be more opportunity for public consultation should the application proceed to a Public Hearing. The City is required under the Local Government Act to provide notification to property owners within a 30m radius of the subject property, which would not have reached the same number of residents that L&M delivered letters to. To be consistent with L&M's notification area, L&M has requested that the City exceed their legislative requirement by providing notice to all property owners within the same area to notify them of the opportunity for consultation prior to a Public Hearing, should one be scheduled with Council's approval.

From a very concerned resident of St. Lawrence Ave,

Christa Senger

On Thu, Jun 13, 2024 at 3:11 PM Planning Centre

<[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)> wrote:

Hello,

We wanted to thank everyone again for attending the Open House that was hosted June 5<sup>th</sup> at the Columbus Community Centre.

As most of you are aware, L&M is preparing a consultation summary report from the Open House evening which will include a summary of the Open House, all correspondence (phone call, emails, and written submissions) that we have received from neighbours, as well as a copy of the hand delivered notice and emails sent by L&M Engineering. If you have not done so yet and would like to send your comments to L&M to be included in the consultation summary report, we kindly ask that you send, or deliver your comments by tomorrow Friday, June 14, 2024. As indicated on the comment sheets provided at the Open House and the notice delivered on May 22, 2024, the cut off was initially June 12, 2024, but we wanted to give a bit more time. If there are any other neighbours not on this email list who would like to provide comments directly to L&M, please share this email address with them.

As mentioned during the Open House, this summary report will be submitted to City staff and Council for their review and consideration.

If anyone has questions, comments, or concerns after tomorrow, Friday, June 14, please let us know. We are available to speak over the phone, through email, or set up an in-person meeting at the L&M Engineering offices.

Sincerely,

**Megan Hickey**, BPL

Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue

Prince George, BC V2L 3J4

Phone: 250-562-1977

[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

**From:** [Planning Centre](#)  
**To:** [Kate Witherly](#)  
**Subject:** RE: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House  
**Date:** June 26, 2024 11:48:00 AM

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Hi Kate,

Thank you for your patience while we prepared a response to your comments and concerns below. I also wanted to thank you for your attendance at the Open House. In an effort to provide you with more information and context, please find replies to your points below in red.

Please feel free to contact me via email or phone at your convenience should you have any further comments, questions or require any clarification regarding my email below.

Sincerely,

**Megan Hickey**, BPl  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmeengineering.bc.ca](mailto:mhickey@lmeengineering.bc.ca)

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**From:** Kate Witherly **Redacted**  
**Sent:** Friday, June 14,  
**To:** Planning Centre <[planningcentre@lmeengineering.bc.ca](mailto:planningcentre@lmeengineering.bc.ca)>  
**Subject:** Re: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House

Hi Megan,

Thanks for the email and follow up. Sorry for a late reply. Here are few thoughts.

It's very difficult to provide any feedback of the proposal, because there is nothing to the proposal other than the request for a zoning change. There is no information on what would be put on the lot should the zoning be changed. I expect we will be negatively affected as we live directly across the street from the lot in question. When we purchased in this location it was under the assumption that single family homes would be built beside us, in the same manner as all the rest of the neighbourhood.

I understand that it is difficult not knowing the type of residential development that could

be constructed on the site. This stage that we are currently at is called the land use planning stage. This is normal for all rezonings and Official Community Plan amendment applications, as this is when City administration and Council determine, based on their existing policies, if the proposed use (i.e. multi-family) would be suitable for the area no matter the type of housing that is built. You are likely aware but as shown on one of our poster boards at the Open House, the proposed RM5: Multiple Residential zone allows for a number of housing types including:

- Apartments
- Four plexes
- Row homes
- Stacked row homes; and
- Duplexes

Until a Development Permit and Building Permit are applied for, the type of housing that could be constructed on any property is unknown, even for us. Here is a link to the [RM5](#) zone if you would like to take a look at what can be built.

Your neighbourhood is part of the Ospika South Neighbourhood Plan, which was created with a purpose to provide a clear and comprehensive land use vision and to provide certainty for current and future residents, landowners, the City and developers regarding how the neighbourhood will look and feel in the future. A large portion of the homes on Vista Ridge Drive, Southridge Avenue, and some on the south side of St Lawrence were all developed with the direction of this Neighbourhood Plan. The Plan area combined is approximately 415 hectares of land and is further split up into smaller areas, A through K, which are used to indicate unit types and number of units for each of these smaller areas. The area that the development proposal is in is Area F, which indicates a 40/60 split of single- and multi-family housing. This split would result in approximately 300 single-family units and 200 multi-family units in Area F alone. The Neighbourhood Plan was complete in 2006 and the intention is to look out approximately 15 - 30 years into the future, which means the Plan should be increasingly coming to fruition around this time and is why you are seeing more development in the area. The Ospika South Neighbourhood Plan can be accessed [here](#) if you would like to take a look.

The land directly to the west of your home is still planned to remain zoned for single-family homes, so you are correct in your assumption that this is the type of housing that would be built next to you.

We are concerned about the change in zoning from RS2 which is low density single

residential, to RM5 which is high density of 125 dwellings on a small parcel of land. There are many zoning options of varying densities between RS2 and RM5 so we are concerned about how high a density the developer is seeking. It doesn't fit with the current character of the neighbourhood or the official community plan. The location is at the top of a steep hill, it is not walking distance to any shops (about 25 mins walking at a fast pace), and there is no transit. Additionally, the schools in the area are all at capacity so adding a dense population will further exacerbate that situation.

The proposed density may seem a lot higher than it is, as the exact number of dwellings/units that can fit on a site is typically not exactly the same as what a density calculation provides. There are required building setbacks, landscaping, open space, roads, and driveways/parking that all need to be accounted for and take up a good amount of space. This rezoning and Official Community Plan amendment is proposed because several properties located to the north are already currently designated for high-density residential development in the Official Community Plan. The City has Official Community Plan policies that support higher densities along collector and arterial streets. Ospika Boulevard is a major collector street which as you know is planned to extend south from Marleau Road and will intersect with St Lawrence Avenue. St Lawrence Avenue is also designated as a collector street to accommodate higher volumes of traffic than a local road for example. It appears this property subject to the proposal application was not previously considered for high density residential development in the Official Community Plan, as it was created in 2011 and the development of this area was quite far out at the time. The Official Community Plan does envision this area for residential development already, it is the density which is being proposed to change. Other than the Official Community Plan indicating that higher density multi-family development should be located on arterial and collector roads, there aren't any stipulations on which neighbourhoods in the City should or should not have multi-family developments. Official Community Plans provide a long-term vision for municipalities to guide future development. However, Official Community Plans are also intended to be flexible by adapting to new trends in society and responding to changes in circumstances in their community.

I understand this could result in a change to the existing type of housing that is on St Lawrence Avenue and the immediate surrounding area, however, this is a very much needed type of housing for the City of Prince George. The creation of a more diverse housing stock and providing more housing options that can accommodate everyone at every stage of life are priorities for the City of Prince George and is shown through the variety of Bylaws and reports the City has completed. These include the [City's Official Community Plan](#), the [City of Prince George Housing Needs Report](#), and the [MyPG](#)

[Integrated Sustainability Plan](#). Although there are existing multi-family developments in the College Heights area, the housing in College Heights is still predominantly single family which leaves a large gap in housing options for households of different incomes and life stages which may include singles who are not able to or do not want to purchase a single-family home. There may also be others currently living in College Heights and wish to downsize or to age in place but are unable to due to the lack of housing forms in their neighbourhood. We see this proposal being able to fill this gap in the housing stock for College Heights. The MyPG Integrated Sustainability Plan mentioned above, identifies a target for 80% new residential development growth to be multi-family housing forms over 30 years in order to support the large aging population.

There was new legislation passed in December 2023 by the Provincial Government with the intention to fulfill priorities set out in the [Homes for People](#) Plan. These priorities are to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. These legislative changes will aid in building more homes faster to make housing more available so people can live in the communities they choose to.

When it comes to expanding the bus service, this would be between the City and BC Transit to create a plan. The City's Official Community Plan does have St Lawrence Avenue and the future Ospika extension marked for a proposed bus route. If there is no increased demand for new bus routes, it is very difficult to justify. However, it is this type of development and more which will help to warrant the need for increased service areas for public transit.

We are also very concerned about the city approving this zoning request, and then not following through on any necessary updates that would make the denser population fit within the neighbourhood. There are currently two parks zoned in the area, and neither are built and I don't believe they are expected to be completed any time soon. We don't have faith the city will be able to adequately remove snow in a timely manner all the way to the top of the steep hill (they are currently very slow to reach our house). I don't expect bus service to be available any time soon. There are no garbage cans anywhere along the upper portion of St. Lawrence Avenue.

The City has a Parks Master Plan, which indicates that there are approximately three dedicated park spaces and seven green spaces within an 800m radius (which equals a ten-minute walking distance) of the proposed development area. The parks include St. Lawrence Park, Southridge Park and Glen Lyon Park. There will be more consultation by the City to be completed in the next few months for this proposed application, so I would really encourage you to let City staff as well as Mayor Yu and Council know that this is something that you and your neighbours want to see and that developing these nearby dedicated park spaces should be more



of a priority. I would also suggest inquiring about City garbage cans being needed in the area as well. When Ospika Boulevard is built, it will be to a four-lane arterial road standard, which is required to accommodate bicycle lanes and sidewalks on both sides, as well as transit stops as needed. Again, it will be new development, such as the proposed, that will drive the need for items such as the Ospika Boulevard extension, increased bus service, and development of park spaces.

Unfortunately, it is out of the scope for this rezoning and Official Community Plan amendment application to trigger the development of parkland dedicated by previous phases of subdivision. Once the parkland has been dedicated by a developer, it is provided to the City of Prince George who assume ownership of the land. It will then be up to the City to work the park development and maintenance into their budgets and capital planning.

Thank you for keeping us informed.

Kate Witherly

On 28-May-2024, at 3:11 PM, Planning Centre  
<[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)> wrote:

Hello,

We wanted to thank everyone again for attending the Open House that was hosted June 5<sup>th</sup> at the Columbus Community Centre.

As most of you are aware, L&M is preparing a consultation summary report from the Open House evening which will include a summary of the Open House, all correspondence (phone call, emails, and written submissions) that we have received from neighbours, as well as a copy of the hand delivered notice and emails sent by L&M Engineering. If you have not done so yet and would like to send your comments to L&M to be included in the consultation summary report, we kindly ask that you send, or deliver your comments by tomorrow Friday, June 14, 2024. As indicated on the comment sheets provided at the Open House and the notice delivered on May 22, 2024, the cut off was initially June 12, 2024, but we wanted to give a bit more time. If there are any other neighbours not on this email list who would like to provide comments directly to L&M, please share this email address with them.

As mentioned during the Open House, this summary report will be submitted to City staff and Council for their review and consideration.

If anyone has questions, comments, or concerns after tomorrow, Friday, June 14, please let us know. We are available to speak over the phone, through email, or set up an in-person meeting at the L&M Engineering offices.

Sincerely,

**Megan Hickey**, BPI  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

**From:** [Planning Centre](#)  
**To:** [Sandi Toor-Mann](#)  
**Subject:** RE: Rezoning St Lawrence  
**Date:** June 26, 2024 2:53:00 PM

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Hi Sandi,

Thank you for your patience while we prepared a response to your comments and concerns below. I want to thank you for your attendance at the Open House and for following up with your comments. In an effort to provide you with more context around your comments and concerns, please find more information below in red.

Please feel free to contact me via email or phone at your convenience should you have any further comments, questions or require any clarification regarding my email below.

Sincerely,

**Megan Hickey**, BPl  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lengineering.bc.ca](mailto:mhickey@lengineering.bc.ca)

**From:** Sandi Toor-Mann **Redacted**  
**Sent:** Friday, June 14, 2024 3:34 PM  
**To:** Planning Centre <[planningcentre@lengineering.bc.ca](mailto:planningcentre@lengineering.bc.ca)>  
**Subject:** Rezoning St Lawrence

*Hello,*

*I am writing to express my opposition to the proposed rezoning of the housing development in our neighbourhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our neighbourhood.*

*First and foremost, the proposed rezoning to allow high-density housing for this residential area is too large. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, and noise pollution. Currently the traffic at St Lawrence and Southridge is already congested and the cause of many accidents. Adding high density housing will*

*increase traffic as there is no bus route at the top of St Lawrence. This will require new residents to have a vehicle with an area where there is only one point of entry and exit. There are no plans to create a secondary exit via Ospika Boulevard for at least 6-8 years and even then, the city budget may not allow for this.*

We understand your concerns with the current traffic in the area. This application to rezone and amend the Official Community Plan designation does trigger a traffic assessment to be completed. Each time there is a new rezoning application for the area, the past assessments are reviewed and updated, with required upgrades being provided as well. The City's Official Community Plan identifies the Ospika Boulevard extension between St Lawrence Avenue and Marleau Road to be within the 15-year major road network. This extension will provide a secondary access to your neighbourhood but is a project that will need to be driven by new development (such as the proposed development) and would also need to be included within the City's capital projects plan. When it comes to expanding bus routes and adding new bus stops, this would be between the City and BC Transit to create a plan. However, again it would be projects like this proposed development and other new residential development that will help to justify the need for increased public transit service areas.

Further the water, storm, and sanitary mains are all assessed during this process, and a servicing brief report is required to be submitted to the City for approval. We can assure you that if the existing infrastructure did not have enough capacity for this development, and application for the proposed rezoning and Official Community Plan amendment would not have been proposed or submitted.

*One point of entry and exit into the neighbourhood will significantly increase traffic up and down St Lawrence. St Lawrence is already a busy street where drivers do not abide by the speed limit. Adding more vehicles will pose a significant risk to the health and safety of children, who are required to cross at least 2 crosswalks at St Lawrence and Southridge to get to school.*

Safety is a concern in all neighbourhoods which is why the City enforces that all new urban subdivisions be complete with sidewalks to allow children and adults safe pedestrian connectivity. With regards to the speeding on St Lawrence Avenue and the lack of speed enforcement, unfortunately controlling the speed limit on City roads is beyond the scope of what a developer can do. However, we have spoken to the RCMP Community Policing Coordinator in the past and Community Policing should be available to send out a volunteer Speed Watch Team to your area to assess speed limit ranges. Data collected from the Speed Watch Team will then be forwarded to the RCMP traffic division which will allow your street to be considered for a reduced speed limit. If you are available to, you can contact Community Policing at 250-561-3300 to express

the speed limit related concerns on St Lawrence Avenue. They will require more information on the exact area on St Lawrence Avenue that the speeding occurs (or if it is the entire street) and the approximate time during which the speeding occurs. With this information they can have a Speed Watch Team sent to your area to conduct an assessment.

*For the past 2-3 years we've been dealing with the noise that comes along with new construction, yet not one house has been built in the newly developed area behind St Lawrence.*

I am not sure which area behind St Lawrence Avenue you are referring to, however there are a few reasons for construction in the area. In 2023, the City completed work for a new Pressure Reducing Valve (PRV) Station to the west behind Grayshell Road. This project included the extension of a water main at the top of St Lawrence Avenue. This project was a City project to connect two pressure zones and is not related to the property owner's development proposal and is not developed for residential development right now. In addition, there is a subdivision under construction between the western terminus of Vista Ridge Drive and southern terminus of Eastview Street. Construction for this subdivision is planned to be complete by the end of this year with construction of homes to follow.

*The construction is destroying natural habitats and putting wildlife at risk. We have seen an increase in bears, moose, and deer in the neighbourhood.*

This area of development is a part of the Ospika South Neighbourhood Plan. The purpose of this Neighbourhood Plan is to have a clear and comprehensive land use vision established to provide certainty for future and current residents, landowners, the City and developers regarding how the neighbourhood area will look and feel in the future. A large portion of the homes on Vista Ridge Drive, Southridge Avenue, and some on the south side of St Lawrence were all developed with the direction of this Neighbourhood Plan. The Neighbourhood Plan was complete in 2006 with the intention of looking out approximately 15 - 30 years into the future, which means the Plan should be increasingly coming to fruition around this time. As approximately 415 hectares of land was planned for development within this Plan, it would have been implied and understood that the existing treed area would eventually need to be removed in order to develop the area according to the Plan. It was for this reason that the Plan has also considered environmentally sensitive areas and natural greenspace. The Ospika South Neighbourhood Plan can be accessed [here](#) if you would like to take a look.

*In addition, there are no parks or walking trails in the area for the neighbourhood families to enjoy. For a neighbourhood this size we should have multiple parks to use.*

*“St Lawrence Park” is not a typical space that can be used. It’s a forested area with a small pathway to walk through to get to the other side of the neighbourhood. This is unacceptable for a neighbourhood this size. This seems to be a common theme amongst other newly developed areas in College Heights such as Tyner Ridge. The developers of Tyner Ridge included a park and a school in the original proposal; however, there is no one to enforce the promises made on paper. The area has yet to see a park.*

The City has a Parks Master Plan, which indicates that there are several parks and open space areas within the College Heights neighbourhoods. Within an 800m radius (which is a ten-minute walking distance) of the proposed development area, there are approximately three parks and seven green spaces within a close, walkable proximity. The parks include St. Lawrence Park, Southridge Park and Glen Lyon Park.

I understand that St Lawrence Park is not developed with playground equipment or any other type of amenity/play area. It is zoned for park and dedicated park in the Official Community Plan which is why it is identified as a park when asked if there are any in the area. I have said this to some of your neighbours in the area already, but I would really encourage you all to have a conversation with City staff and/or Mayor Yu and Council regarding the development of existing dedicated parkland space in your neighbourhood such as St. Lawrence Park and Glen Lyon Park to see what can be done. Unfortunately, it is out of the scope for this rezoning and Official Community Plan amendment application to trigger the development of parkland dedicated by previous phases of subdivision. Once the parkland has been dedicated by a developer, it is provided to the City of Prince George who assume ownership of the land. It will then be up to the City to work the park development and maintenance into their budgets and capital planning.

It seems you may be referring to the Ridge subdivision in University Heights and is unrelated to this development proposal. However, you may be happy to hear that the City is working toward developing this park and they are currently looking for input on the future development of Chancellor Park. Please see the City’s website for more information on this project.

*Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighbourhood. I welcome smaller, more affordable single-family dwellings which will have less of an impact on traffic, noise and congestion.*

The City has a number of Bylaws, reports, and studies which all indicate reasons why multi-family residential development is needed and so important. This includes the following documents; the [City's Official Community Plan](#), the [City of Prince George Housing Needs Report](#), and the [MyPG Integrated Sustainability Plan](#). The development proposal aligns with the Ospika South Neighbourhood Plan and the City’s Official Community Plan which both strive for the retention and creation of a more diverse housing stock. Alternative housing options such as the proposed multi-family development play a very important role in facilitating housing affordability within the

City, as these types of housing forms aid in increasing housing diversity and housing choice for all. Right now, the housing in College Heights is predominantly single family which leaves a large gap in housing options for households of different incomes and life stages. This includes singles may not be looking to purchase a single-family home by themselves or cannot afford to alone, or others wishing to downsize and age in place in their College Heights neighbourhood but cannot due to the lack of housing forms and options. We see this proposed development helping to work toward filling this gap in the housing stock for College Heights and the City as a whole. The City of Prince George Housing Needs Report further stresses the need for a variety of housing forms. The report indicates a need for an increase in the variety of housing types provided to existing and future residents of the City. Lastly, as mentioned above, the MyPG Integrated Sustainability Plan for Prince George identifies a target for 80% new residential development growth to be multi-family housing forms over 30 years in order to support the large aging population.

Further, the new legislation passed in December 2023 by the Provincial Government, intends to fulfill priorities set out in the [Homes for People Plan](#) to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. The legislative changes will aid in building more homes faster to make housing more available so people can live in the communities they choose to. Continuing to create a more diverse housing stock and provide housing options that can accommodate everyone at every stage of life are priorities of the Province and the City of Prince George. As you can see there are a number of reasons for why multi-family housing is needed, and we believe that this proposed development provides the City an opportunity to continue working toward increasing the diversity of the existing housing stock and offering of more multi-family housing options to its current and future residents.

*As mentioned above, the rezoning for this development would bring in many residents, extra traffic and it would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a high-density housing complex.*

The property where the development proposal is located is on private property. While the property is treed, it is still privately owned, and the owner has the same ability to clear trees on their property that all landowners in the City have. This proposal is a very small piece of the larger picture, as mentioned above approximately 415 hectares of land has been planned for development through the creation of the Neighbourhood Plan. This means the vision for aesthetic of the Neighbourhood Plan area has been to have both multi-family and single-family homes since the Plan was created in 2006. As

mentioned above, there are dedicated public park spaces and open spaces which are owned by the City and it would be very unlikely that the public would lose those spaces to development.

*I am also deeply concerned about the impact rezoning this development would have on property values in the surrounding area. To assist those who require lower income homes, builders should think about making smaller, more affordable homes. For those who are unable to purchase a home, we have apartments by Walmart and Save On Foods and more to come by the old O'Grady School. These apartments are not full as I see advertisements for vacancy. There are also other areas in town which have multiple means of egress, bus routes, and more space for high density developments. Why add more to an already congested area?*

The City's Housing Needs Report indicates that approximately 2,500 new ownership homes and 3,100 rental units are going to be needed by 2031. Unfortunately, this means that the existing number of rental units in Prince George still do not meet this need and is why more units are still needed to be built. To our knowledge there are no other properties zoned as RM5 that are not already built on, in the process of being built out, or are privately owned and not for sale. Meaning that a rezoning application for RM5 would still be required even if this proposal was to occur on another piece of property in the City.

There is currently a lot of space in this area for more development. As mentioned, the Neighbourhood Plan area is a total of approximately 415 hectares of land. For a secondary access (i.e. Ospika Blvd extension) and bus routes to be justified, this type of development, and more is required to demonstrate that there is a need.

As there is no plan on exactly what type of housing could be built on the site, we cannot assume that it will for certain be apartments. The proposed zone, RM5: Multiple Residential, allows for a number of housing types including:

- Apartments
- Four plexes
- Row homes
- Stacked row homes; and
- Duplexes

Here is a link to the [RM5](#) zone if you would like to see what the zone can permit.

*In conclusion, I strongly urge you to reconsider the proposed rezoning of this housing development. While I recognize the need for affordable housing, I believe that rezoning to develop high-density housing complex is not in the best interest for the current residents and our neighbourhood. Thank you for your attention to this matter.*



*Sincerely,*

*Sandi Mann*

**From:** [Planning Centre](#)  
**To:** [Davey Senger](#)  
**Subject:** RE: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House  
**Date:** June 27, 2024 9:03:00 AM

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Hi Davey,

Thank you so much for taking the time to send the comments you have on the proposed rezoning and Official Community Plan amendment application. I would also like to thank you for your patience while we respond to inquiries received after the Open House. In an effort to provide you with some more information regarding your comments, please see below in red.

If you have any further comments, questions or require any clarification regarding my email below, please let me know. I am happy to have a conversation via email, phone, or in-person at the L&M Engineering offices at your convenience.

Sincerely,

**Megan Hickey**, BPl  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

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**From:** Davey Senger **Redacted**  
**Sent:** Friday, June 14, 2024 5:01 PM  
**To:** Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)>  
**Subject:** St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House

Good afternoon,

I was unable to attend the limited invitation meeting regarding the proposed rezoning development.

I have numerous concerns with this proposed project. In fact I've had concerns and opinions regarding most development projects in College Heights recently.

I'll touch on a number of these areas throughout this email. Here are just a few concerns regarding vehicle access alone. Increased traffic, emergency services congestion with limited egress routes, lack of road planning, housing and apartment development plans

ahead of road planning, terrible access onto Hwy 16 east with no direct access to Hwy 16 west.

We understand your concerns with the current traffic in the area. This application to rezone and amend the Official Community Plan designation triggers a traffic assessment. Each time there is a new rezoning application for the area, the past assessments are reviewed and updated, with required upgrades being provided as well.

Further in regard to more accesses in/out of the neighbourhood, I will just note that new development such as what is proposed through this rezoning and Official Community Plan amendment application are what will help drive the need for projects such as the Ospika Boulevard extension.

Safety of the roadways in the area clearly isn't taken seriously. These projects always refer to a traffic study. Sure seems like that data is collected between midnight and 5:00AM. The intersection at St Lawrence and Southridge is a major accident waiting to happen. Access onto Hwy 16 East from Southridge is one of the worst merge designs ever. But that might be a highways concern, why would city and highways plan roads together? A merge lane on a 6% grade downhill right where the posted speed changes from 80km's to 60km's. The merge lane doubles as an exit lane into the mall (Canadian Tire) which ends abruptly because of a light post. Then starts again as an exit lane for Domano. It's ridiculous.

Safety is a concern in all neighbourhoods which is why the City enforces that all new urban subdivisions be complete with sidewalks to allow children and adults safe pedestrian connectivity. With regards to the speeding on St Lawrence Avenue and the lack of speed enforcement, unfortunately controlling the speed limit on City roads is beyond the scope of what a developer can do. However, we have spoken to the RCMP Community Policing Coordinator in the past and Community Policing is available to send out a volunteer Speed Watch Team to your area to assess speed limit ranges. Data collected from the Speed Watch Team will then be forwarded to the RCMP traffic division which will allow your street to be considered for a reduced speed limit. If you are available to, you can contact Community Policing at 250-561-3300 to express the speed limit related concerns on St Lawrence Avenue. They will require more information on the exact area on St Lawrence Avenue that the speeding occurs (or if it is the entire street) and the approximate time during which the speeding occurs. With this information they can have a Speed Watch Team sent to your area to conduct an assessment. I have mentioned this to some other neighbours of yours so perhaps there is an opportunity to get together with them to organize.

Traffic Study count data is collected during the peak morning and afternoon times. This corresponds to 7am to 10am for the morning counts and 2:30 to 6:00pm for the afternoon counts. The count volumes are collected in 15 minute intervals which are then used to determine the peak 1-hour time period in the morning and the peak 1-hour time period in the afternoon. Once the peak traffic volumes are collected, they are multiplied by a projected population growth rate to project the volumes 15 years into the future. From there the development traffic volumes are estimated using the 'Institute of Transportation Engineer's – Trip Generation Manual'. This manual contains thousands of traffic count surveys for nearly 100 different development types. The projected count volumes are then added to the estimated development volumes to estimate the total traffic impact a new development will have. The traffic volumes and intersection movement are run through Synchro Trafficware software, which helps determine when upgrades are required.

I have concerns with this developer from what I've witnessed with the current projects being managed by this developer in the area. There is zero concern or consideration for the current high property tax paying residents in the area. For lack of a better term the clear cutting of the forests that all developers have adopted is disgusting. We live on St Lawrence Ave and have since 2015, for the past two summers the avenue is constantly covered in mud, gravel and dust. We had our house professionally cleaned this spring after putting up with the dust all last summer from this developer's work. Needless to say we feel we wasted our money as the dump trucks started up again recently and continue to go up and down St Lawrence from dusk until dawn.

I did provide a similar response to Christa, so I apologize in advance for being repetitive, however your concerns are very similar. The City of Prince George has a [Tree Protection Bylaw](#), which permits property owners to clear trees on their property as long as the trees are not located within an AG: Greenbelt zoned area or a riparian area (unless a permit is granted by the City). This Bylaw applies to all landowners in the City of Prince George whether they intend to develop their property or not. Your neighbourhood is also a part of the Ospika South Neighbourhood Plan, which has already contributed to a number of the homes on Vista Ridge Drive, Southridge Avenue, and some on the south side of St Lawrence being developed. As approximately 415 hectares of land was planned for development in the Neighbourhood Plan, it would have also been understood that the existing trees would eventually need to be removed in order to develop the area according to not only the Neighbourhood Plan, but the City's Official Community Plan. The Ospika South Neighbourhood Plan can be accessed [here](#) if you would like to take a look at what was planned and the other items that have been

addressed as part of the neighbourhood planning process.

Prior to construction beginning, an Erosion and Sediment Control Plan (ESCP) is required by the City to be prepared for each construction site. An ESCP is a strategy to identify erosion risks, then determine which control measures can be put in place to mitigate potential erosion and sedimentation that can happen because of construction. The property owner must abide by the ESCP throughout construction. Monitoring and reporting are completed periodically throughout construction to the satisfaction of the City of Prince George.

One last item is that the City of Prince George's Noise Control Bylaw only permits construction to begin at 6am and it must be finished by 10pm the same day. It may seem like there is a lot of construction activity throughout the day, but these are their permitted working hours. The property owner is aware of the hours they are permitted to have active construction on the site.

With the limited time to put my concerns down on paper I haven't had a chance to speak to any local realtors to get an accurate account of the current home sale market. I did get a chance to touch base with a friend in the business in an Okanagan city. The news in that region is don't bother selling your house right now as there are almost 500 single family homes for sale in the city with nothing moving. I would guess the Prince George market is similar. Like most people, I wonder who is requiring the homes in this city. Does the city really need these projects in the area? Maybe do some road plans prior to welcoming out of city developers to build.

I am not how comparable the Prince George housing market is to an Okanagan City so unfortunately; I cannot comment on this. Also, the application is proposing multi-family and not single-family, so perhaps the market demand is different for each housing type. In our experience with our clients, the multi-family type housing is current in higher demand in the City of Prince George. Many people wonder the same, who is going to live in all of this housing? There are the first-time home buyers, who are likely moving out of their childhood home or out of a rental unit into either a single family home or a multi family development (i.e. townhome, apartment, duplex). There are also families who are growing and require more space, so they move up to larger homes while the first-time home buyers move into their previous homes. Next, there are aging residents in the City who are looking to downsize, so they are moving to smaller units to age in place. There are also families who unfortunately separate and therefore will require another home to live in. Lastly, Prince George is a City with both a university and college, meaning students require housing off-campus if they choose. There are a number of reasons for

needing more housing and likely additional reason that I have missed as well. I would like to point you to the City's Housing Needs Report which has summarized all the types of housing and number of units required to meet current and future needs. For example, the report indicates that approximately 2,500 new ownership homes and 3,100 rental units are going to be needed by 2031. Unfortunately, the existing number of rental units in Prince George still do not meet this need and is why more units are still needed to be built. This is a comprehensive report that I would recommend you looking into if you are interested to read more on the findings. You can access the Housing Needs Report [here](#).

Further, the new legislation passed in December 2023 by the Provincial Government, intends to fulfill priorities set out in the [Homes for People](#) plan to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. The legislative changes will aid in building more homes faster to make housing more available so people can live in the communities they choose to. Continuing to create a more diverse housing stock and provide housing options that can accommodate everyone at every stage of life in a priority of the Province and the City of Prince George. As you can see there are a number of reasons for why multi-family housing is needed, and we believe that this proposed development provides the City an opportunity to continue working toward increasing the diversity of the existing housing stock and offering of more multi-family housing options to its current and future residents. I can assure you that this proposed housing is very much needed.

I would also like to add that the property owner and developer proposing this land use change is local and lives in the community. Hopefully this provides you some comfort knowing they are not an out-of-town developer.

Further, I do want to stress that this is not the only time that public consultation will be conducted during this process and is not the last opportunity to provide you feedback and concerns. The Open House meeting and this pre-consultation that L&M Engineering has facilitated to date on behalf of the property owner is voluntary. The intent of this consultation to date is to be transparent with the immediate residents of the area and to notify before a Council meeting was scheduled so you could hear from us first and not the City. The application has not yet been scheduled for a Council meeting – although we are anticipating end of July/early August. Should the application be permitted by Council to proceed to a Public Hearing, there will be more consultation ahead of this meeting date. You will have the opportunity to send your comments and concerns in writing to the City and attend the Public Hearing either on the phone or in-person.

There is one usable park down the hill off St Lawrence called St Mary's Park. It's very

small with limited flat space with a basketball court kids can use. Maybe consider some of this land up here for a flat playground space. Don't bother responding to tell me about St Lawrence Park. That is a city lot that the developers out of character left completely tree'd. It is a great spot for neighboring residents to dump soil and lawn clippings.

I understand that St Lawrence Park is not developed as a park with playground equipment or any other type of amenity or play area. It is zoned for park and dedicated park in the Official Community Plan which is why it is identified as a park when asked if there are any in the area. As per the Local Government Act, an option for developers is to provide parkland as part of the development. It is the developer's responsibility to only dedicate the parkland area and not develop it into a park with equipment. Once the parkland has been dedicated, it is provided to the City of Prince George to own. It is then up to the City to work the development and maintenance of these parks into their budgets and capital planning.

I would really encourage you and your neighbours to reach out to Mayor Yu and Council regarding the development of St Lawrence Park since this is a priority for yourself and your neighbourhood. Contact information for Mayor and Council can be found [here](#).

There was originally talk of a walkway connecting Eastview and Vista Ridge etc. That would be a waste of time and money in my opinion as it wouldn't take them long to be destroyed by four wheel vehicles and dirt bikes that speed up and down St Lawrence Ave.

I'm not sure if we are speaking about the same walkway, but there is a paved pedestrian walkway exists on connecting Vista Ridge Drive to Southridge Avenue. An informal pathway currently connects St Lawrence Avenue to Vista Ridge Drive through the St Lawrence Park property. Further, a new trail has just be built by the developer which begins at the paved pedestrian walkway between Vista Ridge Drive and Southridge Avenue. This trail will connect from this location to the new single-family lots being constructed between the southern terminus of Eastview Street and western terminus of Vista Ridge Drive.

St Lawrence Ave. is in terrible shape up the hill from Southridge. The lower section from Southridge to Domano was repaved a few years ago, this upper section gets patches on a regular basis. These loaded dump trucks certainly add to the road damage. St Lawrence Ave will constantly be in a repair state with increased traffic.

Increased residential traffic from proposed developments will not damage the roads as

they are constructed to handle this. City roads are constructed to handle the regular day to day traffic as well as periodic construction traffic. Unfortunately, we cannot comment on the road works completed by the City, but we encourage you to reach out to the City for more information and to express your concerns related to the road condition.

This brings me to my last topic, surprisingly it's another safety concern. Winter driving and snow removal on the extremely wide St Lawrence Ave. I sure wish I would have seen our house the winter prior to us buying it in the fall, we would have reconsidered the purchase. The sidewalk is on the North side of the avenue, which is weird as there are only a couple houses that are actually on the Northside of St Lawrence, and these houses closer to Southridge. Why would all the residents on the South side need a sidewalk? The city for whatever reason won't take any of that snow from the wide avenue and place it on properties on the other side of the sidewalk. All the snow gets pushed and piled on the South side. Mountains of snow is piled on the shaded south side at the end of the residents driveways. I back my vehicle into our driveway because backing out when the piles are 20 feet high is like playing Russian roulette. I mentioned the shaded south side, all the houses on the south side provide shade for the snow piles. Residents living on the North side are literally mowing their lawns when the Southside residents are shoveling the remnants of the snow piles back onto St Lawrence Ave.

Sidewalks in urban neighbourhoods like yours are planned before they are built and are purposely constructed on either the north or east side of the road. This could vary time to time if subdivisions are being extended in older areas of town or the north/east side of the road for some reason is unable to accommodate a sidewalk. Note there are urban areas of town where there are no sidewalks, and this is because there was not a standard back when the subdivisions were built that required them. The reason for sidewalks being located to the north or east is because the sun hits this side of the road, allowing the sidewalks to be more useable in the winter months as it helps to melt snow and ice. Unfortunately, this does mean that snow is pushed to the opposite side of the road or else there would be snow piles on the sidewalks rendering them unusable. This situation is not unique to St Lawrence Avenue and there are many other homeowners and residents in Prince George who experience the same in the wintertime.

.

Thanks for an opportunity to speak on this,

Davey Senger



**From:** [Planning Centre](#)  
**To:** "Kyle Hugill"  
**Subject:** RE: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House  
**Date:** June 27, 2024 1:59:00 PM

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Hi Kyle,

Thank you for taking the time to send the comments you have on the proposed rezoning and Official Community Plan amendment application. I would also like to thank you for your patience while we respond to inquiries received after the Open House. In an effort to provide you with some more information, please see below in red.

If you have any further comments, questions or require any clarification regarding my email below, please let me know. I am happy to have a conversation via email, phone, or in-person at the L&M Engineering offices at your convenience.

Sincerely,

**Megan Hickey**, BPl  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

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**From:** Kyle Hugill **Redacted**  
**Sent:** Saturday, Ju  
**To:** Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)>  
**Subject:** Re: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House

Good evening

I have somehow missed reading this email, so my apologies on the late response. My concerns are as follows. Traffic. How will the influx of traffic be mitigated? As of right now, all traffic from this neighborhood is funnelled to the intersection of Southridge and St. Lawrence. An already congested intersection.

This application to rezone and amend the Official Community Plan designation triggers a traffic assessment. Each time there is a new rezoning application for the area, the past assessments are reviewed and updated, with required upgrades being provided as well. In previous traffic assessments a four-way stop was assessed, and it was determined that a four-way stop will be required as development extends up Southridge. 4-way stops are typically

utilized when traffic volumes from all four directions is similar and since the south leg of Southridge is undeveloped compared to the other legs of the intersection, it was determined to be a future improvement. The need for a four-way stop will be re-assessed in the traffic assessment for the proposed development.

The City's Official Community Plan identifies the Ospika Boulevard extension between St Lawrence Avenue and Marleau Road to be within the 15-year major road network. This extension and secondary access to your neighbourhood will be driven by new development such as the proposed development and would also have to be included within the City's capital projects plan.

School catchment. There is already a shortage of space in the schools in college heights. Where will these families be expected to send their children?

We have reached out to School District 57 regarding current school capacities for Southridge Elementary and College Heights Secondary School. I am happy to follow up with another email once we have received more information.

Amenities. The city bus does not come up this far. Transportation for some will be incredibly difficult. Especially if the city makes the cuts to snow removal they are considering.

The expansion of bus routes and addition of new bus stops would be between the City and BC Transit to create a plan. The City's Official Community Plan does have St Lawrence Avenue and the future Ospika Boulevard extension marked for a proposed bus route. If there is no increased demand for new bus routes, it is very difficult to justify. However, it is this type of development and more which will help to warrant the need for increasing public transit service areas.

And lastly. With all the recent apartments that have been built between Walmart and Canadian tire. The approval for re-zoning of the strip of Marleau between O'Grady and southridge. As well as the zoning approval from O'Grady to Domano for more apartment to be developed. Why do we need one at the top of St Lawrence?

The City has bylaws, reports, and studies which all indicate why multi-family residential development is very much needed. The development proposal aligns with the Ospika South Neighbourhood Plan and the City's Official Community Plan which both strive for the retention and creation of a more diverse housing stock. Alternative housing options such as the proposed multi-family development play a very important role in facilitating housing affordability within the City. Multi-family housing forms aid in increasing housing diversity and housing choice for all. Right now, the housing in College Heights is predominantly single-family which leaves a large gap in housing options for households of not only different incomes, but life stages. This might include singles who are not looking to or are unable to purchase a single-family home by themselves, or perhaps others who are wishing to

downsize/age in place in their College Heights neighbourhood but cannot due to the lack of housing forms and options. We see this proposed development being capable of working toward filling the gap in the housing stock for College Heights and the City as a whole. Another document called the City of Prince George Housing Needs Report, further stresses the need for a variety of housing forms. The report indicates a need for an increase in the variety of housing types provided to existing and future residents of the City. For example, this report found that approximately 2,500 new ownership homes and 3,100 rental units are going to be needed by 2031. Unfortunately, this means that the existing number of rental units and home ownership opportunities in Prince George still do not meet this need and is the reason why more units are still needed to be built. The Housing Needs Assessment can be accessed [here](#). Further, another document called the MyPG Integrated Sustainability Plan for Prince George identifies a target for 80% new residential development growth to be multi-family housing forms over 30 years in order to support the large aging population. Part 1 of the MyPG Integrated Sustainability Plan can be accessed [here](#).

Lastly, the Provincial Government passed new legislation in December 2023, with the intention of fulfilling the priorities set out in the [Homes for People](#) plan to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across the province. These legislative changes will aid in building more homes faster to make housing more available so people can live in the communities they choose to.

As you can see there are several reasons for why multi-family housing is needed, and we believe that this proposed development provides the City an opportunity to continue working toward increasing the diversity of the existing housing stock and offering of more housing options to its current and future residents.

Sent from my iPhone

On Jun 13, 2024, at 3:11 PM, Planning Centre  
<[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)> wrote:

You don't often get email from [planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca). [Learn why this is important](#)

Hello,

We wanted to thank everyone again for attending the Open House that was hosted June 5<sup>th</sup> at the Columbus Community Centre.

As most of you are aware, L&M is preparing a consultation summary report from the Open House evening which will include a summary of the Open House, all correspondence (phone call, emails, and written submissions) that we have received from neighbours, as well as a copy of the hand delivered notice and

emails sent by L&M Engineering. If you have not done so yet and would like to send your comments to L&M to be included in the consultation summary report, we kindly ask that you send, or deliver your comments by tomorrow Friday, June 14, 2024. As indicated on the comment sheets provided at the Open House and the notice delivered on May 22, 2024, the cut off was initially June 12, 2024, but we wanted to give a bit more time. If there are any other neighbours not on this email list who would like to provide comments directly to L&M, please share this email address with them.

As mentioned during the Open House, this summary report will be submitted to City staff and Council for their review and consideration.

If anyone has questions, comments, or concerns after tomorrow, Friday, June 14, please let us know. We are available to speak over the phone, through email, or set up an in-person meeting at the L&M Engineering offices.

Sincerely,

**Megan Hickey**, BPL  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

**From:** [Planning Centre](#)  
**To:** [Anthony Giannotti](#)  
**Subject:** RE: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House  
**Date:** June 28, 2024 2:42:00 PM

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Hi Anthony,

I wanted to thank you for sending in your comments and for providing your input regarding the proposed development. Your email and comments will be included in our Open House Summary Report which will be reviewed by City staff and will also be provided to Council when the application is scheduled for the first Council meeting.

I also wanted to let you know that this is not the only time that public consultation will be conducted during this process and is not the last opportunity to provide feedback. The Open House meeting that L&M Engineering facilitated on behalf of the property owner was just a first step in the consultation process so we could be the first to notify residents of this upcoming application. The application has not yet been scheduled for a Council meeting – although we are anticipating end of July/early August. Should the application be permitted by Council to proceed to a Public Hearing, there will be more consultation ahead of that meeting. You would then have the opportunity to send your comments and concerns in writing to the City and/or attend the Public Hearing either on the phone or in-person if you wish.

Take care and please feel free to contact me at your convenience should you have any further comments or questions.

Sincerely,

**Megan Hickey**, BPl  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

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**From:** Anthony Giannotti **Redacted**  
**Sent:** Saturday, June 15, 2024 10:18 AM  
**To:** Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)>  
**Subject:** Re: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House

Notes attached. Thank you.

Additionally please use blind cc and do not share email address of respondents.

Cheers

Anthony Giannotti

On Jun 13, 2024, at 3:11 PM, Planning Centre <[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)> wrote:

Hello,

We wanted to thank everyone again for attending the Open House that was hosted June 5<sup>th</sup> at the Columbus Community Centre.

As most of you are aware, L&M is preparing a consultation summary report from the Open House evening which will include a summary of the Open House, all correspondence (phone call, emails, and written submissions) that we have received from neighbours, as well as a copy of the hand delivered notice and emails sent by L&M Engineering. If you have not done so yet and would like to send your comments to L&M to be included in the consultation summary report, we kindly ask that you send, or deliver your comments by tomorrow Friday, June 14, 2024. As indicated on the comment sheets provided at the Open House and the notice delivered on May 22, 2024, the cut off was initially June 12, 2024, but we wanted to give a bit more time. If there are any other neighbours not on this email list who would like to provide comments directly to L&M, please share this email address with them.

As mentioned during the Open House, this summary report will be submitted to City staff and Council for their review and consideration.

If anyone has questions, comments, or concerns after tomorrow, Friday, June 14, please let us know. We are available to speak over the phone, through email, or set up an in-person meeting at the L&M Engineering offices.

Sincerely,

**Megan Hickey**, BPl

Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue

Prince George, BC V2L 3J4

Phone: 250-562-1977

[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

**From:** [Planning Centre](#)  
**To:** [Robert Jeffers](#)  
**Subject:** RE: St Lawrence Avenue Proposed Rezoning & Official Community Plan Amendment Open House  
**Date:** June 28, 2024 4:36:00 PM

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Hi Loretta,

Thank you for taking the time to send the comments you have on the proposed rezoning and Official Community Plan amendment application. I would also like to thank you for your patience while we respond to inquiries received after the Open House. In an effort to provide you with some more information, please see below in red.

If you have any further comments, questions or require any clarification regarding my email below, please let me know. I am happy to have a conversation via email, phone, or in-person at the L&M Engineering offices at your convenience.

Sincerely,

**Megan Hickey, BPl**  
Planner

**L&M Engineering Limited**  
1210 4<sup>th</sup> Avenue  
Prince George, BC V2L 3J4  
Phone: 250-562-1977  
[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

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**From:** Robert Jeffers **Redacted**  
**Sent:** Tuesday, June 1  
**To:** [centre@lmengineering.bc.ca](mailto:centre@lmengineering.bc.ca)  
**Cc:** **Redacted** [Anthony Giannotti](#) **Redacted**; Christa Senger  
**Redacted** **Redacted** [Carla Paulson](#) <**Redacted**>;  
Sandi Toor-Ma **Redacted** te Witherly **Redacted**  
**Redacted** [licia Hugill](#) **Redacted**  
ng & Official Community Plan Amendment Open  
House

Hi Megan

Further to the open house at the hall...I feel this entire process has been presented lacking transparency.

As explained in the Open House invitation and at the Open House, the application is still in the early stages of has not yet been presented to City Council. The application has not been scheduled for a Council meeting yet either – although we are anticipating late July/early August. The intention of L&M Engineering facilitating the voluntary Open House on behalf of the property owner was to be transparent and to be the first to notify you of a land use application that has been submitted to the City. Typically, you would get a notice from the City first regarding a proposed land use change, and not from the developer or the developer's representative. There will still be more opportunity for public consultation should the application proceed to a Public Hearing. The City is required under the Local Government Act to provide notification to property owners within a 30m radius of the subject property, which would not have reached the same number of residents that L&M delivered letters to. To be consistent with L&M's notification area, L&M has requested that the City exceed their legislative requirement by providing notice to all property owners within the same area to notify them of the opportunity for consultation prior to a Public Hearing, should one be scheduled with Council's approval.

The letter hand-delivered to our door did not define RM5.

The Open House invitation did not provide a detailed overview of the RM5 zone, and the reason being is because the intent of this part of the was to provide a brief summary of the proposed application, as the proposed zone was going to be discussed at the Open House meeting regardless. There was a poster board with the RM5 zone printed out directly from the City's Zoning Bylaw for attendees to view at the Open House. The invitation also indicated that alternative methods to support your consultation could be arranged if you were unable to attend the Open House. The RM5 zone is available online [here](#) if you would like to see.

The picture of the area is not how it looks today.

The aerial photo provided on the invitation and poster at the Open house does not accurately represent the current appearance of the area. The aerial photo provided is from the City of Prince George's orthophotos which were taken in 2020. As we discussed at the Open House meeting, the intent of using this aerial photo was only to provide better context to everyone as we felt that it helps to have this image to better understand where the proposed rezoning and Official Community Plan amendment is located. We can assure you that the intent was not to provide a false sense of the neighbourhood's appearance. Unfortunately, a current aerial photo was not available at the time that the invitation and poster were created. New updated orthophotos from 2023 have now been released by the City which show the larger cleared areas. We will be sure to use these updated images moving forward when communicating with the public and Council.

We were told there will be a rezoning application for RM5 but no details of what the developer is planning. When we asked...we were told letters were delivered to 45 homes but which



houses? This process feels rushed. We need information... time to absorb it and discuss it with all affected neighbours. It's difficult to assess or provide input when we know so little.

I understand that it is difficult not knowing the type of residential development that could be constructed on the site. This stage that we are currently at is called the land use planning stage. This is normal for all rezonings and Official Community Plan amendment applications, as this is when City administration and Council determine, based on their existing policies, if the proposed use (i.e. multi-family) would be suitable for the area no matter the type of housing that is built. You are likely aware but as discussed at the Open House and shown on one of our poster boards at the Open House, the proposed RM5: Multiple Residential zone allows for a number of housing types including:

- Apartments
- Four plexes
- Row homes
- Stacked row homes; and
- Duplexes

Until a Development Permit and Building Permit are applied for, the type of housing that could be constructed on any property is unknown, even for us.

As mentioned above, there is still plenty of time to provide feedback, comments, and concerns about this proposal.

What we DO know....are there are a lot of issues that yet another development will add to the equation. I will list some that I have considered...and this will also go to out all others who were (Cc'd) on your email and to the Mayor and council. The turnout at the meeting was abysmal. Lack of info...to too few people...could translate into apathy or indifference...but not representative had more residents been given info.

Approximately 12-15 people attended the Open House, and 38 letters were hand delivered to residents in the immediate area. Unfortunately, the turnout at the Open House was low, however this is out of our control. Mayor and Council were also emailed with an invitation to attend the Open House, so they should be aware of this proposal.

1). There are numerous 50' lots on the south side of St Lawrence where residents compete with street parking when trying to exit their driveway. It's even worse during winter months when snow piles can reach 10 feet...totally blocking vision until we are halfway out the driveway perpendicular into the downhill traffic lane. (I have pictures) Plowed snow is never placed on the north side of the sidewalk (across the street), despite the easy reach with a loader. Vehicles can't stop on a dime on downhill snowy roads. To make matters worse...it appears the city is considering reducing the frequency of snow removal and increasing the cm

threshold for depth of snow before plowing. They are also looking at NOT removing plowed windrows from resident's driveways.

Unfortunately, the enforcement of street parking is out of our control as well as the developer's control.

Sidewalks in urban neighbourhoods like yours are planned before they are built and are purposely constructed on either the north or east side of the road. This could vary time to time if subdivisions are being extended in older areas of town or the north/east side of the road for some reason is unable to accommodate a sidewalk. Note there are urban areas of town where there are no sidewalks, and this is because there was not a standard back when the subdivisions were built that required them. The reason for sidewalks being located to the north or east is because the sun hits this side of the road, allowing the sidewalks to be more useable in the winter months as it helps to melt snow and ice. Unfortunately, this does mean that snow is pushed to the opposite side of the road or else there would be snow piles on the sidewalks rendering them unusable. This situation is not unique to St Lawrence Avenue and there are many other homeowners and residents in Prince George who experience the same in the wintertime.

I am unable to provide information about snow and ice clearing, so I would recommend you reach out to the City for more information on the processes they have in place.

2). There will be 28 lots in the new subdivision to come on stream. Many houses in this area have basement suites and some tenants use the streets to park. The new homes on the new lots will also certainly have some basement suites.....adding potentially 70-80 additional vehicles to an already busy street. The street is steep...probably a 5% grade (+/-) with several curves.

The City requires lots with suites to provide adequate parking for the primary residence as well as the tenant(s). Unfortunately, this is also out of ours and the developer's control on how people are using street parking and if they do not provide their tenant(s) with off street parking.

3). There's no transit to the entire area above Southridge...meaning vehicles are necessary for almost any outing. Depending on traffic, it's a minimum 10-15 minute drive to the CN Centre or hospital. There are also 3 or 4 kids on dirt bikes...who fly up and down St Lawrence on a regular basis...doing wheelies. Neither the City, RCMP nor their parents appear willing to address it. There is also no neighbourhood park.

The City's Official Community Plan identifies the Ospika Boulevard extension between St Lawrence Avenue and Marleau Road to be within the 15-year major road network. This extension and secondary access to your neighbourhood will be driven by new development, such as the proposed development, and would also have to be included within the City's capital projects plan.

The City has a Parks Master Plan, which indicates that there are several parks and open space areas within the College Heights neighbourhoods. Within an 800m radius (which is a ten-minute walking distance) of the proposed development area, there are approximately three parks and seven green spaces within a close, walkable proximity. The parks include St. Lawrence Park, Southridge Park and Glen Lyon Park.

I understand that St Lawrence Park is not developed with playground equipment or any other type of amenity/play area. It is zoned for park and dedicated park in the Official Community Plan which is why it is identified as a park when asked if there are any in the area. I have said this to some of your neighbours in the area already, but I would really encourage you all to have a conversation with City staff and/or Mayor Yu and Council regarding the development of existing dedicated parkland space in your neighbourhood such as St. Lawrence Park and Glen Lyon Park to see what can be done. Unfortunately, it is out of the scope for this rezoning and Official Community Plan amendment application to trigger the development of parkland dedicated by previous phases of subdivision. Once the parkland has been dedicated by a developer, it is provided to the City of Prince George who assume ownership of the land. It will then be up to the City to work the park development and maintenance into their budgets and capital planning.

4). The 28-lot developer sends loaded dump trucks up and down St.Lawrence... often without box covers...sending rocks, dirt and even boulders onto the street. (I have pictures) At one point last summer...we counted 40-50 dump trucks EVERY HOUR hauling up and down the hill (200 to 400 trucks per day) These are paved residential streets....they're not arterial highways that are paved to handle those heavy weights. The pavement from Southridge up has deteriorated significantly over the past year.

Prior to construction beginning, an Erosion and Sediment Control Plan (ESCP) is required by the City to be prepared for each construction site. An ESCP is a strategy to identify erosion risks, then determine which control measures can be put in place to mitigate potential erosion and sedimentation that can happen because of construction. The property owner must abide by the ESCP throughout construction. Monitoring and reporting are completed periodically throughout construction to the satisfaction of the City of Prince George.

City roads are constructed to handle the regular day to day traffic but are also constructed to a standard that is capable of handling periodic construction traffic. Construction related traffic is a part of each phase of the development of the neighbourhood and can often be an issue. It was likely also an issue for existing residents when St Lawrence Avenue was extended, and your home was built. Unfortunately, we cannot comment on the road works completed by the City, but we encourage you to reach out to them for more information and to express your concerns related to the road condition.

5). We've listened to Jake brakes and noisy truck engines. We've seen LOADED dump trucks driving TOO FAST on a steep DOWNHILL street where kids and people are walking, along with bikes and other vehicle traffic.

Unfortunately controlling the speed limit on City roads is beyond the scope of what a developer can do. I have mentioned this to some of your fellow neighbours, and in the past we have spoken to the RCMP Community Policing Coordinator. Community Policing should be available to send out a volunteer Speed Watch Team to your area to assess speed limit ranges. Data collected from the Speed Watch Team will then be forwarded to the RCMP traffic division which will allow your street to be considered for a reduced speed limit. If you are available to, you can contact Community Policing at 250-561-3300 to express the speed limit related concerns on St Lawrence Avenue. They will require more information on the exact area on St Lawrence Avenue that the speeding occurs (or if it is the entire street) and the approximate time during which the speeding occurs. With this information they can have a Speed Watch Team sent to your area to conduct an assessment.

6). The noise from equipment and trucks is gruelling. When it rains...trucks carry rocks and mud in tire treads and clumps of dirt between the dual wheels. That mud is thrown onto the street and becomes dirt and blowing dust. In addition, there are horrendous amounts of dust from working excavators and dump trucks driving above on the dirt in the construction area. The wind carries it to yards, on our siding, windows and in our houses. You're welcome to have a look. This has been relentless and it continues. And when the trucks dump their load ... tailgates can bang 4 or more times in a row like gunshots. The constant beep from the machines wears on people's nerves. How much dust and noise...and for how long...are residents expected to endure?

The purpose of the ESCP mentioned above is to mitigate potential erosion and sedimentation from construction. The site is frequently monitored for a number of items including dirt and mud being tracked on to the road. If you feel the issue persists, you can contact City Bylaw to file a complaint.

7). If multi-floor apartments ARE planned...contrary to what the inference of infill suggests....they don't 'nestle' into the character of a neighborhood with single family homes. The sight lines are imposing and not at all homogeneous. Apartments are expected and usually built closer to commercial areas, sports facilities and within easy transit as evidenced with most apartments in cities.

Your neighbourhood is part of the Ospika South Neighbourhood Plan, which was created with a purpose to provide a clear and comprehensive land use vision and to provide certainty for current and future residents, landowners, the City and developers regarding how the neighbourhood will look and feel in the future. A large portion of the homes on Vista Ridge Drive, Southridge Avenue, and some on the south side of St Lawrence were all developed with the direction of this Neighbourhood Plan. The Plan area combined is approximately 415 hectares of land and is further split up into smaller areas, A through K, which are used to indicate unit types and number of units for each of these smaller areas. The area that the development proposal is in is Area F, which indicates a 40/60 split of single- and multi-family

housing. This split would result in approximately 300 single-family units and 200 multi-family units in Area F alone. The Neighbourhood Plan was complete in 2006 and the intention is to look out approximately 15 - 30 years into the future, which means the Plan should be increasingly coming to fruition around this time and is why you are seeing more development in the area. The Ospika South Neighbourhood Plan can be accessed [here](#) if you would like to take a look.

I understand that the exact type of development that could potentially be built is unknown, however we cannot assume that apartments would be built.

The City has Official Community Plan policies that support higher densities along collector and arterial streets. Ospika Boulevard is a major collector street which as you know is planned to extend south from Marleau Road and will intersect with St Lawrence Avenue. St Lawrence Avenue is designated as a collector street to accommodate a higher volume of traffic than a local road for example.

8) A house is a major investment for people who buy in good faith that the aesthetic of their neighbourhood will remain and protect their investment.

9). The schools are at capacity. A lot of additional children will already be coming to the area with 22 new lots at the top of Southridge and 28 at the top of Vista Rise...(both being developed by the same person applying for this rezoning) It's assumed several basement suites will also be added as houses are built. These kids will need to walk or be driven to school. There are no painted crosswalks on the top of St Lawrence for people to cross to reach the sidewalk on the north side. Construction has also started on a 3rd apartment building on Marleau Road behind Walmart.

We have reached out to School District 57 regarding current school capacities for Southridge Elementary and College Heights Secondary School. I am happy to follow up with another email once we have received more information.

10) All of these streets funnel to Southridge...which would create gridlock from above in the event of a mass evacuation. The city has misplaced priorities and ...before any more developments are approved...it needs to complete the section of road between the top of St Lawrence to Marleau Road. This would redirect and lighten future traffic travelling through subdivisions and also improve access to highway 16 and Tyner.

The City's Official Community Plan identifies the Ospika Boulevard extension between St Lawrence Avenue and Marleau Road to be within the 15-year major road network. This extension and secondary access to your neighbourhood will be driven by new development such as the proposed development and would also have to be included within the City's capital projects plan.

I'm sorry I couldn't get this to you earlier. We had to go away for a funeral. I am willing to forward pictures and short videos gathered taken the past year. Thank you for the opportunity to hear our concerns.

Loretta Jeffers

On Jun 13, 2024, at 3:11 PM, Planning Centre  
<[planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)> wrote:

Hello,

We wanted to thank everyone again for attending the Open House that was hosted June 5<sup>th</sup> at the Columbus Community Centre.

As most of you are aware, L&M is preparing a consultation summary report from the Open House evening which will include a summary of the Open House, all correspondence (phone call, emails, and written submissions) that we have received from neighbours, as well as a copy of the hand delivered notice and emails sent by L&M Engineering. If you have not done so yet and would like to send your comments to L&M to be included in the consultation summary report, we kindly ask that you send, or deliver your comments by tomorrow Friday, June 14, 2024. As indicated on the comment sheets provided at the Open House and the notice delivered on May 22, 2024, the cut off was initially June 12, 2024, but we wanted to give a bit more time. If there are any other neighbours not on this email list who would like to provide comments directly to L&M, please share this email address with them.

As mentioned during the Open House, this summary report will be submitted to City staff and Council for their review and consideration.

If anyone has questions, comments, or concerns after tomorrow, Friday, June 14, please let us know. We are available to speak over the phone, through email, or set up an in-person meeting at the L&M Engineering offices.

Sincerely,

**Megan Hickey**, BPL  
Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue

Prince George, BC V2L 3J4

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[mhickey@lmengineering.bc.ca](mailto:mhickey@lmengineering.bc.ca)

**Impacts to switching to multi family dwelling from single family should not be considered until the official community plan is updated to address new changes that allow four to six units on a lot.**

**With the new lot density changes the following issues cannot be properly addressed.**

## **Community Character**

Change from single-family to multi-family residential need to consider several implications:

1. **Traffic and Congestion:** Increased density often leads to more traffic, potentially exacerbating congestion on local roads, increasing commute times, and raising the risk of accidents.
2. **Strain on Infrastructure:** Higher population density can strain existing infrastructure such as water, sewage, and public transportation systems, which might not be designed to accommodate the increased load.
3. **Impact on Public Services:** More residents can put pressure on public services such as schools, healthcare facilities, and emergency services, potentially reducing the quality and availability of these services.
4. **Loss of Community Character:** Single-family neighborhoods often have a distinct character and sense of community that might be diluted or lost with higher-density developments.
5. **Environmental Concerns:** Multi-family developments might lead to the loss of green spaces, increased pollution, and greater environmental degradation if not managed properly.
6. **Property Values:** Some residents might fear that a shift to multi-family housing could negatively impact property values, potentially leading to economic losses for current homeowners.
7. **Noise and Privacy:** Higher density can result in increased noise levels and reduced privacy, which can be significant concerns for current residents.
8. **Parking Issues:** Multi-family developments typically require more parking spaces, which might lead to parking shortages and disputes in neighborhoods primarily designed for single-family homes.
9. **Aesthetic Changes:** Architectural styles and building heights typical of multi-family housing can significantly alter the visual appeal of a single-family neighborhood.
10. **Potential for Overdevelopment:** Concerns that initial multi-family developments might lead to further rezoning and overdevelopment, fundamentally altering the community's landscape and quality of life.



Developers need to emphasize the importance of maintaining the existing community structure and addressing potential negative impacts on residents' quality of life.

## **Piece Meal Approach to Planning**

The proposed change from single-family to multi-family residential zoning also need to address concerns about a piece meal approach to planning. This approach can have several detrimental effects:

1. **Lack of Cohesion:** Incremental changes without a comprehensive plan can lead to a disjointed community layout, where new developments do not integrate seamlessly with existing structures and amenities.
2. **Inconsistent Infrastructure Development:** A piece meal approach can result in infrastructure that fails to meet the needs of all residents. For example, staggered or isolated developments may lead to inconsistencies in road quality, public transportation availability, and utility services.
3. **Cumulative Impact:** While a single development might seem manageable, the cumulative effect of multiple small changes can be significant, potentially overwhelming local resources and infrastructure over time.
4. **Planning and Resource Allocation:** Effective urban planning requires a holistic view to allocate resources efficiently. A piece meal approach can lead to inefficient use of funds, with repeated modifications and upgrades needed to accommodate ad-hoc developments.
5. **Community Involvement:** Comprehensive planning often involves extensive community consultation and involvement, ensuring that residents' voices are heard and their needs are met. Piece meal changes might bypass this important process, leading to decisions that do not reflect the community's desires.
6. **Long-term Vision:** Strategic, long-term planning provides a clear vision for the community's growth and development. A piece meal approach lacks this foresight, potentially resulting in a haphazard and unsustainable urban landscape.
7. **Economic Impact:** Inconsistent planning can deter investment and reduce property values, as potential buyers and businesses might perceive the area as unstable or poorly managed.
8. **Environmental Sustainability:** Sustainable development requires coordinated efforts to minimize environmental impact. Piece meal planning can lead to fragmented green spaces, increased pollution, and inefficient energy use, undermining environmental sustainability goals.

The piece meal approach to planning underscores the importance of maintaining a cohesive, well-considered community plan that benefits all residents and preserves the community's character and quality of life.

## Developers Influencing Pace and Scale

Another critical point in consideration of the change from single-family to multi-family residential zoning is the community concern that developers, rather than the city, are determining the pace and scale of multifamily developments based on their economic interests. This can have several adverse effects:

1. **Economic Motivations vs. Community Needs:** Developers often prioritize projects that maximize their profits, which may not align with the community's long-term needs or desires. This profit-driven approach can lead to developments that are out of scale or character with the existing neighborhood.
2. **Imbalance in Densification:** When developers drive the pace of multi-family housing, there is a risk of densification occurring too rapidly and unevenly. This can result in overburdened infrastructure and public services, as the city may not be able to upgrade facilities and services quickly enough to keep pace with the new developments.
3. **Premature Densification:** Densification driven by developers might occur before the necessary infrastructure, such as major thoroughfares, public transportation, and emergency services, is adequately developed. This can lead to significant challenges, particularly in terms of traffic congestion and accessibility.
4. **Emergency Evacuation Concerns:** In the context of climate change, it's crucial to have well-planned evacuation routes and emergency services. Rapid and unplanned densification can complicate emergency evacuation plans, making it harder for residents to evacuate quickly and safely during natural disasters or other emergencies.
5. **Undermining Long-term Planning:** Allowing developers to dictate the pace and scale of multi-family dwellings can undermine the city's long-term community plans. These plans are typically developed with extensive public input and a focus on sustainable growth, balanced development, and the overall well-being of residents. Developer-driven projects might disregard these carefully laid plans.
6. **Loss of Community Trust:** When residents perceive that developers are exerting undue influence over urban planning decisions, it can erode trust in local government and planning processes. This distrust can lead to increased opposition to future projects, even those that might be beneficial.
7. **Quality of Life:** Developer-driven densification can negatively impact the quality of life for current residents. Increased noise, reduced green spaces, and higher traffic volumes can all contribute to a less pleasant living environment.
8. **Environmental Impact:** Rapid, developer-led growth can lead to environmental degradation, as projects might prioritize quick returns over sustainable practices. This can include insufficient green spaces, poor stormwater management, and increased pollution.

The city needs to retain greater control over the pace and scale of multi-family housing developments, ensuring that growth is managed in a way that prioritizes the community's long-term interests, safety, and quality of life.

#### Closing thoughts

- No changes from single family to multi family until a proper plan to address new lot density rules from unit to 4-6 is completed by the city and its residents.
- Build the ospika extension to serve as emergency egress in the event of community wildfire evacuation. Address issue with intersection at st Lawrence and south ridge.
- Build soccer fields in Kode gravel pit or simply lay grass.
- Road traffic studies do not address potential reductions in service regarding snow clearing by the city.

Anthony Giannotti