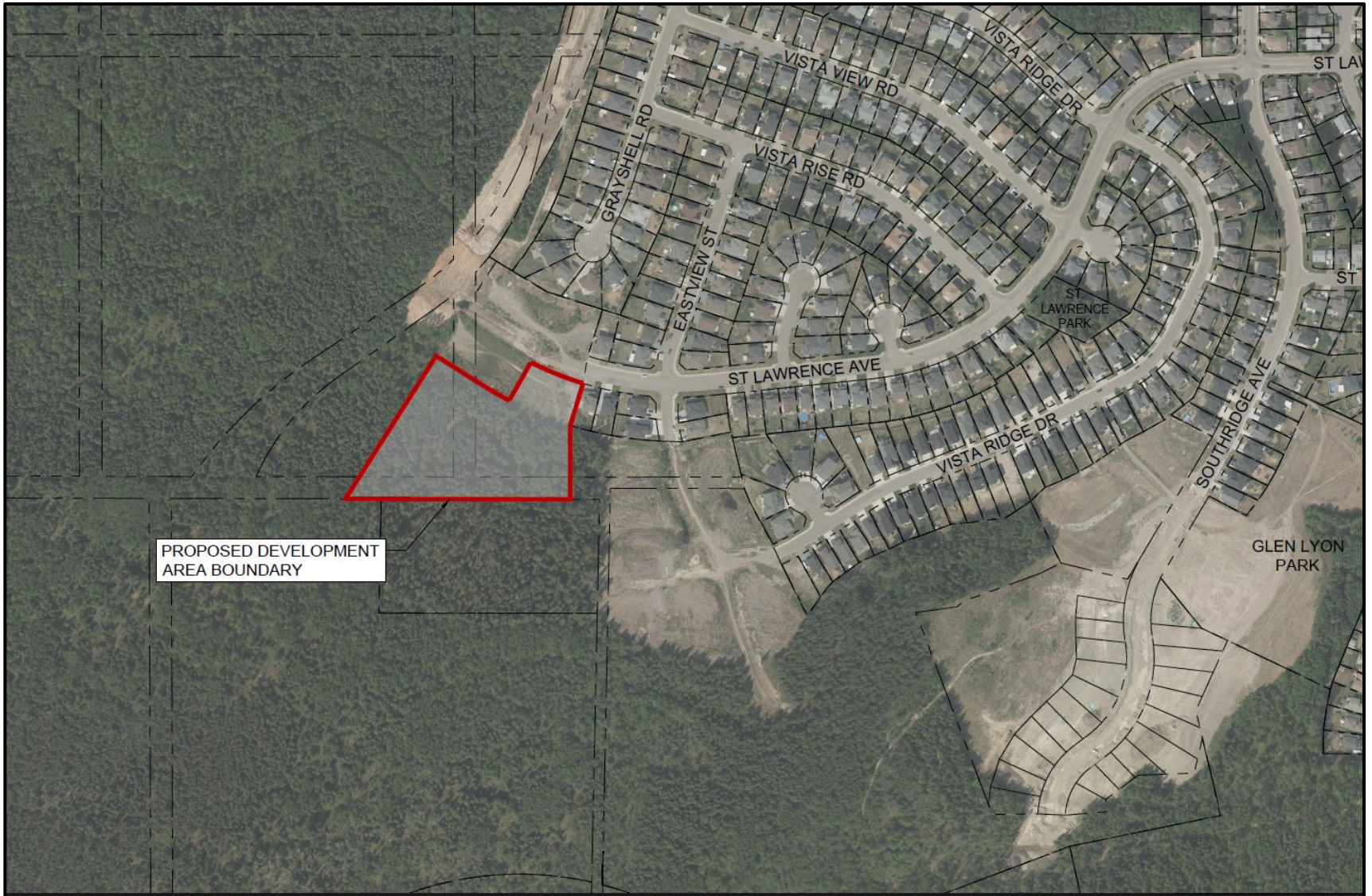


ST. LAWRENCE AVENUE
REZONING & OCP AMENDMENT
APPLICATION
CP100205/RZ100808

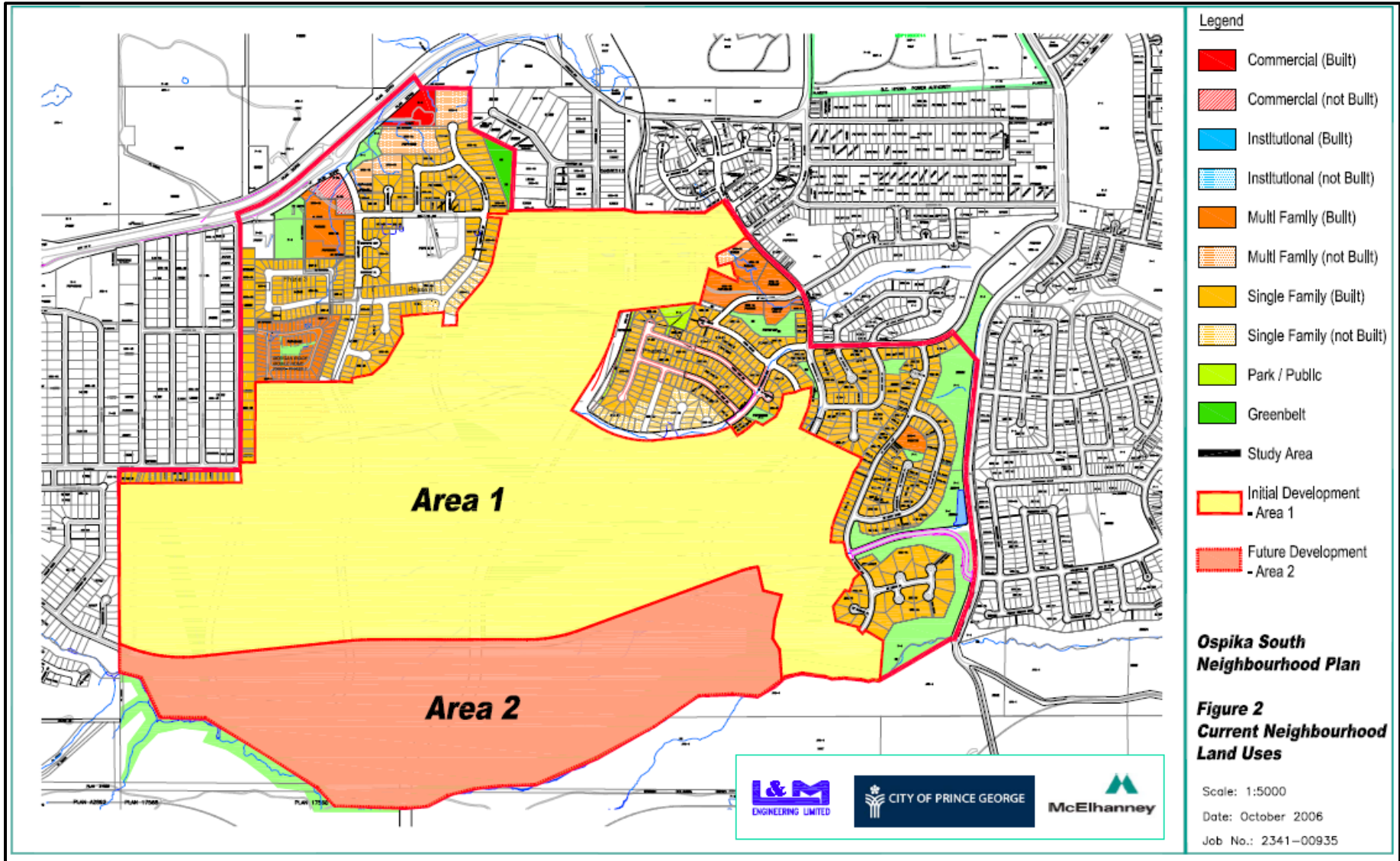
Presented by L&M Engineering Ltd. on
behalf of Ridgecrest Development Group

SUBJECT AREA

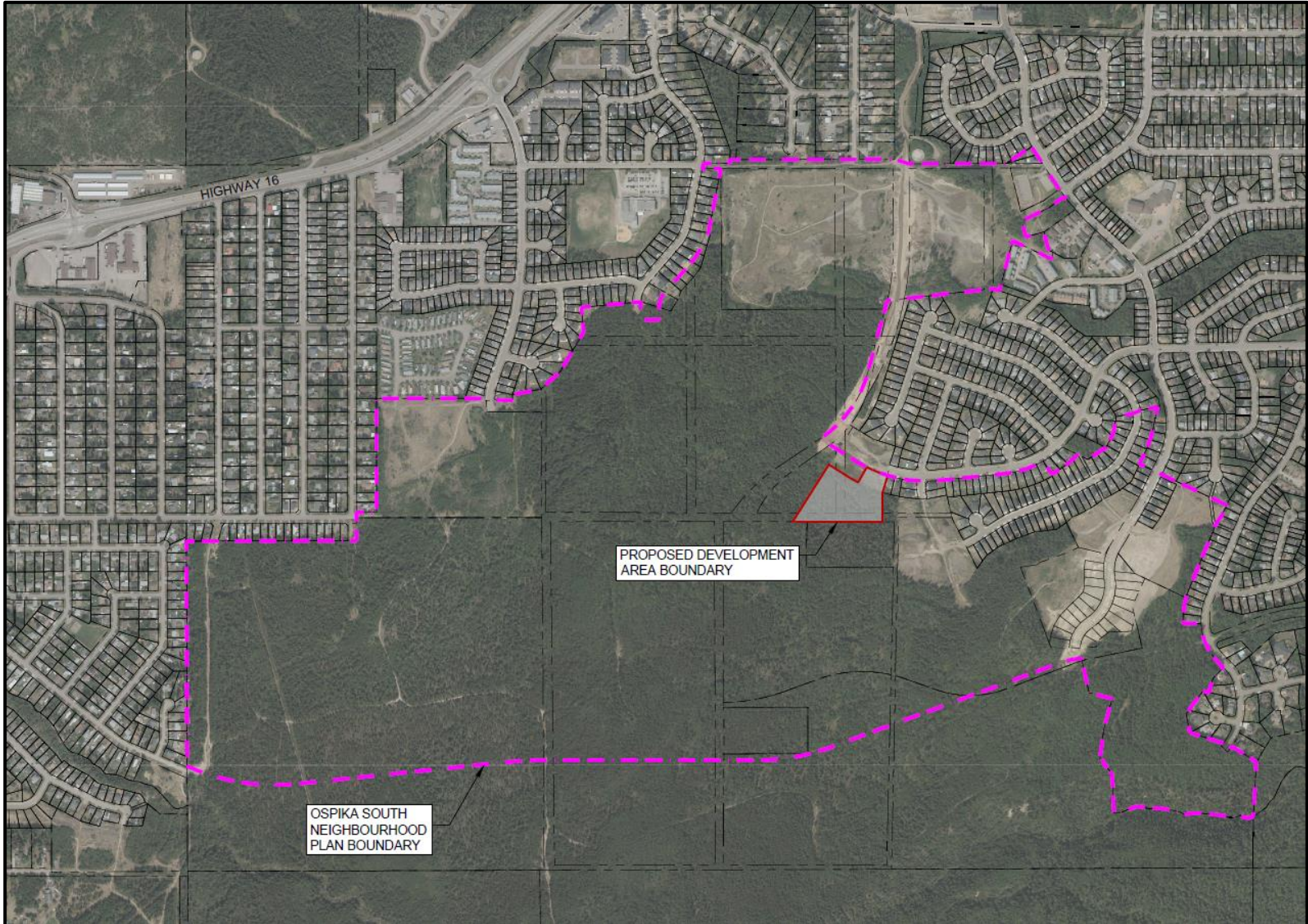


PROPOSED DEVELOPMENT
AREA BOUNDARY

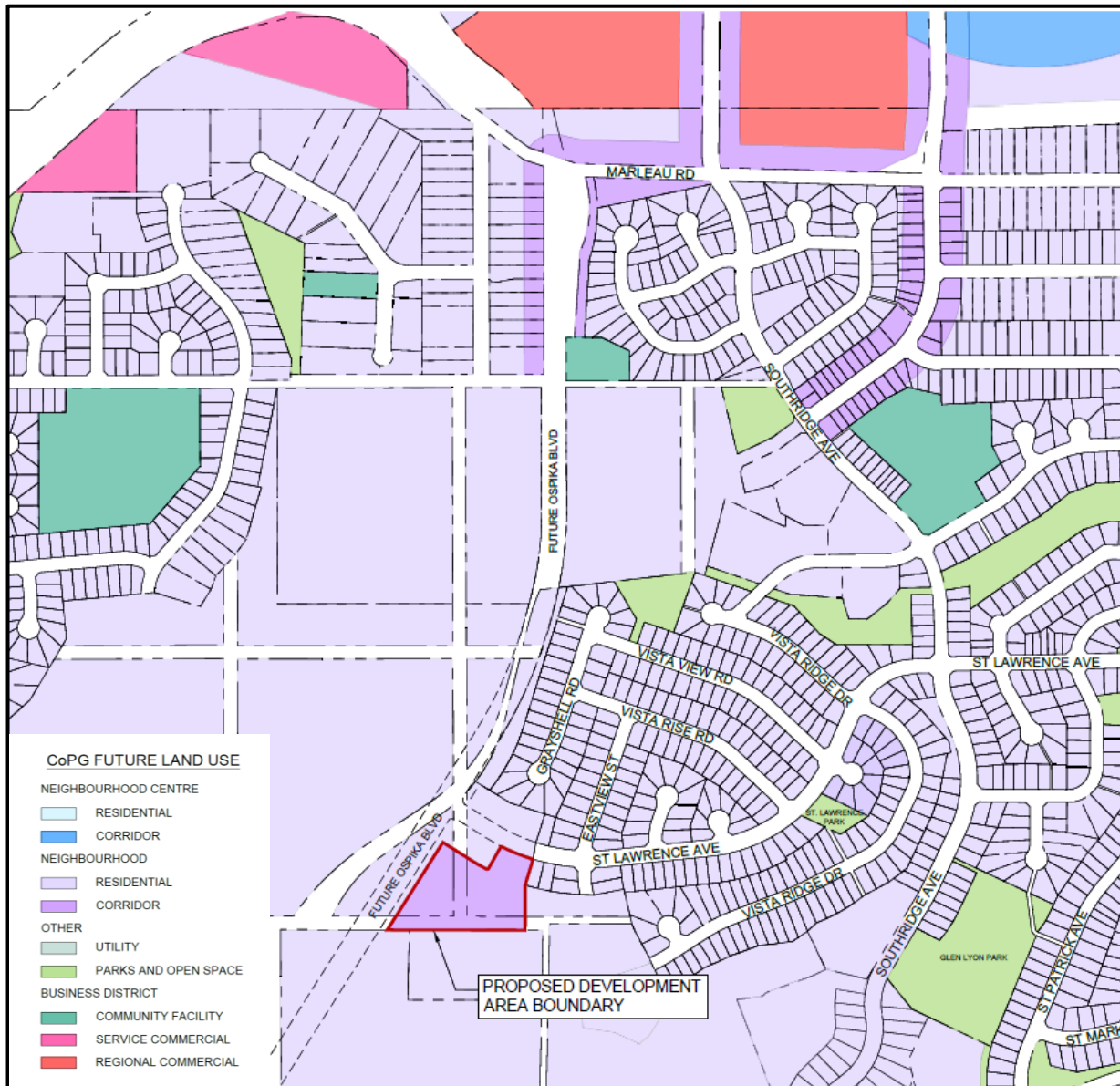
Ospika South Neighbourhood Plan



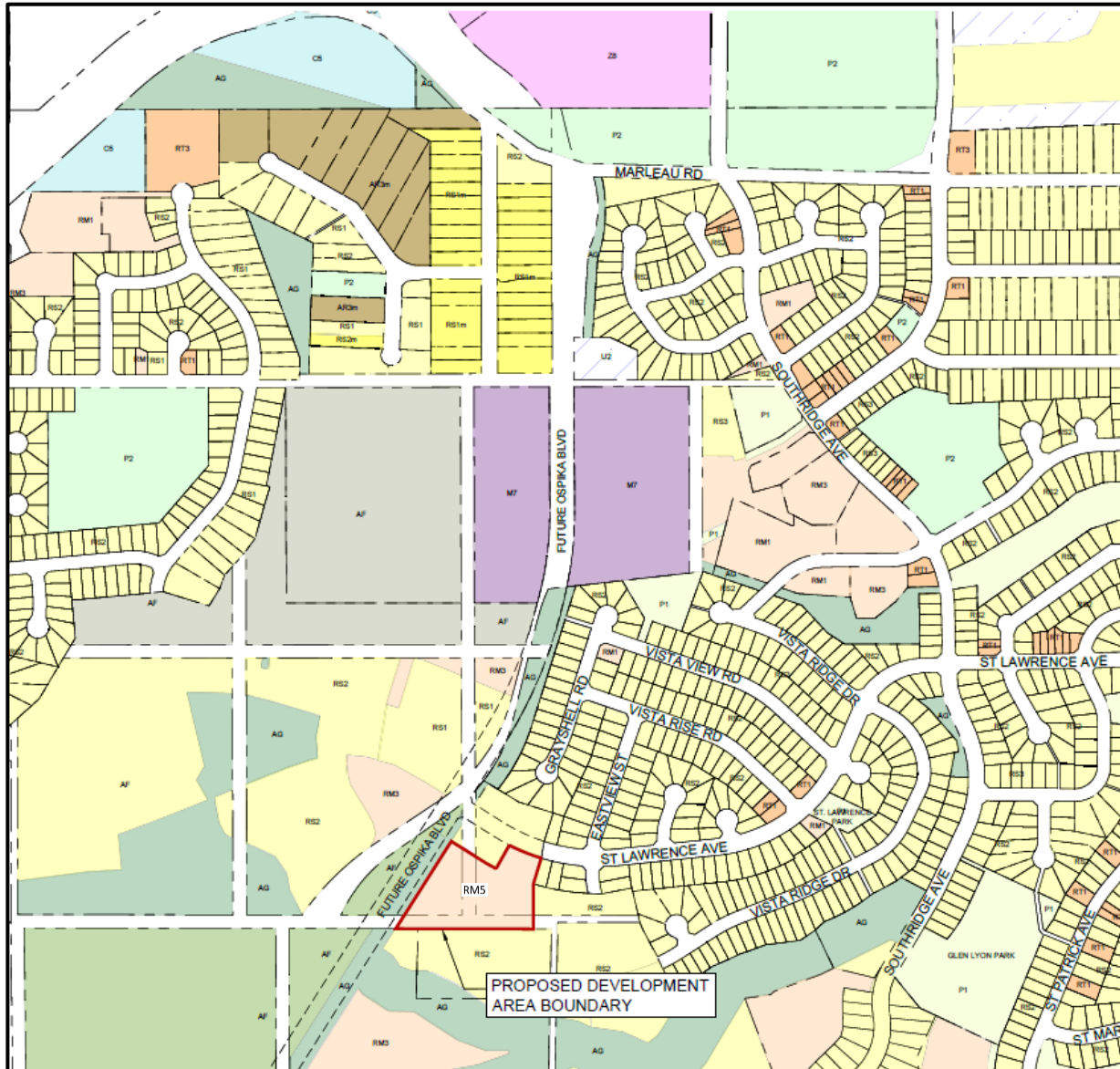
Ospika South Neighbourhood Plan



Existing & Proposed OCP Designations



Existing & Proposed Zoning



SSMUH

(Small Scale Multi-Unit Housing)



The aim of small-scale multi-unit housing is to increase housing supply and diversity in Neighbourhoods.

Image credit: Cascadia Architects Inc.

Open House

▶ In-person Open House

- ▶ June 5th, 2024, at the Columbus Community Centre
- ▶ Advertised via hand delivered invitations on May 21st, 2024, to homes on St Lawrence Avenue, Eastview Street, and Grayshell Road

▶ Public Comments:

- ▶ Common Concerns:
 - ▶ Traffic, permitted RM5 housing forms, need for park development, and school capacity

▶ Open House Summary Report

- ▶ Included with Staff Report to Council
- ▶ Includes all neighbour correspondence received by L&M up to June 18th, 2024, all questions and comments received during Open House & L&M's response to questions and comments received during the Open House.

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 5th, 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@lmenoiseiroa.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 4th, 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 12th, 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@lmenoiseiroa.bc.ca or by phone at 250-562-1977.

We would love to hear from you!



 L&M Engineering Ltd. (BC) Ltd.
1100 Patricia Boulevard
Prince George BC V2L 3V9

L&M Project: 1432-16

Neighbourhood Open House Summary Report

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

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 18th, 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.

L&M Engineering Limited Page | 1

Traffic Impact Study

TRAFFIC IMPACT STUDY (TIS)

- ▶ Original TIS for Area F and Area G approved in April 2009. TIS Update Letter approved in July 2024 and indicated that 2009 TIS recommendations still valid
- ▶ TIS Recommendations Include:
 - Restricting development on St. Patrick Avenue until an extension to Glen Lyon Way is made in a westerly direction commencing at St Patrick Avenue and terminating at the future Southridge Avenue extension or until the City constructs an extension to Glen Lyon Way in an eastward direction commencing at St Patrick Avenue and terminating at Domano Boulevard.
 - Install a 4-way traffic stop at Southridge and St. Lawrence to replace the existing two way stop signs on Southridge Avenue. In addition to the four stop signs, a 'Stop Sign Ahead' sign will be installed on the west leg of the intersection.



Thank you for your
consideration