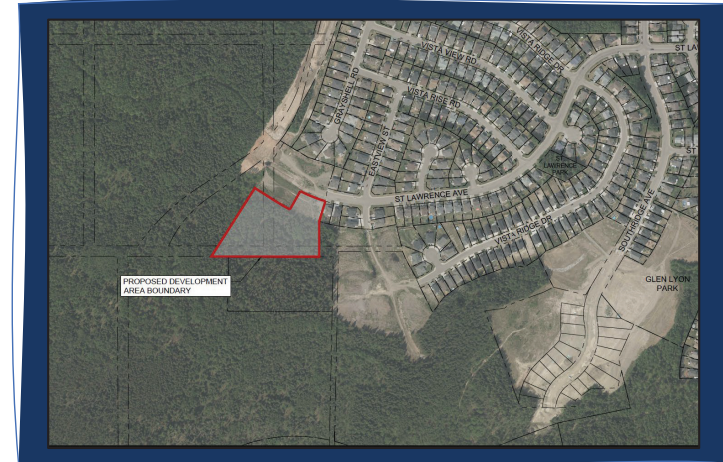


# Recap

## September 25<sup>th</sup> Public Hearing

- ▶ Proposed Zoning and OCP land use designation
- ▶ Suitability of land use proposal
- ▶ Ospika South Neighbourhood Plan
- ▶ Traffic & servicing



# What We Heard

- ▶ Concerns about:
  - ▶ Housing Form
  - ▶ Secondary Uses
  - ▶ Density
  - ▶ Traffic

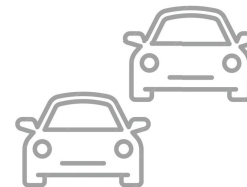


# What We Heard

- ▶ Concerns about:
  - ▶ Housing Form
  - ▶ Secondary Uses
  - ▶ Density
  - ▶ Traffic



What can we do to alleviate these concerns?



- ▶ Section 219 Covenant to restrict:
  - ▶ Housing, Apartment
    - ▶ Club
    - ▶ Retail, convenience
  - ▶ Density from 125 dwelling units/hectare to a maximum of 75 dwelling units/hectare

# Traffic Impact Study



A **Traffic Impact Study** is a report that is prepared to better understand, assess and mitigate any identified traffic and transportation issues associated with a proposed development.

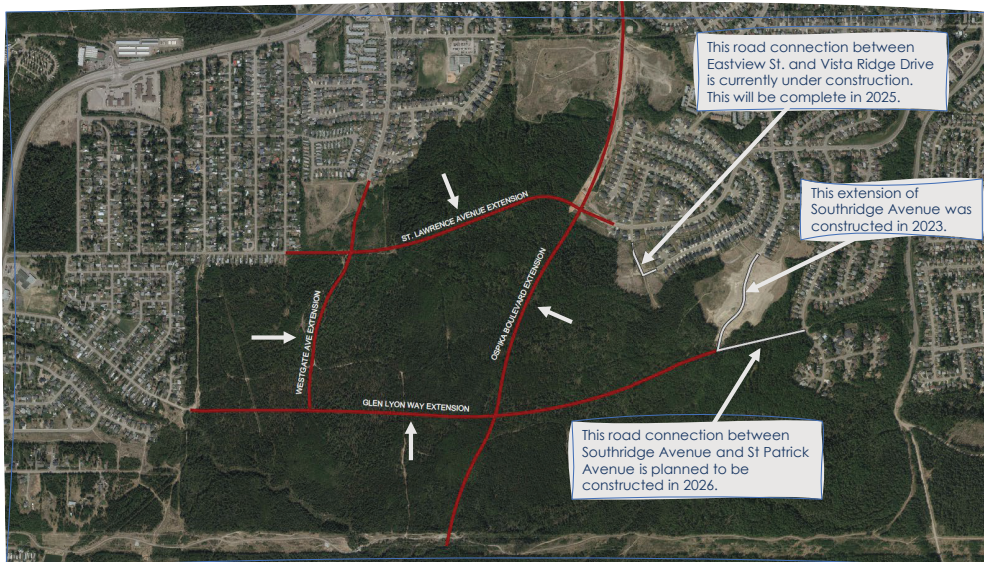
The Traffic Impact Study for this project included:

- ▶ Traffic counts were conducted during the AM Peak ( 7:00 am to 10:00 am) and the PM Peak (3:00 pm to 6:00 pm)
- ▶ Traffic count volumes have been projected 15 years into the future;
- ▶ The development traffic is estimated using traffic survey information from the Institute of Transportation Engineers Trip Generation Manual;
- ▶ The development traffic is then added to the traffic count volumes to determine if there are any required upgrades.

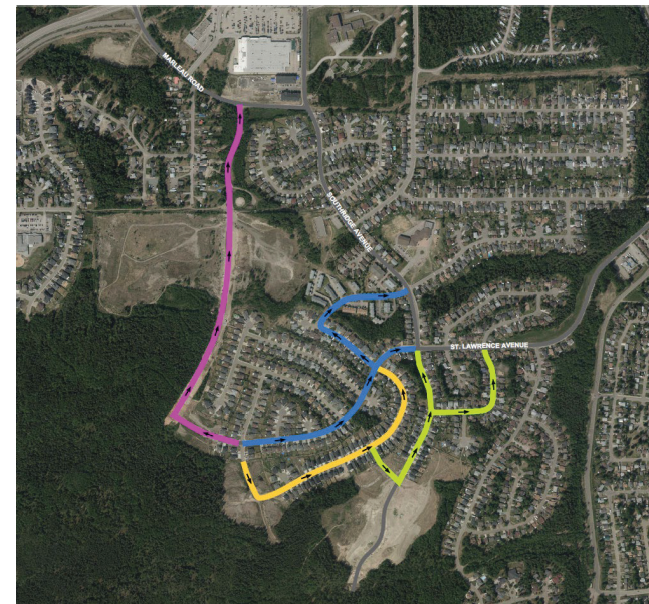
# Traffic Impact Study



# Future Road Network

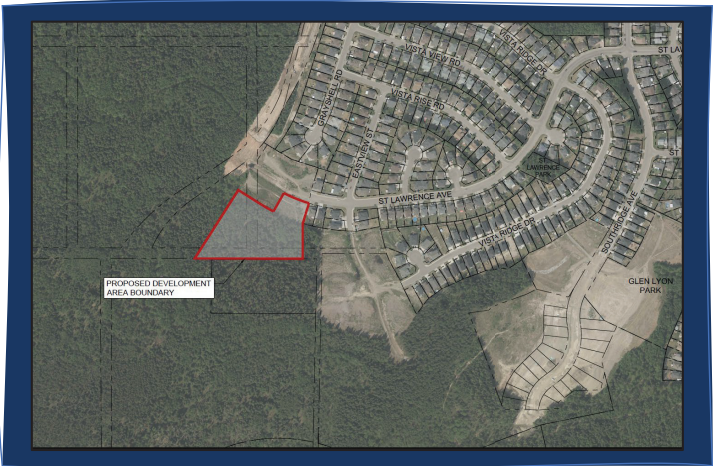


# Emergency Access



# Summary

- ▶ Traffic Impact Study
- ▶ Section 219 Covenant



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**Subject:** FW: Webform submission from: Written Comments Submission Form  
**Attachments:** Letter to Council Nov 28, 2024.pdf



# Written Comments Submission Form

Submitted on Thu, 11/28/2024 - 15:19

## Contact Info

### Contact Info

D Banham  
3125 Vista Ridge Drive  
Prince George, BC V2N 5G7

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

CP100205/RZ100808 - Bylaws 9445 and 9446 - (8640 St. Lawrence Avenue and 2800 Vista Ridge Drive) -  
Meeting Date: December 2, 2024

### Comments

Please see the attached document regarding my concerns on this application.

### Supporting Documents

- [Letter to Council Nov 28, 2024.pdf](#)

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November 28, 2024

**To:** Prince George City Council

**From:** D. Banham, 3125 Vista Ridge Drive, Prince George BC

**RE: 8640 St Lawrence Ave – 2800 Southridge Ave. for zoning amendment from RS2 – single family to RS5 Multi family structures**

Dear Council:

I am writing today to you as I do not agree that the above noted zoning amendment (Planning Application [CP100205/RZ100808](#)) to go through. I believe that this project is in the wrong location and it is the wrong time to allow it to go ahead.

The following are my arguments for not proceeding to final approval.

1. As per Council's request approval of the project was put on hold while additional traffic study was completed. That has been done now and I have read the Traffic Impact Study (TIS) as submitted by L&M Engineering for the proponent. Essentially there has been no change required as a result of the study. This, I find to be somewhat bizarre and misguided as it only shows a short period in time (6.5 hours) of collecting data on the number of cars travelling through the Southridge / St Lawrence intersection. All of the rest of the information shown is based on an analysis by L&M. I have lived in this neighbourhood for over 8 years and I can certainly say that the amount of traffic has increased dramatically. There are a significant number of vehicles travelling through this intersection from both "up" and "down" (traffic from Lower College Hts.) St. Lawrence Ave. It does not make sense with the number of new homes built over the last 8 years that the traffic study would show no changes needed. Many of these homes (along with existing ones) have secondary suites in them and there is appears to be no info or acknowledgement of this increase in the traffic. The TIS does talk about future access in and out of the neighbourhood which would relieve pressure onto Southridge, but again these roads are in the future with the main one being the construction of the Ospika Blvd. extension coming out at the top of the subdivision. The new draft OCP notes this extension is in the 10 years + timeline. That said I don't believe it's realistic this road will be completed in the time frame due to having to cross Hwy 16. Hence, all the traffic from this project would all be flowing down hill to the St. Lawrence / Southridge intersection. In the event of an emergency (wildfire) adjacent to the neighbourhood this will create chaos in trying to get people out. The plan does speak to the use of other road to exit the neighbourhood, but when emergency situations arise, people will leave using the path they are used to and likely that will be Southridge. It is simply not built to handle that kind of traffic.

2. This proposal is located on the edge of the Urban Interface for wildfires. There has been literally no action taken by the city or others to reduce the risk on the city's boundary other than some very cursory actions. Having walked through this area over the last 8 years I have a good sense of the ground in there and from a fire fighting prospective it will be hard to defend in. This combined with the limited access out of the neighbourhood is a recipe for disaster. Considering that a large amount of unabated slash in the area to the south of the neighbourhood, I am surprised there has not been an issue so far.
3. At the council meeting back on Sept 25<sup>th</sup> regarding this proposal it was noted that traffic may be abated due to folks using the bus Vs. a vehicle. While this is possible, the closest bus stop is very near the intersection of St. Lawrence and Southridge which is approximately a kilometer up a 7.5% grade to the proposed location. I doubt very few people (other than students) will use the bus due to the distance to get to it. As it stands right now, there is no way to make this reasonable unless the bus goes all the way up St. Lawrence and then down again as there are no connecting roads out of the neighbourhood other than Southridge.
4. At the Sept. 25<sup>th</sup> meeting L&M Engineering spoke to the need for an increase in housing as per the Prov. BC's Bill 44. While Bill 44 does have some merit, it does talk about location of buildings to be near public transit, shopping, etc. when looking to move projects forward. The location of the property is near none of these amenities. Also, based on concerns of council raised back in the Spring about vacancy rates in Prince George, I don't we are in such a deficit of housing that putting in a project like this is needed. The province's numbers were very broad and I do not believe they represent the situation we have in Prince George. Considering the number of new subdivisions going in and number of apartment buildings that have recently been constructed or are being constructed (two more behind Walmart going up right now), there is no explicit need for this time kind of housing in this location.
5. The proposed new zoning to RM5 speaks to the fact that commercial activities could occur in the structure as well. To be honest this makes no sense as again as why would anyone put in a convenience store at the top of the hill when Walmart is a short 5-minute drive away. Other businesses like professional services (Dr., accountant, etc.) may be possible, but realistically they will locate in better accessible areas. Besides we have a huge amount of empty building space downtown that is better suited for these kinds of businesses.
6. Some of the documents I have seen have called this "infill" for housing, but when it is on the outside of the neighbourhood as it is now, this is not "infill", it's building on the outside.

7. This is a subdivision that has been designated for single detached homes for a very long time. There are some duplex and large four plex homes in the area and are allowed for, but people have moved to this neighbourhood for that reason – To live in the homes allowed under the zoning bylaw for RS2. Neighbourhoods are not static, but they do take on their own character and one that people want to and do move to as result of this.

Thank you for your time in this matter.

Sincerely,

D.C. (Dave) Banham  
3125 Vista Ridge Drive, Prince George BC

---

**Subject:** FW: 8640 Lawrence Ave and 2800 Vista Ridge Drive proposed amendments

---

**From:** beata polanska <[REDACTED]>  
**Sent:** Friday, November 29, 2024 2:21 PM  
**To:** cityclerk <[cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)>  
**Subject:** 8640 Lawrence Ave and 2800 Vista Ridge Drive proposed amendments

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Hi there, the following is in relation to the proposed community plan and bylaw amendments regarding 8640 St Lawrence ave and 2800 Vista Ridge drive. I live at 2888 Vista Ridge Drive and the proposed amendments will significantly negatively impact the quality of my life and access of my clients to my home based business , therefore, i am opposed to the proposed amendments.

The area in question was originally designated to be a park. A few years ago, against the wishes of the neighbourhood, that area was amended to be low density residential. As was feared by many, now the developer is sneaking in a proposal that will completely change the nature of this neighbourhood. There is a community plan for this area, and apartment buildings should be built where is appropriate road, shopping and educational infrastructure in place to accommodate the higher density of people and cars.

The house density and lot shapes on Vista Ridge are such that currently that are dangerous driving situations occurring on a regular basis. The street is steep and has a turn in it. there are vehicles parked on both sides of the street and often there are near collisions with people driving in the middle of the street. What will happen when there are multiple vehicles driving to and from the apartment buildings proposed at the end of Vista Ridge Drive?

Currently children play in the driveways and on the sidewalks with balls rolling down the street and kids running down the street to retrieve them. Not only was the park idea scrapped, but now these children will be endangered by significantly increased traffic.

In addition, where are the children from the proposed apartment buildings going to attend school? Not Southridge or College Heights Elementary because both those schools are at full capacity.

There is only one way of emptying the top part of St. Lawrence, the west end of Vista Ridge Drive, and the west ends streets above and below Vista Ridge. It is already difficult to make left turns with the existing traffic. Again, with proposed apartment buildings the traffic will be multiple times more. How would that be dealt with? A traffic light or traffic lights will cause traffic jams up and down St. Lawrence. So not a good option.

The City needs to stick to the original community plan which exists for this and other areas, and blindly agree to whatever the developers ask for. Think about our life quality, and not making as much money on building permits as possible.

Beata Polanska  
2888 Vista Ridge Drive  
Beata Polanska, M.Sc., SLP (C), BCBA



Registered Speech-Language Pathologist  
Board Certified Behavior Analyst

REDACTED

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**Subject:** 8640 St Lawrence Drive/2800 Vista Ridge Drive - Commentary for Council Meeting - December 2nd

---

**From:** Ryley Newman <[REDACTED]>  
**Sent:** Sunday, December 1, 2024 9:08 PM  
**To:** cityclerk <[cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)>  
**Cc:** Mayor and Council <[mayorandcouncil@princegeorge.ca](mailto:mayorandcouncil@princegeorge.ca)>  
**Subject:** 8640 St Lawrence Drive/2800 Vista Ridge Drive - Commentary for Council Meeting - December 2nd

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Good evening,

I am writing to express my opposition to the proposed rezoning application at 8640 St Lawrence Drive/2800 Vista Ridge Drive. While I understand the need for development to accommodate growth, I have significant concerns regarding its impact on traffic congestion, emergency services, and the capacity of Southridge Elementary School. Additionally, I have concerns with the developer's actions thus far in our area.

1.

**Traffic Congestion:** The proposed rezoning will likely exacerbate existing traffic challenges in the area. Increased density would add to the already high volume of vehicles, leading to longer commute times and heightened safety risks for residents and pedestrians.

2.

**Emergency Services:** Additional development may strain local emergency response systems. Increased traffic congestion could impede the ability of emergency vehicles to navigate the area efficiently, potentially compromising public safety. Also in the event of a wildfire, we are limited to one single exit out of an area that could add up to 239 additional doors.

3.

**School Capacity:** Southridge Elementary School is already facing significant capacity challenges. Adding more families to the area will further burden the school, impacting the quality of education and resources available to current and future students.

While I support growth that aligns with community needs, I urge the council to carefully consider these issues and explore alternative solutions that address these concerns. Thoughtful planning and investment in infrastructure, schools, and public safety should precede any rezoning approval.

Thank you for taking the time to consider the perspectives of residents who are directly impacted by this decision. I trust that you will prioritize the well-being of our community in your review process.

Sincerely

Ryley Newman

2810 Vista Ridge Drive

**RYLEY NEWMAN**, BCOMM, CAIB  
COMMERCIAL ACCOUNT EXECUTIVE | PARTNER

Brownridge & Company Insurance Services Inc.

Phone: **REDACTED** Mobile : **REDACTED**

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December 2, 2024

Re – Public Hearing – Subject Properties: 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive

In regards to the above;

- Pg.2) The study considers existing traffic volume and then opening day, 2025, traffic. It then jumps to considering 2040 "potential volumes and development traffic". Is it appropriate to base a study on a 15 years in light of the rapid climate change and wildfire threat?
- Section 8, the study says that previously it was noted that the intersection at St Lawrence needs to be addressed for safety with a 4-way and additional signage. When will that be done?
- The emergency traffic part of the study shows a graph with four different "ways out Only two of them actually exist. Please advise
  - One of the routes marked by the study is a footpath and the other one is not a road and there is actually no way to get out in that direction.
- What is the plan for safe egress in an emergency, such as a wildfire?

Regards,

Lisa Sjostrom

2818 Vista Ridge Drive

**REDACTED**

---

**Subject:** FW: Ridgecrest Development Group Inc. - Rezoning

**From:** Trent Gibson [REDACTED]  
**Sent:** Monday, December 2, 2024 9:55 AM  
**To:** cityclerk [cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)  
**Cc:** [REDACTED]  
**Subject:** Re: Zoning application for 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive

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Thank you for the clarification. We oppose the current proposal given the concerns regarding traffic we expressed in our email to L&M Engineering on June 12th. If the Ospica extension between St. Lawrence and Marleau were to be completed at the same time as the proposed development, we would not be so opposed, however our understanding is, that this won't be happening any time soon.

Regards,

Trent  
Sent from my iPhone

---

**From:** Trent Gibson; DMC Chartered Professional Accountants <[REDACTED]>  
**Sent:** Monday, December 2, 2024 9:58 AM  
**To:** cityclerk <cityclerk@princegeorge.ca>  
**Subject:** Fwd: Ridgecrest Development Group Inc. - Rezoning

You don't often get email from [REDACTED]. [Learn why this is important](#)

Here is the original email sent to L&M Engineering I referenced in my previous email.

Trent  
Sent from my iPhone

Begin forwarded message:

**From:** "Trent Gibson; DMC Chartered Professional Accountants" <[REDACTED]>  
**Date:** December 2, 2024 at 9:56:26 AM PST  
**To:** [REDACTED]  
**Subject:** FW: Ridgecrest Development Group Inc. - Rezoning

---

**From:** Planning Centre <[planningcentre@lengineering.bc.ca](mailto:planningcentre@lengineering.bc.ca)>  
**Sent:** Tuesday, June 25, 2024 11:20 AM  
**To:** Trent Gibson; DMC Chartered Professional Accountants <[REDACTED]>  
**Subject:** RE: Ridgecrest Development Group Inc. - Rezoning

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)

---

**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,

<image001.jpg>

Trent Gibson, CPA, CA  
Partner

P. REDACTED F. REDACTED  
TF. REDACTED E. REDACTED

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

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