
From: Emile Begin [Redacted]
Sent: Monday, June 12, 2023 11:47 AM
To: cityclerk; Mayor Admin; Mayor and Council
Cc: info@pgcitizen.ca
Subject: Council Meeting 12_June_2023_6100 O'Grady Road and 5958 Stringer Crescent (Troika Management Corporation and Hayer Properties) - Opposition

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12 June 2023

Email-City Administration: cityclerk@princegeorge.ca

Email All Mayor and Council:

RE: "Uglifying the neighbourhood"; O'Grady and Southridge proposed developments

6100 O'Grady Road and 5958 Stringer Crescent (Troika Management Corporation and Hayer Properties)

"City of Prince George Zoning Bylaw No. 7850, 2007, "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment B ylaw No. 7850, 2007, Amendment Bylaw No. 9 Amendment Bylaw No. 9 Bylaw No. 9409, 2023
and

6700 Southridge Avenue "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment B "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment B ylaw No. 7850, 2007, Amendment Bylaw No. 9 ylaw No. 9ylaw No. 9 ylaw No. 9408, 2023"

Dear: Mayor and Council:

This letter of concern addressed to City Admin and All elected people; regarding two proposed developments is responsibly offered. Not in favour of both developments; as presented, opposed. Do not approve. Due to City known, unresolved, public Health, utility issues (Sewer, Water and Roads / a Highway 16 Over pass).

Several 'due-diligence' anomalies, remain outstanding and not fully made public, disclosing full costs.

Questions to Mayor and ALL Councillors-requesting written replies, to all questions provided. Any facts offered that are not accurate, provided provide public records discounting all truths offered; before any 3rd reading. We would ask City Administration; however, they are not

Question 1: The Mayor of Merritt is one of Troika Development proponents; if the development is a good investment; why is the Mayor of Merritt -not supporting the development in Merritt?

City of Prince George (City) Development Bylaw 7635, fails to notify “affected persons”. Affected properties, serviced by aged out Utility structures. The source of that failure? Underground utilities, connected beyond 30 meters at above ground levels. Connection to underground PW water sources, high pressure water lines, over loaded sewer lines and structures. Please correct Bylaw 7635. ALL resident properties, connected to any sewer and any water lines- any proposed developments MUST connect to, MUST be notified.

Not undertaken as part of a St Lawrence / South Ridge development. Only 117 notifications were sent. Why is this a verified problem? When the Southridge Ave High Pressure, water line broke, for the 5th time in the last 5-years-over 300 properties were affected (confirmed by City.)

Bylaw 7635 failed to notify over 300 affected people, living on properties-with no water! Note: City was provided a warning, regarding a failed sewer structure-blocked from disclosure by City-during the March 3 – budget meeting. City Planning department quoted comments; known sewer issues, again respectfully offered. City is the source of the quote. Choosing to ignore a statement is beyond a “due-diligence failure”.

“This is the subdivision that I had a brief discussion with you about regarding the future diversion of PW 125 along a trunk main in future Glen Lyon Way and into the sanitary sewer in Southridge. As indicated in the design brief design criteria does not allow flows in excess of 50% of internal pipe diameter. Due to a flat area at the top of Southridge this condition cannot be met without installing a very deep main to achieve the 3.8% grades required to avoid this condition. Alternatively, the City could accept that this flat section would experience flows up to 855% of the pipe capacity.”

Why is ignoring City Planning / engineered sewer professional advice a concern?

During the L&M Engineering “**Virtual Public Open House**” a 694 page Summary Report was developed. Identified signification and existing Domano Sewer Line failures. (Personally confirmed by Councillor Susan Scott; aware of existing Domano sewer issue from the Save-On apartment Complex. The failed sewer issues not made public, until the L&M Meeting!) What is the City’s “solution” and what is the total cost for any yet to be discussed resolution? Who pays for it?

Troika notified City of the sewer problem 18 May 2023! *“The proposed density will increase the tax-base at no cost to the City and generate \$3m in Development Cost Charges for Parks, Roads, Water and Sewer.”* Why does Troika think, believe there will be no cost to City? Just an increase tax base? Anyone living in the City-is paying the tax increase. There is only one tax payer. City has no money without tax payers.... gas lighting and misdirection! If the development is not approved-no tax increases needed. No “Costs to City and residents” .Better solution-cancel any new developments, fix all utilities. Now-first!

Troika’s “solution”; Increase the City Tax base! All Prince George residents can pay increasing taxes! Not consented to! All residents are now affected ,even those living 30 meters beyond any proposed development location. The developer, pays NOTHING.... only residents!

Do not approve any developments including Fun Parks! Thank you!

Link to the Report courtesy of the PG Citizen as City of Prince George did not provide the report to all affected City Residents (Affected due to required Tax increases). Why is this not being discussed in a Public Hearing? No OCP’s included , ignoring failed Utilities and the increasing costs t o “Fix them”!

Link: <https://pub-princegeorge.escribemeetings.com/filestream.ashx?DocumentId=21291>

Respectfully

Emile Begin

Southridge Avenue-affected person and affected property