
From: City of Prince George <noreply@princegeorge.ca>
Sent: Sunday, June 11, 2023 8:50 PM
To: cityclerk
Subject: Webform submission from: Written Comments Submission Form
Attachments: Stringer Cres June 2023.jpg

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Written Comments Submission Form

Submitted on Fri, 06/09/2023 - 17:41

Contact Info

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Dawn Cowie
3010 Marleau Rd
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Redacted

Comments

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

RZ100707 - Bylaw 9409 (6100 O'Grady Road and 5958 Stringer Crescent) - Meeting Date: June 12, 2023

Comments

While the Troika Management Corp. proposal may appear to be consistent with the College Heights OCP, the area has significantly changed since the OCP was last reviewed (2011). Amendments continue to change the original OCP but a complete OCP review will not be completed for at least 2 years (as per CoPG staff).

Extensive development taking place in the local area has rapidly made the OCP out of date in regards to traffic, density, school catchments, and providing community members an opportunity of being able to see and voice input on a clear vision of the community moving forward.

The following concerns should be considered in the proposed rezoning application and proposed density, and taken with regard and in conjunction with projects currently underway but not yet complete (Upper Vista Ridge area is 220+ lots (<https://www.myprincegeorgenow.com/142799/news/southridge-and-vista-ridge-residents-share-concerns-of-potential-housing-development/>) and the additional Southridge Bic Hayer apartment building under construction to match it's sister building).

Concerns with the zoning application to multi-family and mid-rise residential:

~ zoning - this is the last large site in the immediate area that could provide options of small business additional commercial space that is not spread along Highway 16 West. This would require a mixed zoning not only multi-family zoning. This could be businesses with residential condos above.

~ a building height of 6 stories is not in the scale of any within the existing area of College Heights entirely and any zoning should reflect building height restrictions prior to accepting any site specific development proposals.

~ a designated space for a seniors centre near transit, which has already been requested with previous developments proposals and not addressed, and should be considered a primary need in the OCP and any development proposals to support residents. This location is a prime site.

~ parking - insufficient parking is evident with the newer existing 2 buildings on Stringer Crescent (attached photo). The adjacent Shoppers Drug Mart parking lot is always crammed after hours with additional overflow vehicles from the 2 buildings. When that proposal was put forth it declared it planned for more parking than required. The existing numbers of cars per unit that engineers are going by is obviously too low as multiple residents sharing suites (2 bedrooms having up to 4 cars is not what guidelines go by but are the reality), and the unregistered suites associated with single family dwellings increase parking demand even more, as the parking congestion on roadways seen in the Upper Vista Ridge area, causing snow and garbage removal issues as well as access for emergency personnel and residents themselves.

~ traffic - the traffic study that was presented by L&M Engineering was completed in February of 2021 during the height of covid lockdowns when little regular traffic was flowing at any time of day, during the coldest period of winter, and is not reflective of the current actual demand. While a correction factor was applied, the numbers do not accurately reflect and include the under development area of the upper Vista Ridge area which will have numerous suites, whether permitted or not, which still add additional traffic demand. This study was accepted by the CoPG while concerns raised during a public consultation were not addressed other than to drop lot 4 from the development proposal, which could result in a reduction of work in regards to traffic mitigation the developer would be required to do.

~ wildlife - this is an extensive wildlife corridor from the Fraser River to the uplands, including deer who drop their fawns in the protected forested area, moose that overwinter on available browse, bear, lynx, owls, fox, numerous small animals species, an extensive variety of birds and nesting habitat. Planting a few small 10ft trees does not compensate for lost mature forest areas, nor does resident only greenspace as indicated in the public information session held by L&M Engineering.

~ Natural mature diverse greenspace for all residents and wild species need connectivity to be effective.

~ SD57 catchment of Southridge Elementary – all these proposals (Troika and Bic Hayer) fall within 1 school catchment. This school is already bursting at the seams with no plan to address the existing overcrowding. Consultation with SD57 should happen prior to any additional rezoning as an increase of significant density in one catchment with no plans for future school developments in the District, or factoring in new developments already approved, rather than waiting until the building application process. It is extremely unusual that a developer will plan for less than what the maximum allowable zoning capacity is, with this proposal listed at over 1000+ lots.

~ Infrastructure and city services – with all the existing issues being seen of old infrastructure failures, how will putting additional pressure on that system benefit residents? Adding more to an old system does not improve a system, it only makes it weaker and more prone to failures. Already the addition of water lines under construction to the Upper Vista Ridge area has increased pressure on this system that is aged. Repeatedly adding to aged infrastructure will not cure the aging portion, just add additional pressures.

The City has this one opportunity to get the College Heights community plan and zoning correct for the future and there will be no fixing the oversights once developed. Each development proposal that is approved prior to the OCP review, is the City of Prince George making amendments and concessions to an outdated plan. Residents do not want to see an overcrowded highway big box strip that is our commercial space with a density beyond capacity as seen in areas such as Kelowna and the Lower Mainland regions.

As the OCP will not be reviewed for at least 2 years, decisions on multiple development proposals in the area of this magnitude should be thoroughly considered from all aspects, not just for an increase in housing. While housing is in need, developing the area to actual capacity while maintaining all those values people tout about

Prince George (greenspace, ease of getting around, accessible schools, etc) should not be lost or conceded.

Supporting Documents

- [Stringer Cres June 2023.jpg](#)

