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2303 Oak Street
Prince George, BC

Redacted

March 10, 2025

City of Prince George
Mayor and Council Members
Cc: City Clerk

Please add this correspondence to the Public Record

RE: OCP 2025 Review & creating protections for green space

Dear Mayor and Council Members,

I am encouraged that the roads through Ginter's Green have been removed from the OCP, including the Foothills extension from 18th Avenue to 22nd Avenue. However, I am unclear and concerned about how the Ginter's Green area will be protected in the new OCP. The following are some of our concerns:

- The Future Land Use Schedule keeps the grey right-of-way from Massey to Ferry, rather than designating it as a park. Many citizens and users of this have repeatedly requested that this area be officially designated in the Future Land Use Schedule as a park, and that the City rezone all properties necessary as P1.
- Concerning properties 015 070 531 and 015 069 815 (the subject properties that are for sale and that started Ginter's Green Forever 2.0, see attached map); these must be removed from the Urban Containment Boundary. It is not an appropriate place for urban sprawl and even though it's private land, it is part of what people consider Ginter's Green. The area consists of steep slopes and is characterized by excessive seepage and runoff most of the year. It represents substantial risk for development but offers substantial value for climate change mitigation, erosion protection and urban forest values. The risks associated with the development of such properties is significant.

There are many situations in other BC communities where such development on inappropriate lands have led to houses literally falling off sudden cliffs and deaths as residents died when their properties slid. Indeed we note Ginter's Green as an 'unofficial park' was established when the house on the upper level was actually swept off its foundations. This opens the municipality to legal risk as well as decisions by individuals to view the community with disapprobation. Imagine standing at the Ginter's Mansion or at the end of Ferry and standing at the edge of developments - the visual quality of Ginter's Green would be substantially diminished if there is development above the old house site. Will a future citizen of Prince George look at the trees razed for development and say "I'm glad they cut all that down"?

If these properties stay in the Urban Containment Boundary Ginter's Green will always be at risk for development. The properties are Rural Resource in the Future Land Use Schedule, so it seems like an easy ask to have them removed from the Urban Containment Boundary.

- To ensure a long-term vision for the area, the current Mayor and Council Members need to make a commitment. The people who love Ginter's are always asking us, haven't we protected it yet? With the roads gone, the right-of-way rezoned, and these properties removed from the Urban Containment Boundary, I think we could confidently say "YES". That would be a great legacy you can leave for the future of Prince George.
- Many visitors and tourists to Prince George come to Ginter's Green as a destination for relief from a long drive, a place to walk their dogs as they pass through the city, and to bike and hike on the trails. This area is akin to **Vancouver's Stanley Park**. It's a destination that people have heard about and want to enjoy when they visit our city.

The Ginter's Green Forever group has heard a lot of concern from citizens about the general lack of respect for urban forests in the OCP, including the north end of Moore's Meadow and the yellow area in the Growth Management Schedule on the escarpment and off Tyner Boulevard. The OCP is full of goals to make PG walkable and grow in a way that protects green space. Yet, when you look at the policies, the main policy to implement this is the Urban Containment Boundary, but it contains a significant amount of forest, especially on the escarpment. Urban forests offer the most value if they remain undeveloped. **Because of this, Ginter's Green Forever is also requesting that the entire yellow part of the Urban Containment Boundary on the escarpment and Tyner Boulevard be removed. Please also remove the north end of Moore's Meadow from the Urban Containment Boundary.**

Ginter's Green Forever is often asked if we are "anti-development" or we are asked where we would want development to happen? Our city has more than enough sites that could be used for true infield (i.e., brownfield development). So, between brownfield development and a robust policy including mixed use development, we should be more than able to meet our housing needs. There should be mixed use opportunities in every neighbourhood and for every development, not only downtown. That is how you create a walkable city, prevent sprawl, and lower taxes.

(Link to Suburbia is Subsidized: <https://www.youtube.com/watch?v=7Nw6qyyrTel>).

One final note on engagement. Almost three years ago our group was promised that the OCP would be the tool we could use to advocate to protect Ginter's Green and urban forests. We assumed that our group would be consulted for that purpose. We'd like to point out that we were only invited to one round table meeting. There was never any real dialogue or collaboration. We bring this up, so that better consultation can be done in the future. **We are also concerned that the public hearing is scheduled to be held over the school spring break.** Because public consultation is so important to the OCP process, it seems like in this instance, it should be scheduled when more people are available to attend.

Thank you for taking the time to read this letter and consider our concerns. This is your opportunity to do the right thing and leave a legacy for the future of Prince George.

Sincerely,

Selene Maxwell

I gratefully acknowledge that I live and play on the unceded ancestral lands of the Lheidli T'enneh, McLeod Lake Indian Band, and Simpcw First Nation.