
Subject: FW: RE Draft OCP

From: Victor Nguyen **Redacted**
Sent: Monday, March 3, 2025 6:36 PM
To: Kellett, Leslie <Leslie.Kellett@princegeorge.ca>
Subject: Re: RE Draft OCP

Hi Leslie:

Please include my entire email to the next council meeting March 19. Attached herewith are the Glenview Crescent NCP Plan approved by council in 2011 and engineering map of the location of the proposed new sanitary pump station.

The Civic Address of the property: Knight Crescent

Legal Description: Part NE 1/4, District Lot 2433, Cariboo Land District, Except Plan 20571, EXC PL PGP 42529

PID: 014-030-543.

Should you require more information, please feel free to call me at **Redacted**
Redacted

Thank you
Victor Nguyen
9168 - 162 Street, Surrey BC

From: Victor Nguyen **Redacted**
Sent: Thursday, February 20, 2025 11:11 PM
To: Mayor Yu, Simon <Simon.Yu@princegeorge.ca>; Councillor Bennett, Tim <Tim.Bennett@princegeorge.ca>; Councillor Frizzell, Garth <Garth.Frizzell@princegeorge.ca>; Councillor Sampson, Kyle <Kyle.Sampson@princegeorge.ca>; Councillor Ramsay, Cori <Cori.Ramsay@princegeorge.ca>; Councillor Skakun, Brian <Brian.Skakun@princegeorge.ca>; Councillor Klassen, Trudy <Trudy.Klassen@princegeorge.ca>; ron.polilo@princegeorge.ca <ron.polilo@princegeorge.ca>; Councillor Scott, Susan <Susan.Scott@princegeorge.ca>; Mayor Admin <MayorAdmin@princegeorge.ca>; Mayor and Council <mayorandcouncil@princegeorge.ca>
Cc: Jason Boyes **Redacted**
Subject: Re: Draft OCP

Dear Mr. Mayor and All the City Council:

My name is Victor Nguyen, the owner of the Glenview Crescent Development Inc. which owns the Land Parcel Known Knight Crescent which is located within Urban Containment Boundary

under the current OCP. In May 2011, the City Council approved our multiple phased development plan known as **Glenview Crescent Neighbourhood Plan**. In the last few years, L & M Engineering has worked diligently on my behalf with the City Engineering to upgrade the sanitary sewer system in order to accommodate development in this area. Finally the city engineering department agreed to install a new sanitary pump station on my land 2 years ago, and I anticipate construction to start sometimes this year. Attached below is the Glenview NCP and Engineering layout of the new pump station for your peruse.

However, this draft OCP designates a large portion of my land outside the urban containment boundary, which will have the significant negative impact on the value of my land. I think this Draft OCP is unjustified and unfair to me.

Therefore, I sincerely request that My Mayor and the City Council Reject this Draft OCP.

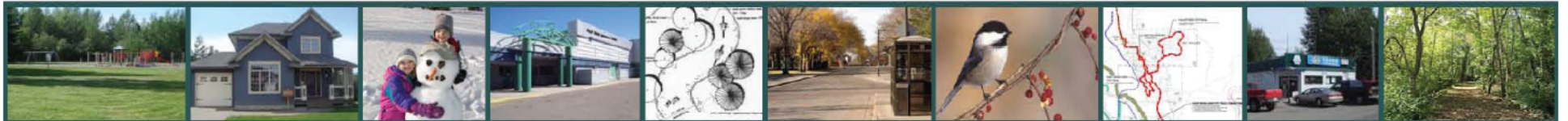
Sincerely;

Victor Nguyen
9168 - 162 Street, Surrey BC



Glenview Crescents Neighbourhood Plan

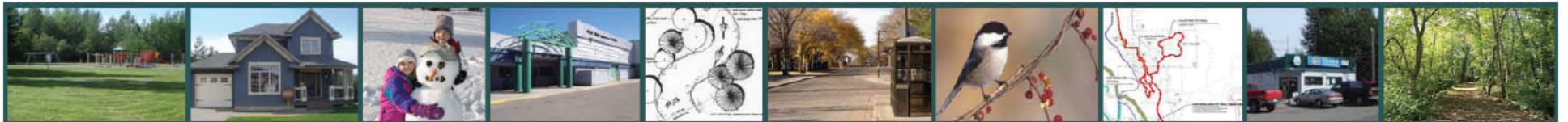
Presentation to City Council
May 09, 2011





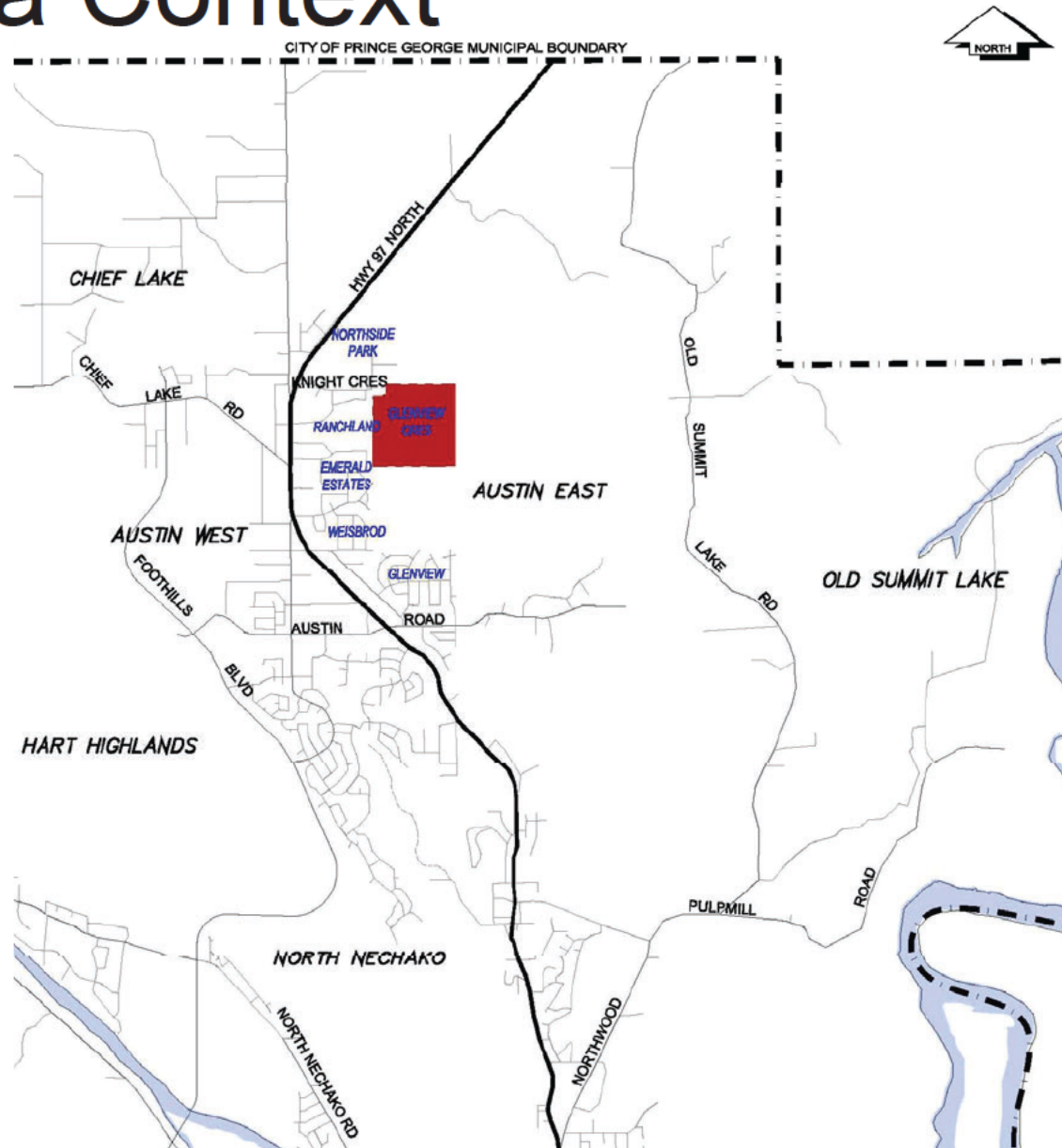
Agenda

- Area Context
- Plan Area
- Planning Process
- Planning Principles
- Overview of the Plan
- Land Use Mix
- Conclusion



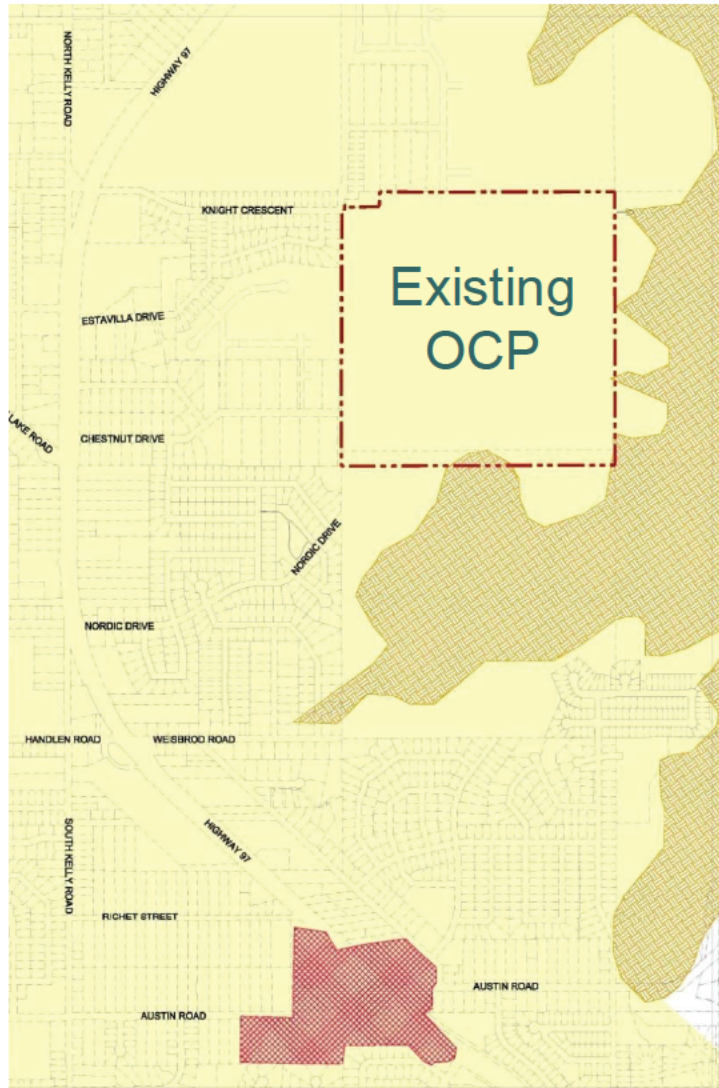


Area Context



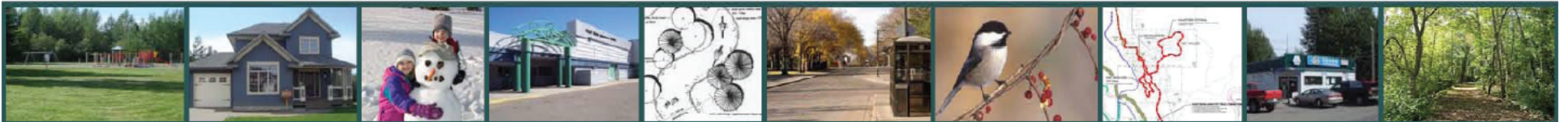


Area Context



Existing Neighbourhoods & Amenities

- Hart Area
- Schools
 - Kelly Road Secondary School
 - Heather Park Elementary
 - Glenview Elementary
- Hart Shopping Centre
- Emerald Estates Neighbourhood
- Ranchland Neighbourhood





Plan Area





Planning Process

- Review of Existing Plans and Documents
- Consideration of the provision of:
 - Housing forms and densities
 - School Sites
 - Parkland and Trails
 - Commercial Areas
 - Infrastructure





Planning Process (cont'd)

- Consultation with agencies, including:
 - Ministry of Environment
 - School District #57
 - Ministry of Transportation
- Triton Environmental Consultants
- Public Consultation





Planning Principles

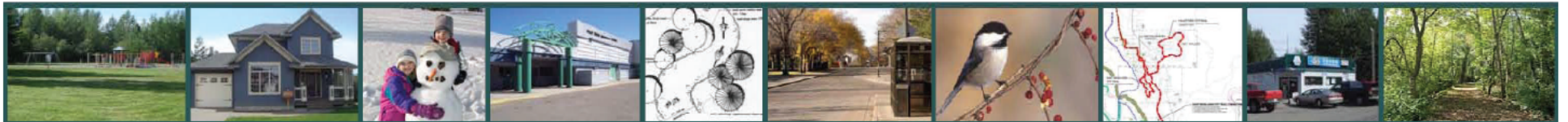
- OCP Principles:
 - Improve Quality of Life
 - Build Strong Neighbourhoods
 - Be Stewards of the Environment
 - Reflect Northern Identity





Planning Principles (continued)

- Quality of Life
 - Public Safety
 - Recreational Opportunities
 - Accessibility
 - Infrastructure
 - Environmental Health
 - Housing Opportunities
 - Social Attachment
 - Urban Aesthetics





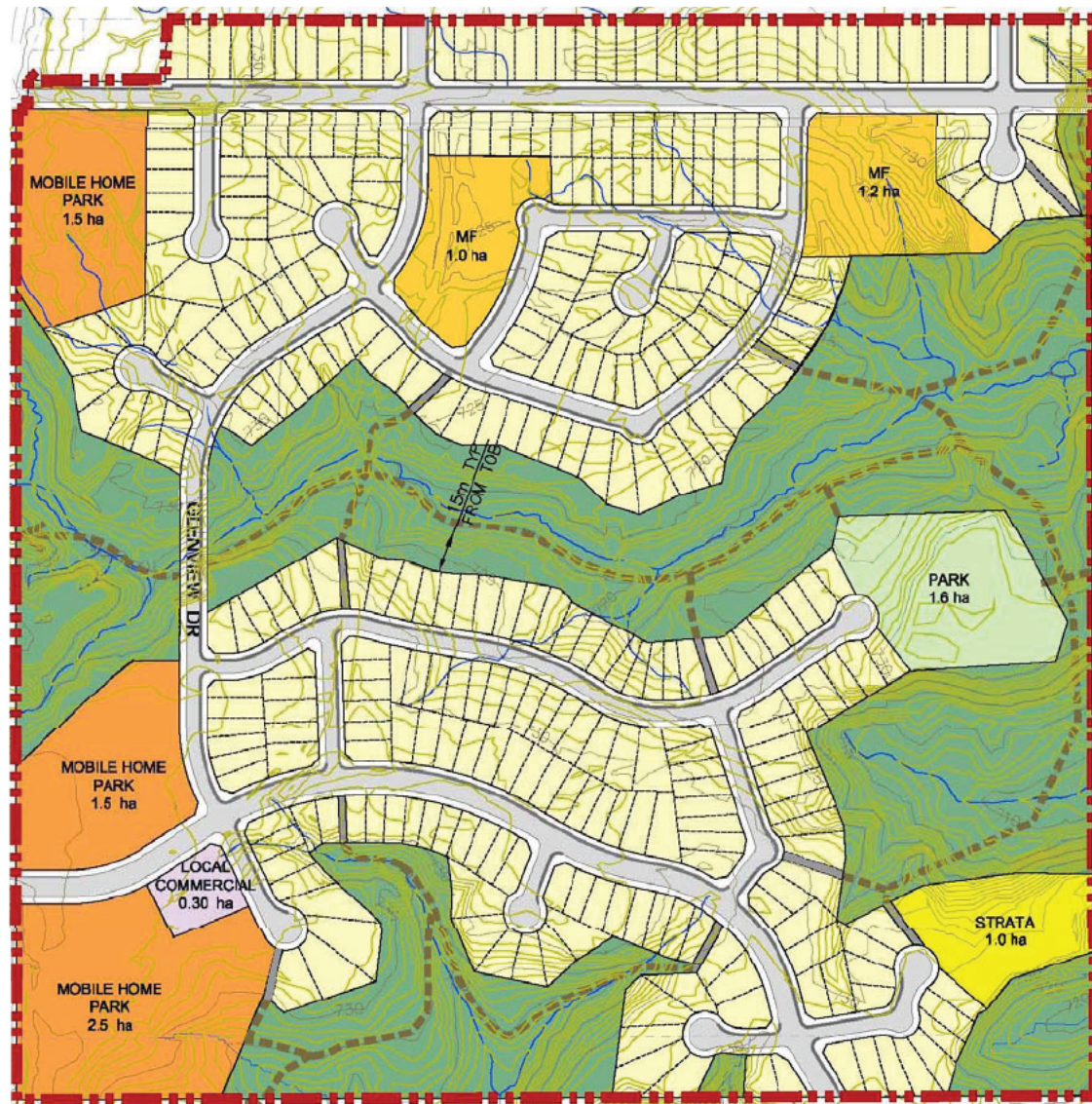
Planning Principles (cont'd)

- Winter City Design Principles
 - Improving Walkability
 - Appropriate Use of Vegetation
 - Minimizing Wind/Cold





Overview of the Plan





Land Use Mix

Land Use	Area (ha)	Percentage of Gross Area
Residential		
- Single Family	24.8	38.8
- Multiple Family	7.7	12.0
Local Commercial	0.3	0.5
Greenbelt	19.4	30.4
Parks	1.6	2.5
Roads	10.1	15.8
Gross Area	63.9	100.0
<i>Net Developable Area</i>	32.8	51.3





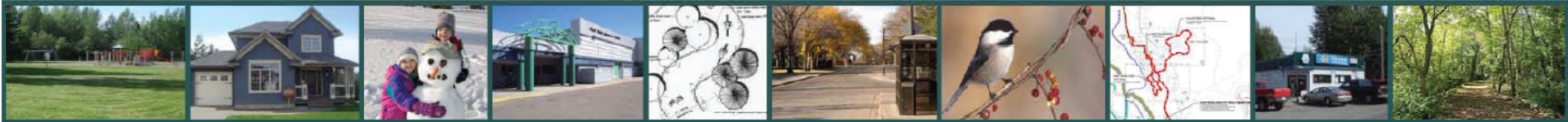
Parks & Trails





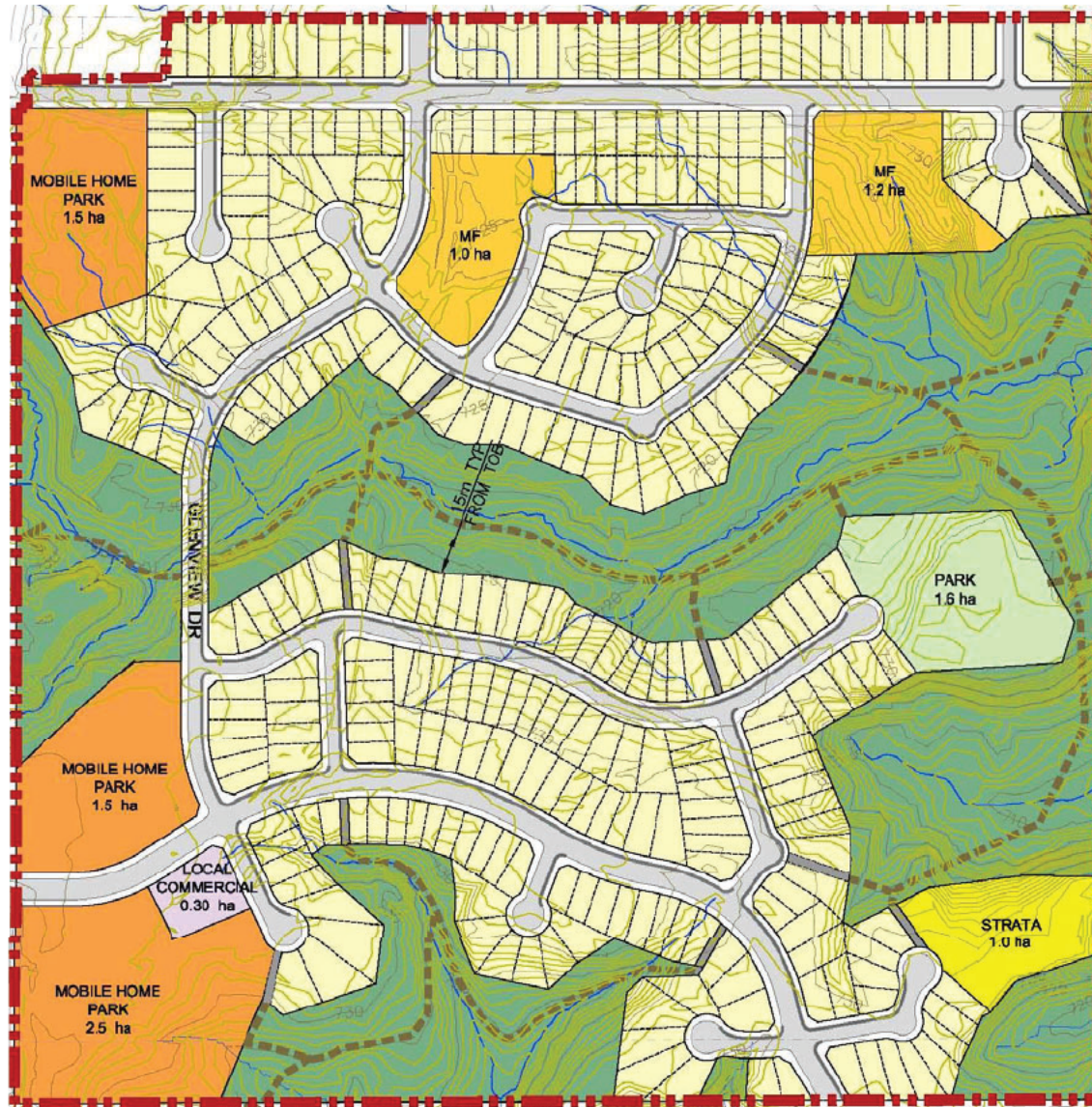
Conclusion

- New neighbourhood in the Hart area of Prince George

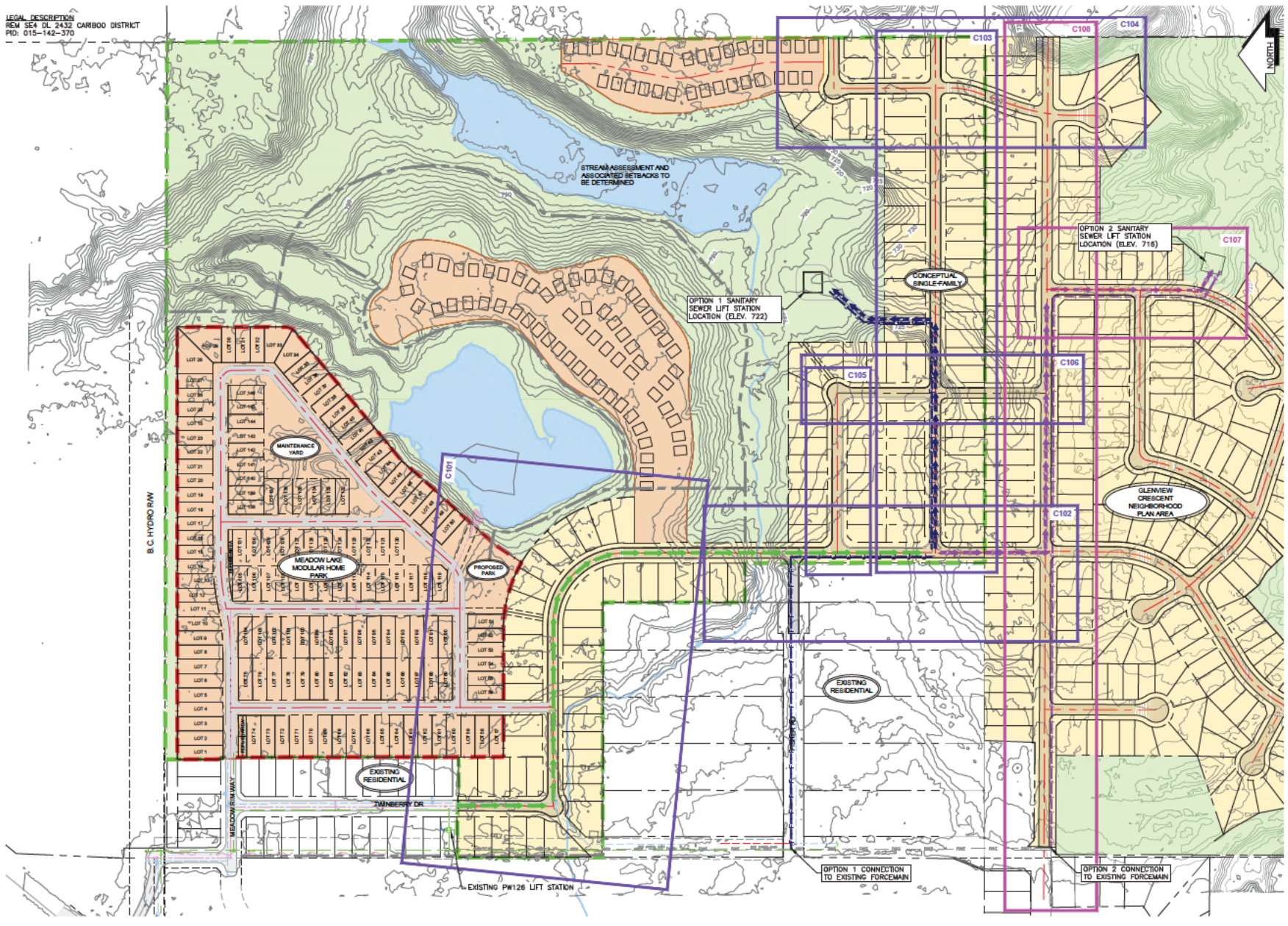




Thank You!



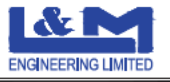
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- LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - RMB - MANUFACTURED HOME PARK
 - R22 - SINGLE RESIDENTIAL
 - AG - GREENBELT
 - PROPOSED SANITARY SEWER GRAVITY MAIN FLOW DIRECTION
 - OPTION 1 GRAVITY MAIN (1038m)
 - OPTION 1 FORCE MAIN (754m)
 - OPTION 2 GRAVITY MAIN (1223m)
 - OPTION 2 FORCE MAIN (715m)

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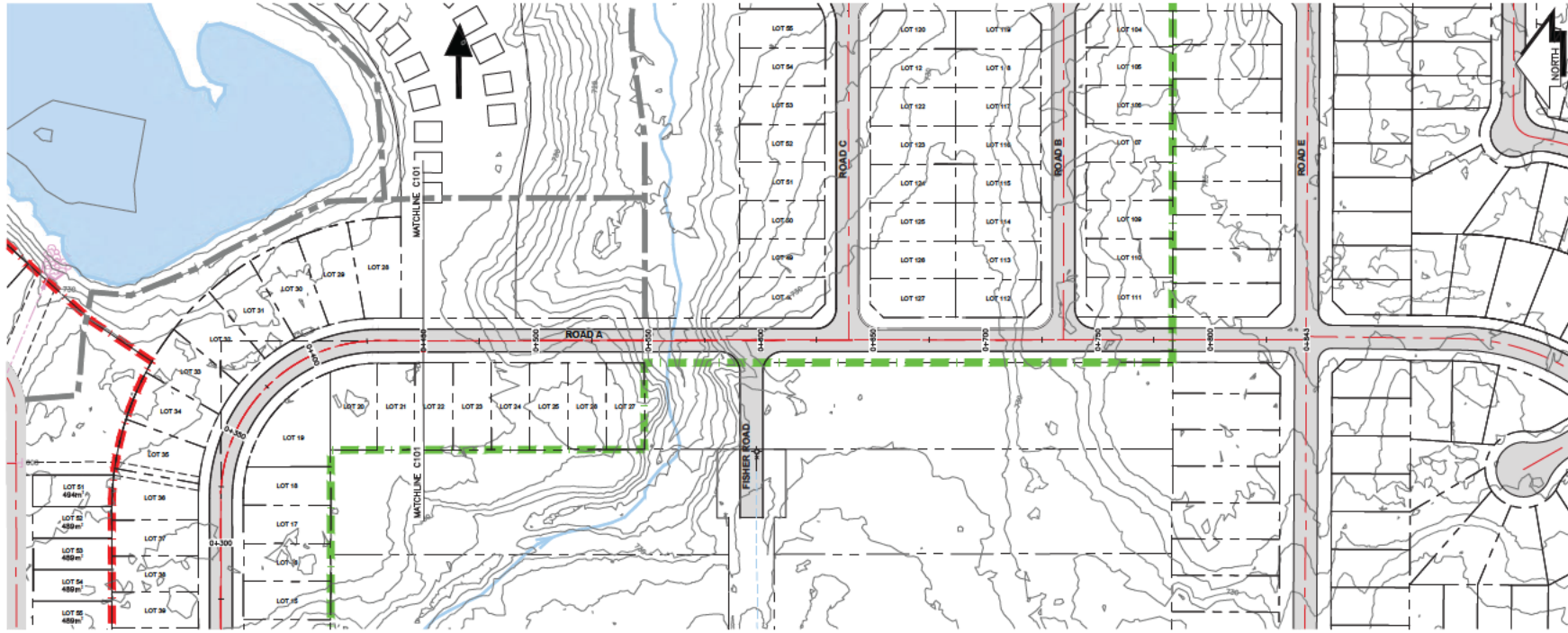
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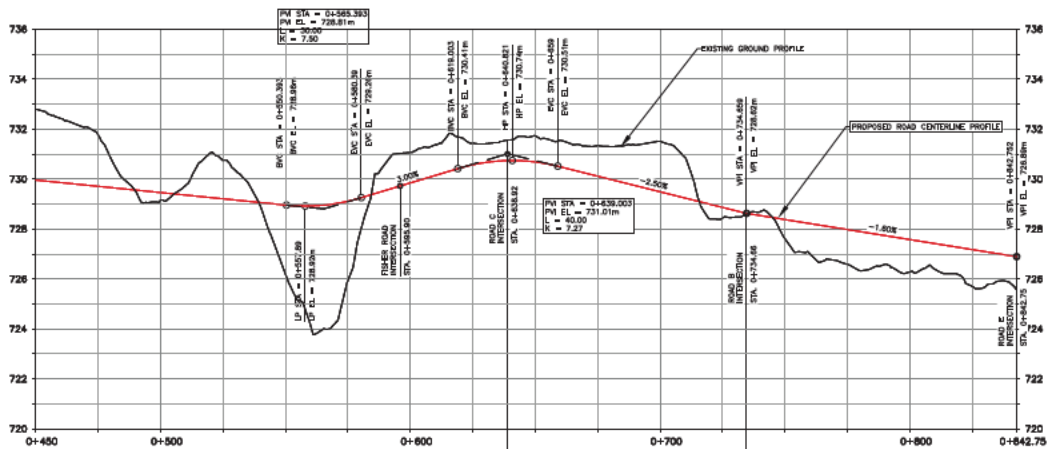
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- EX. CATCHBASIN MANHOLE
- EX. CULVERT
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- EX. WATERMAN & VALVE
- EX. SLOPOFF ASSEMBLY
- EX. CURB STOP
- EX. ROAD & SIDEWALK
- EX. ROAD SIGN
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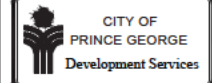
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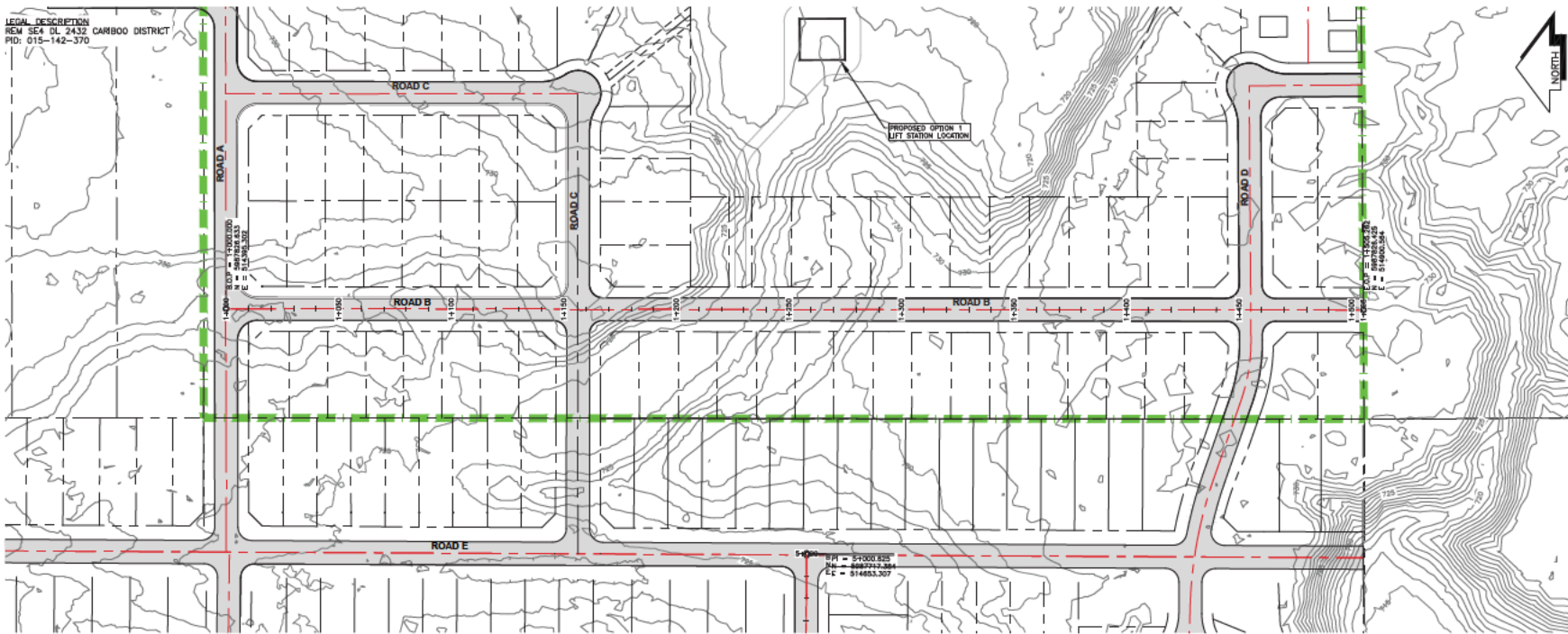
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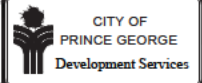
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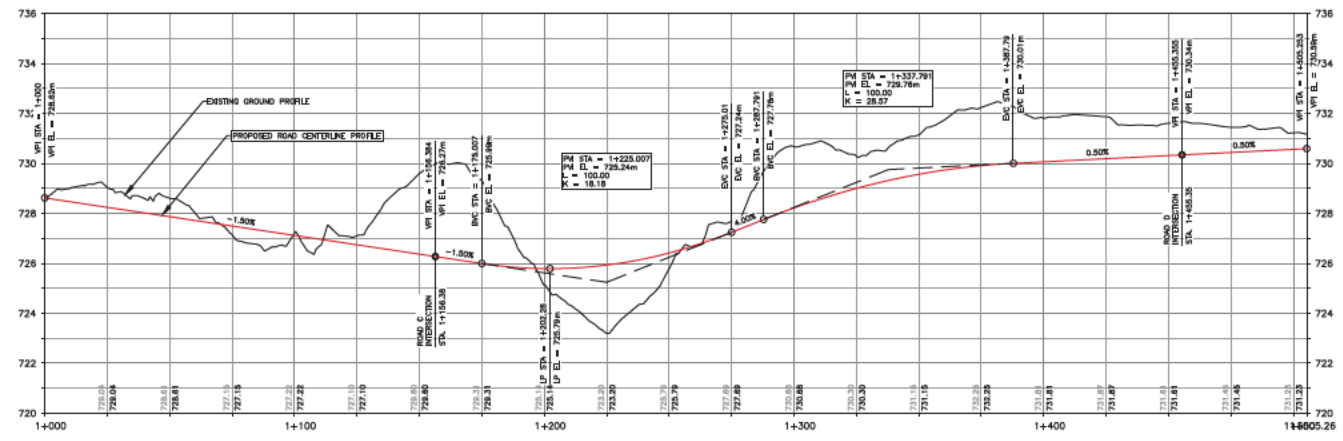


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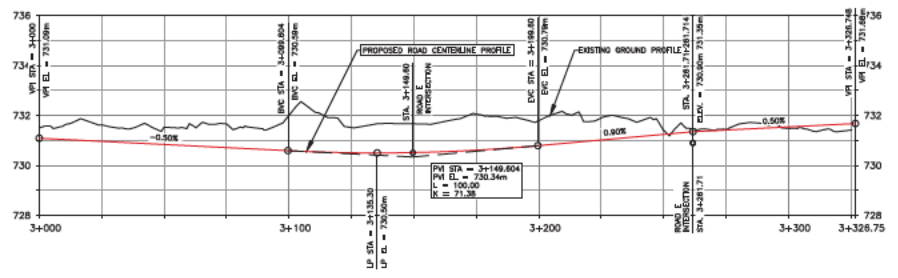
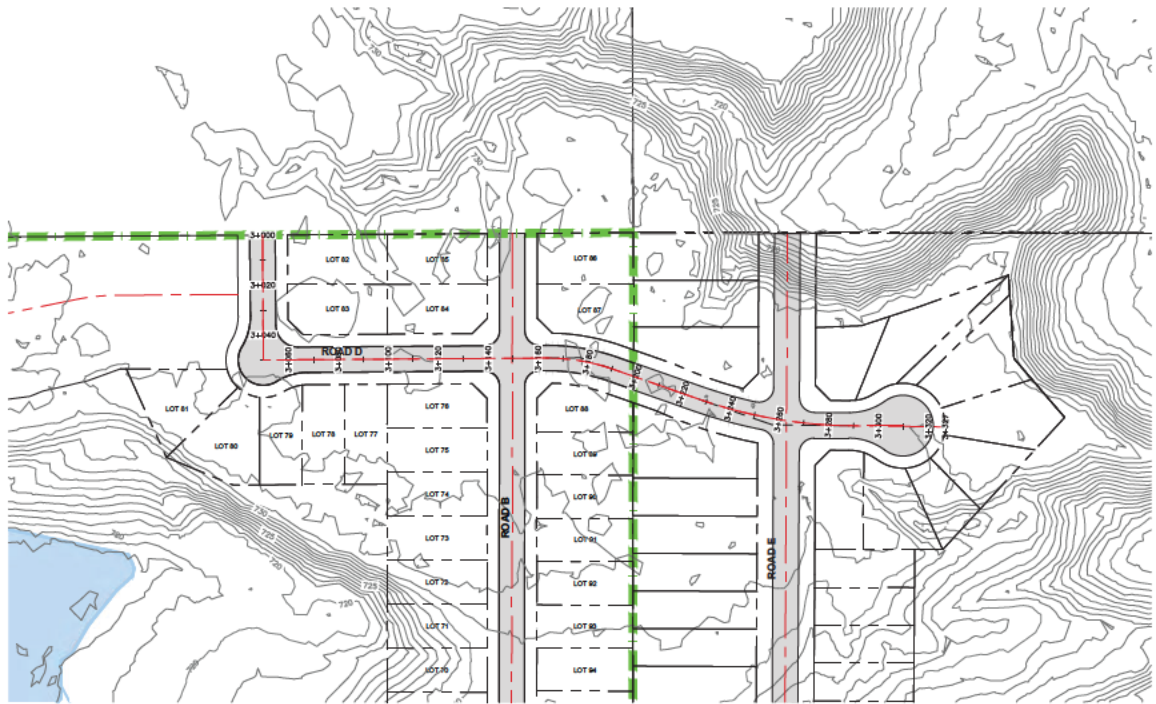
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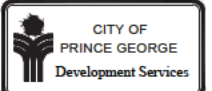


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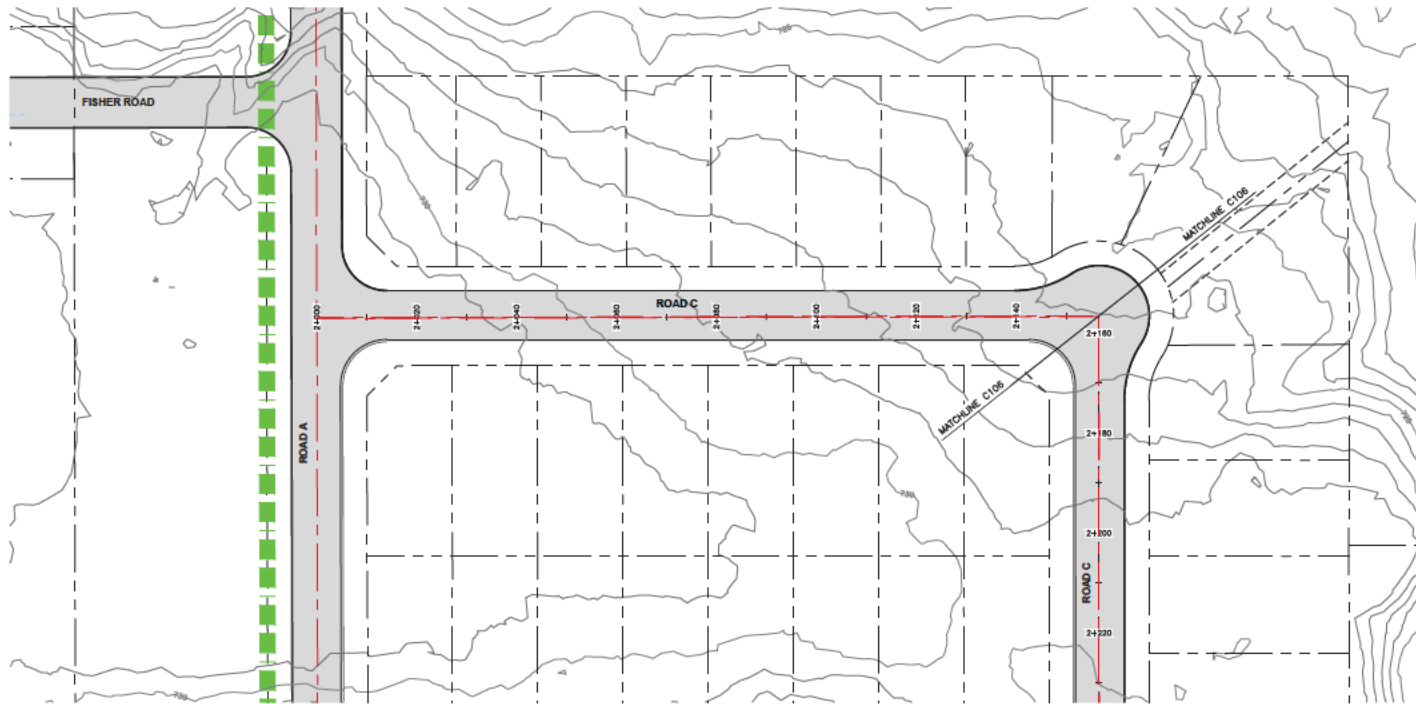
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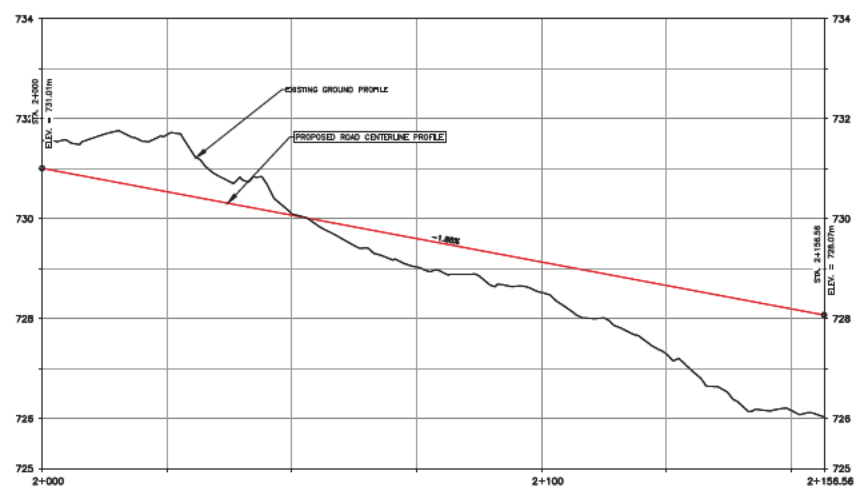


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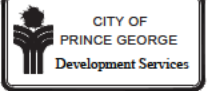
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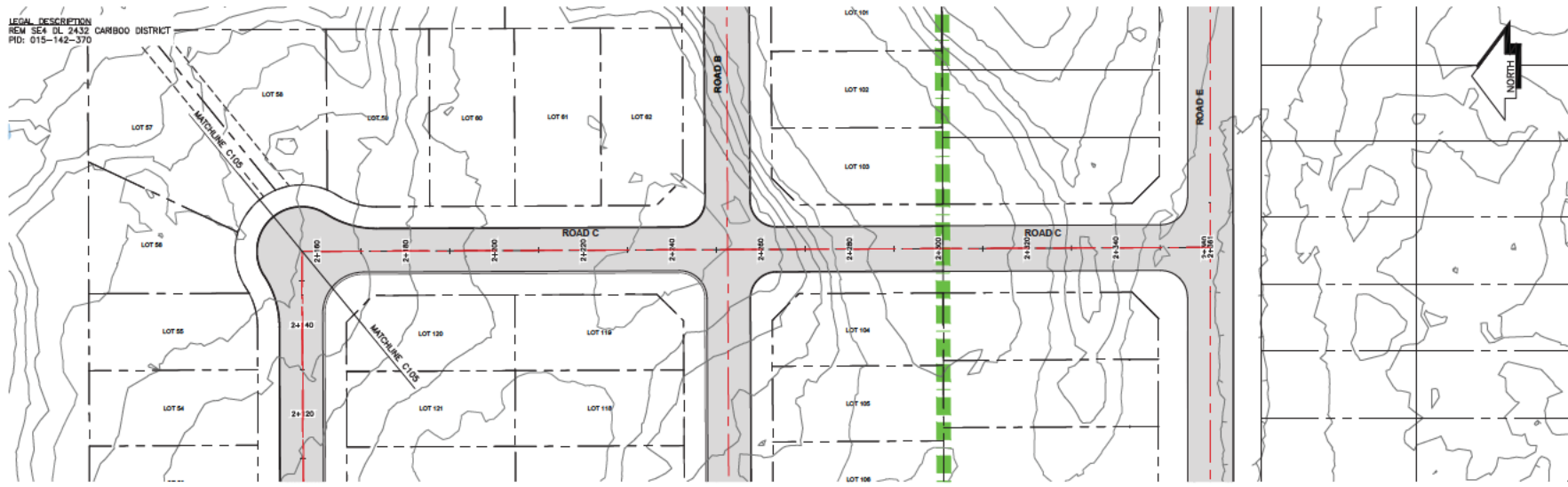
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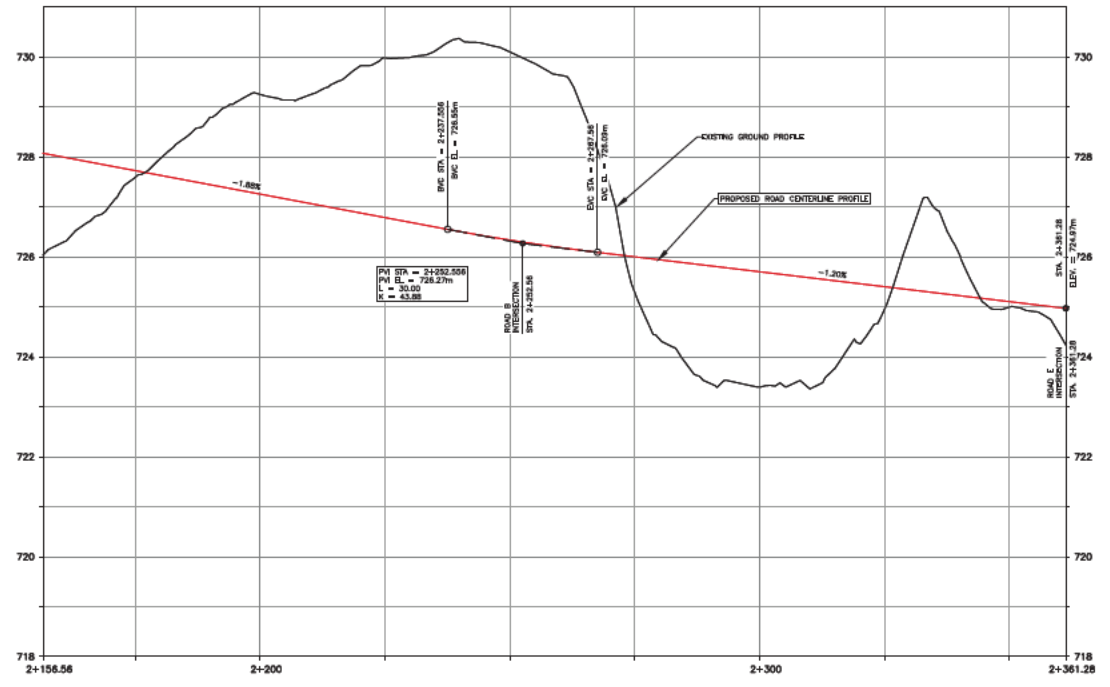
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- EX. GAS MAIN

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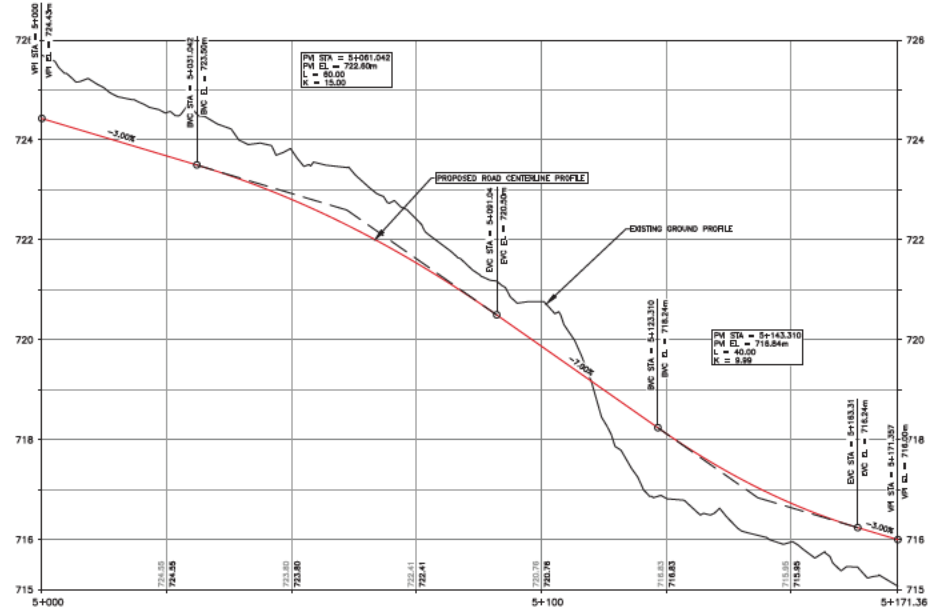
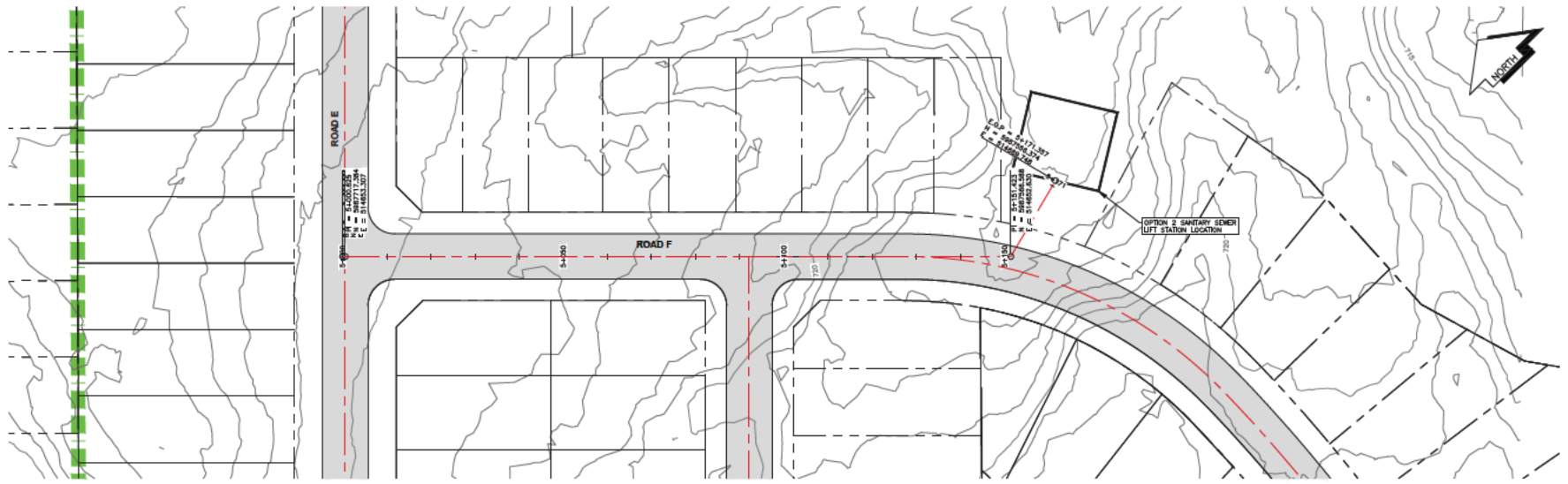
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	EX. LEGAL R.O.W. & EASEMENT
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	EX. EDGE OF SLOPE
	EX. FENCE
	EX. UNDERGROUND LINES
	EX. POWER POLE & ANCHOR
	EX. GAS MAIN
PROPOSED	
	PR. LEGAL LINE
	PR. LEGAL R.O.W. & EASEMENT
	PR. SANITARY & MANHOLE
	PR. STORM & MANHOLE
	PR. SINGLE & DOUBLE CATCHBASIN ON C/S LEADS
	PR. CATCHBASIN MANHOLE
	PR. CULVERT
	PR. FIRE HYDRANT & VALVE ASSEMBLY
	PR. WATERMAIN & VALVE
	PR. ASPHALT
	PR. CURB & SIDEWALK
	PR. ROAD SIGN

NOT FOR CONSTRUCTION

CITY OF PRINCE GEORGE
Development Services

CONSULTANTS PROJECT No.: 1546-08

DRAWN: MS
CHECKED: JRB
ENGINEER: JRB

DATE: 31/01/23
SCALE: HORZ. 1:1000
SCALE: VERT. 1:100

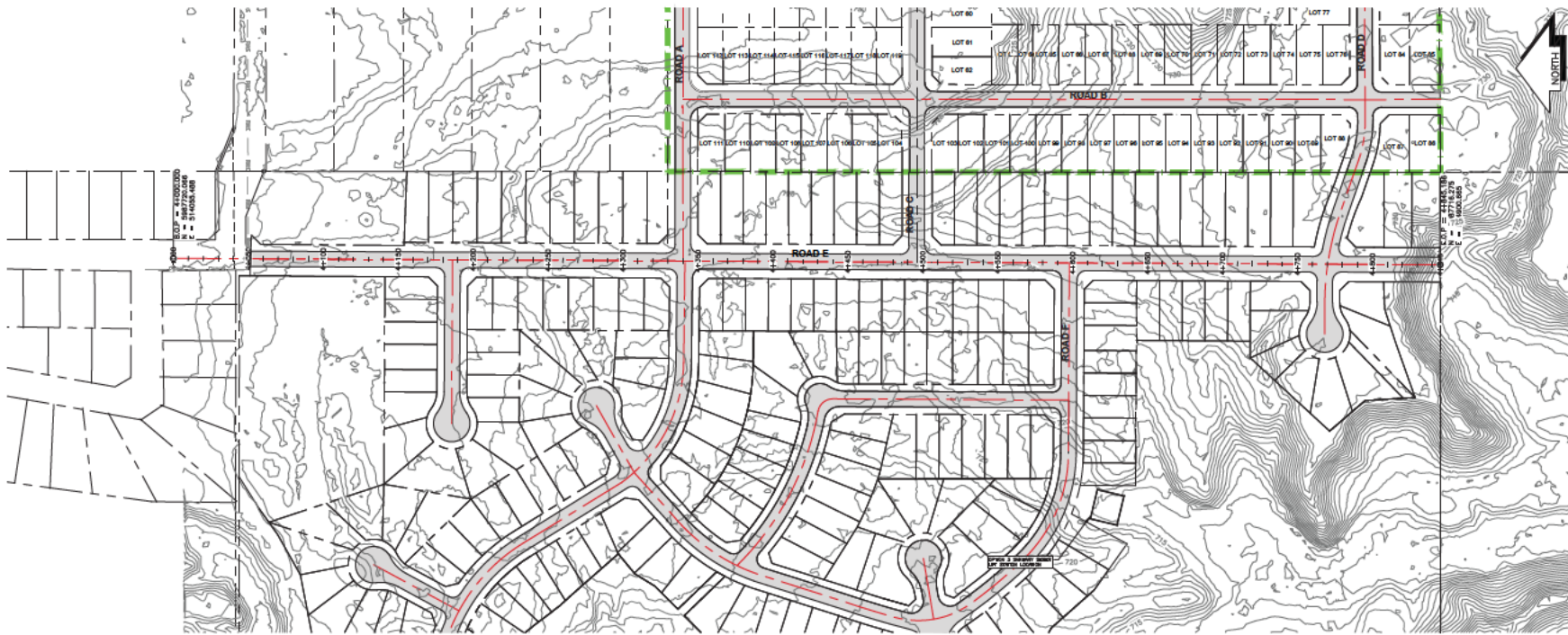
WESTCAN PROPERTY LTD.
MEADOW PARK SUBDIVISION

ROAD F
STATION 5+000 TO 5+171.36

DRAWING No. **C107**

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LEGEND

EXISTING

- EX. TEST PIT & DRILL HOLE
- EX. BENCHMARK & SURVEY PEGS
- EX. PPA & SPPA
- EX. LEGAL LINE
- EX. LEGAL CURB & EASEMENT
- EX. SANITARY & MANHOLE
- EX. SANITARY FORCE MAIN
- EX. STORM & MANHOLE
- EX. SINGLE & DOUBLE CATCHBASIN ON CURB LEAD
- EX. CATCHBASIN MANHOLE
- EX. CULVERT
- EX. FIRE HYDRANT & VALVE ASSEMBLY
- EX. WATERMAIN & VALVE
- EX. SLOPE OFF ASSEMBLY
- EX. CURB STOP
- EX. ROAD & SIDEWALK
- EX. ROAD SIGN
- EX. SHOULDER
- EX. TOP OF SLOPE
- EX. TOP OF SLOPE
- EX. SLOPE OF SLOPE
- EX. FENCE
- EX. UNDERGROUND LINES
- EX. UNDERGROUND LINES
- EX. POWER POLE & ANCHOR
- EX. GAS MAIN

PROPOSED

- PR. LEGAL LINE
- PR. LEGAL CURB & EASEMENT
- PR. SANITARY & MANHOLE
- PR. STORM & MANHOLE
- PR. SINGLE & DOUBLE CATCHBASIN ON CURB LEAD
- PR. CATCHBASIN MANHOLE
- PR. CULVERT
- PR. FIRE HYDRANT & VALVE ASSEMBLY
- PR. WATERMAIN & VALVE
- PR. ASPHALT
- PR. CURB & SIDEWALK
- PR. ROAD SIGN

NO.	DATE	REVISION	BY

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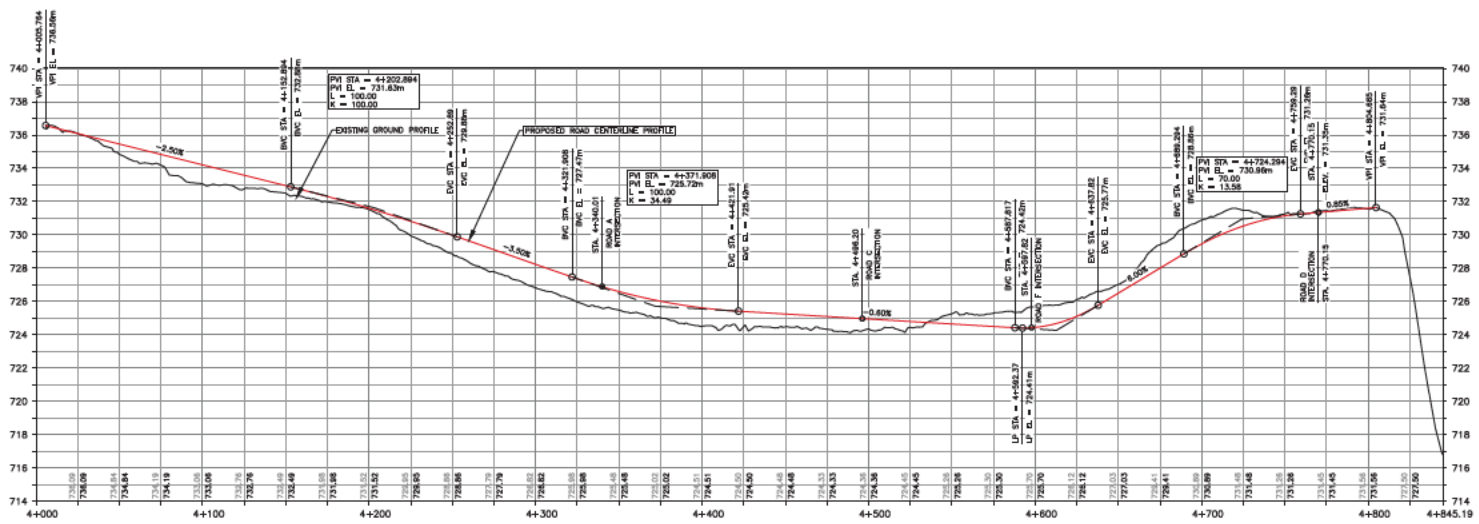
CITY OF PRINCE GEORGE
Development Services

CONSULTANT'S PROJECT No. 1546-08

DRAWN: MS
CHECKED: JRB
ENGINEER: JRB
DATE: 31/01/22
SCALE: HORIZ. 1:1500
SCALE: VERT. 1:150

WESTCAN PROPERTY LTD.
MEADOW PARK SUBDIVISION
ROAD E
STATION 4+000 TO 4+845.19

DRAWING No.
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