
Subject: Submission for Council regarding OCP

From: David W. Greenberg **Redacted**
Sent: Thursday, March 6, 2025 4:28 PM
To: cityclerk <cityclerk@princegeorge.ca>
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Please enter this email which has been sent to the Mayor and each councillor into the official record:

Dear Councillor:

My wife, Jeanette, and I have both lived in Prince George for fifty-five years; we have strong connections to the community and the environment here and we are hoping to see the features which make this city very attractive be preserved for future generations. I am going to tell you the issues that concern me as the new OCP is being considered.

There are several parcels of land that are currently undeveloped which need to remain as they are and they seem to be threatened either because they are listed as "For Sale," or because they may be rezoned in the future. Please forgive me if I confuse the terms, "rezone," "improperly zoned," or "in the urban containment boundary ." All of the lands about which I am concerned need to be protected from development. This is because they have a much higher value as green belt habitat than they would as light industrial or residential properties.

First, I object to the land at the north end of Moore's Meadow, which is indicated in pink on Schedule 12, being developed for business or residential use. Currently listed as, "for sale," this land ought to come off the market and be left as parkland. This is because it is an essential part of the wildlife corridor. It gives an easement for animals to travel to and from the Nechako River. If the entirety of Moore's Meadow park is surrounded by houses it will isolate the park from the wildlife habitat on Cranbrook Hill and and the riverside areas.

Second, I am very worried about the future of the land between 18th Avenue and Foothills Boulevard (where the traffic round about is located), and Ferry Avenue. When we walk along the path there we can encounter moose, deer, and foxes. These wildlife sightings are especially rewarding. Light industrial development or a road through this area would greatly degrade this well used and well loved area. This area, part of which was at one time consider for a bus maintenance facility, needs to be zoned as Park.

Third, the property that runs along the west side of Ginter's Meadow and which sits to the east of University way most definitely needs to be zoned as Park. Most of this area is very steep; it is not practical to build there. Also Shane Creek runs through there and it is a very ecologically valuable resource. The land located to the west of the UNBC campus is also more valuable as part of the greenbelt than it is as the site of future development. The Greenway Trail which runs from Highway16 to Otway Road is a very well travelled route; it hosts hikers, cyclists, horseback riders and skiers. The close proximity to the Forests for the World Park makes development in this area very undesirable. Shane Lake happens to be my very favourite place to fish. It would be a shame to see it butt up next to a housing development.

The difficulty, as I see it, is that the OCP is laying out a future plan for development that need not occur. For one thing, I believe that Prince George may not be growing at a rate that will require the sprawl that is an inherent part of the OCP. With limited potential for growth in the forest industry, it just might be that the city has grown as much as it is going to grow. Furthermore, it is not necessarily desirable for the city to promote growth just for growth sake. There is nothing wrong with the city remaining a mid-sized city. The best planning is that which aims to maximize the life style quality residents in Prince George, not planning that relies on remands for more and more population growth, spread, and sprawl. The endangered land parcels about which I have written have special value that is not measured in terms of property tax generation or increased commerce. Rather, the value is to the outdoor recreation opportunities that has frequently drawn people here in the first place. I think there are plenty of other places where development can occur without destroying the precious places that are endangered by the proposed OCP. I would

encourage council to look for more development in the gravel pit areas north of the Nechako River, and in the downtown. As a community, we should be utilize every possible opportunity for “infill.” There are many properties in the centre of the city which could be used to build up instead of building out.

Many other cities, including Vancouver, have enhanced their urban development plan with models that comprise high rise housing on top of ground floor businesses and close proximity to public transit. I think this is a model we should be examining very closely in our downtown area

We came to Prince George more than half a century ago. We have stayed here, not because of the fabulous weather, but because it is a very comfortable, affordable and pleasant place to live. We have enjoyed dog walking, biking, skiing, picnicking, in the splendid wild spaces that are an integral part of life here in Northern British Columbia.

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