
Subject: FW: Opposition to draft OCP Re: DL 9264 and DL 9265
Attachments: Chander Suri - Letter to Council Outlining Concerns Regarding the City's Draft OCP.docx

From: Chander Suri [Redacted]
Sent: Tuesday, February 18, 2025 2:36 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>; Councillor Polillo, Ron <Ron.Polillo@princegeorge.ca>; Councillor Scott, Susan <Susan.Scott@princegeorge.ca>; Mayor Admin <MayorAdmin@princegeorge.ca>; Mayor and Council <mayorandcouncil@princegeorge.ca>
Cc: Holahan, Kali <Kali.Holahan@princegeorge.ca>; Wasnik, Deanna <Deanna.Wasnik@princegeorge.ca>; Carrie Nicholso [Redacted] ocp <ocp@princegeorge.ca>; Emily Tangira <[Redacted]>
Peter & Simi Fagan [Redacted]
Subject: Opposition to draft OCP Re: DL 9264 and DL 9265

Some people who received this message don't often get email from chanderashasuri67@gmail.com. [Learn why this is important](#)

Mayor Yu & and Members of Council,

Please see the attached letter outlining our concerns regarding parcel **PID:015-069-851** in relation to the draft OCP.

We request that a portion of our parcel remain designated for future residential development.

Please note, this is our 2nd letter sent to your offices.

Gratefully,
Chander Suri with Emily Tangira and Simi Fagan (daughters)

----- Forwarded message -----

From: Peter & Simi Fagan [Redacted]
Date: Fri, Dec 6, 2024 at 2:44 PM
Subject: Opposition to OCP: DL 9264/65
To: Holahan, Kali <Kali.Holahan@princegeorge.ca>, <ocp@princegeorge.ca>
CC: <simon.yu@princegeorge.ca>, <tim.bennett@princegeorge.ca>, <garth.frizzell@princegeorge.ca>, <kyle.sampson@princegeorge.ca>, <cori.ramsay@princegeorge.ca>, <brian.skakun@princegeorge.ca>, <trudy.klassen@princegeorge.ca>, <ron.polillo@princegeorge.ca>, <susan.scott@princegeorge.ca>, Carrie Nicholson [Redacted] Emily Tangira [Redacted]

Good Afternoon,

At the end of November we came to know, only by chance, that the draft version of the new OCP was recently available for the public to view.

Our father, Chander Suri, owns parcels of land in the City of Prince George and upon review of the draft land use plan, we have noticed that his property across from UNBC, **DL 9265 PID: 015-070-531** is now designated as Parks and Open Spaces. It is currently split designated as Neighbourhood Residential and Rural Resource.

We did not receive notice from the City regarding their intention for the future land use of our father's property and this is not something that we approve of.

We are aware that any future development would require an OCP amendment, however from a public perception perspective, we can foresee having a very difficult time redesignating that Parks and Open Spaces land use designation to something that would suit future development of our Dad's lands.

We advise the City update the draft land use plan and designate the parcel from Parks and Open Spaces to what it currently is, Neighbourhood Residential (Small Scale Residential in the new OCP) and Rural Resource.

Further, his parcel located directly south, **DL 9264 PID: 015-069-851** is currently also designated as a Neighbourhood Residential and Rural Resource OCP land use designation. In the draft land use plan, this entire parcel is now designated as Rural Resource. There are developable areas on this parcel which is why the Neighbourhood Residential OCP land use designation is in effect. Why redesignate it to impede further development by now requiring a future OCP amendment application for lands that were previous designated for development?

We further advise the City to leave this parcel designated as it currently is, Neighbourhood Residential (Small Scale Residential in the new OCP) and Rural Resource.

Sincerely,

Emily Tangira (POA) & Simi Fagan on behalf of our father, Chander Suri

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February 18th, 2025

Attention: Mayor Yu and Members of Council

Reference: Ellora Enterprises Ltd. - **PID: 015-069-851**

Mayor Yu and Members of Council,

I own the parcel (PID: 015-069-851) that is located off of University Way and located within the University Heights Neighbourhood Plan. In the current Official Community Plan, my parcel is designated a mix of Neighbourhood Residential and Rural Resource. In the draft OCP this entire parcel is now designated as Rural Resource which significantly devalues my land. There are developable areas on this parcel which is why the current Neighbourhood Residential OCP land use designation is in effect.

Further, I was part of the University Heights Neighbourhood Plan process where I invested significant time and money into that long-term strategic Plan to ensure that my parcels would be considered for development in the future. This is also a reason why a portion of my parcel is designated as Neighbourhood Residential, as it is consistent with the policies and objectives outlined within the University Heights Neighbourhood Plan. The University Heights Neighbourhood Plan was an extremely extensive and collaborative planning process that involved 14 landowners. The Plan was developed to ensure the creation of sound fiscal policy for infrastructure expansion and improvements, the creation of progressive land use planning policies that effectively considered the environment, transportation networks, parks and trails and interfaces between neighbourhoods and most importantly it created a public dialogue about how we envisioned this area of the City growing and developing in the future.

Based on the above, I am curious as to why the draft OCP has redesignated my parcel to impede further development by now requiring a future OCP amendment application for lands that were previously designated for development. I'm also curious as to why I was not informed of this proposed "down designation" of my property prior to the draft OCP becoming public.

I'd like to further make Council aware that that I am allowing the City of Prince George and adjacent landowners to construct a storm main to be located within a right-of-way through my lands to ensure that the surrounding lands can be adequately serviced. This in turn has provided servicing availability for my lands. Redesignating lands to Rural Resource that are developable and serviceable and that have clear policy support for development in the University Heights Neighbourhood Plan does not seem like the correct process.

Throughout the years/decades, I have chosen to invest significantly into the City of Prince George. As a long-term developer in the City, I urge Council to reconsider the proposed Rural

Resource designation on my property and leave the portion of my parcel as it currently is Neighbourhood Residential (Small Scale Residential in the new OCP) and Rural Resource.

Respectfully Submitted,

Chander Suri
2089 Ferndale Road
Victoria BC