
Subject: FW: OCP Amendments for Public Hearing Consideration

From: Kim L **Redacted**
Sent: Thursday, March 13, 2025 6:55 PM
To: Mayor and Council <mayorandcouncil@princegeorge.ca>; cityclerk <cityclerk@princegeorge.ca>
Subject: OCP Amendments for Public Hearing Consideration

Good afternoon Mayor and Council,

First of all, I would like to extend my appreciation to city staff for all the tremendous amount of work they have done over the last couple of years to bring us a draft of the OCP being presented to us now. I would like this email to be **included as consideration of input for the Public Hearing of the OCP on March 19th** as I am unable to attend in person.

I have been following the progress on the OCP for a while now and while I am excited about many aspects of the OCP, I would like to recommend the following amendments based on what I believe to align better with what citizens have shared during the consultation process.

1. Removing the Light Industrial/Right-of-way land use plan between 18th Ave and 22nd Ave, as well as between Massey Dr, and Ferry Ave from Schedule 12 Future Land use.

Well I appreciate work has been done to help designate Ginter's as valued greenspace, these right-of-ways continue to suggest to Developers that the land is still open for development. With the proximity to Ospika Blvd as a primary transportation corridor, it doesn't make sense to put more roads through the area. In addition, these right of ways would remove existing trails and walkways that residents have made clear that they value for accessibility to nature and greenspace.

2. Remove the property at the south end and above Ginter's from the Urban Containment Boundary.

This property is currently listed as AG-Greenbelt. Therefore it sends the wrong signals to developers and shouldn't be within the proposed Urban Containment Boundary. Furthermore, the land within this property is on the escarpment above Ginter's and the residential neighbourhoods below. Clearing the forests to develop this property has many problems. First, the land itself is geographically unstable. The hill is steep, and there is lots of water runoff. How do we continue to deal with the water runoff when council meetings have kept making comments about the pressure on the current stormwater infrastructure? Clearing the trees would give the water nowhere to go but down. Second, protection of urban greenspace is important to help combat climate change and make us more resistant to the effects of climate change.

3.Remove all Future Growth Priorities on Tyner Blvd from the Growth Management Map (Schedule1).

Many residents have continued to outline importance for greenspace and densification of growth in areas of existing infrastructure as opposed to sprawl where greenspace is removed and new infrastructure is needed to be built during the consultation process. The current draft ignores this direction. This would likely increase the tax burden on citizens to continue to support expanding infrastructure, which is concerning given every council meeting, there are continued comments regarding the strain of tax burden due to expanding instruncture. While the city does need to grow, priorities should include true brown in-filling before sprawl as indicated in areas labelled Future Growth Priorities. Furthermore, the future growth priorities listed in the Urban Containment boundary would remove a large chunk of well-established trails south of Shane Lake that many people (residents AND non-residents) enjoy. Furthermore, the FFTW and Greenway greenspace offers Educational benefits for many schools as well as UNBC due to the close proximity and ease of access to these establishments.

I think there are lots of benefits of considering these amendments. The abundance and access of nature in these urban greenspaces is important for physical and mental health. They provide easy access for educational learning for UNBC and school children of all ages. They help support a plan that works toward climate change resilience, and reduces the tax burden on citizens for expanding infrastructure that we continue to struggle with unless our taxes increase, which they continually do. There are plenty of other places within the bowl to work towards densification and mixed-use neighbourhoods to support the growth of the city. Light industrial areas, for example near the College, could be redesigned to support businesses and housing. In fact, I believe that mixed-used developments should be allowed on all business properties and actively encouraged throughout the city, and not just in the Downtown area. A good example of an area could be Carter-light area. think this would also align with discussions and suggestions from the consult process.

Thank you for your time and your consideration.

Kim Lawyer
359 Claxton Cres