

Kellett, Leslie

Subject: FW: submission for Public Hearing
Attachments: Ginters_ OCP 2nd reading.pdf; Ben Ginter Property mapping breakdown.pdf; 3.png; 5.png; 8.png

From: Jenn Matthews **Redacted**
Sent: Thursday, March 13, 2025 11:18 PM
To: cityclerk <cityclerk@princegeorge.ca>; Mayor and Council <mayorandcouncil@princegeorge.ca>
Subject: submission for Public Hearing

Dear Mayor and Council,

Please consider this email and the one below sent on Feb 20, as part of my submission to the public hearing. I will also be calling in to the hearing since I'm not in town. I've also attached the letter from a handful of Ginter's Green Forever Organizers. Please use my address for the submission. Please see attached maps for clarity as part of my submission.

As per the arguments below please consider the following amendments that would truly protect Ginters Green: the escarpment and trails that run from 18th Ave. to Ferry Ave.

1. Remove the right-of-way / light industrial zone between 18th Ave and 22nd Ave, and from between Massey Drive and Ferry Ave, from the Future Land Use Schedule. Replace it with P1 Park in the land use planning. If the city is genuine about protecting Ginter's Green this is a must.
2. Remove the two properties adjacent to Ginter's, properties 015 070 531 and 015 069 815 from the Urban Containment Boundary.
3. Remove all of the Future Priority (yellow) on Tyner and the escarpment from the Growth Management Schedule, except the small amount UNBC needs to build student housing on the Endowment Lands. No one in 20 years is going to be happy that we mowed down all those trees, habitat, and trails, all the way to Shane Lake, for housing, all the while letting the centre of our city die. Please do not doughnut our city. Please also remove the north end of Moore's Meadow from the Urban Containment Boundary.

To meet our housing and growth goals please do so by adding strong mixed use development policies to the OCP. This is very weak in the current OCP and is only a land use designated for downtown.

Some policy amendment ideas:

- Mixed use in ALL neighbourhoods
- Mixed use residential allowed in all businesses
- tax policies (OCP might not be the right place, but it could point to this) to punish vacant buildings.
- tax incentives or other incentives to encourage or expect mixed use on new business builds
- specifically focus on the Carter-Light area and the new business developments on North Nechako
- obviously I'm not a planner so there are likely a lot of ideas that might be better to change in the OCP to reach the goal I'm suggesting. Please suggest amendments to get those ideas in the OCP.

Cutting down trees, building roads, adding services is NOT infill. The OCP is missing strong policies to actually create true infill so we don't have to keep expanding our services.

Finally there is a huge lack of food security in the OCP, adding these would be a great amendment. One small amendment would be changing policy 16.1.4, to a policy that BOTH aligns with the recommendations from the city's bear committee and that encourages food security. Growing our own food, wherever possible, is a key part of surviving climate change and inflation! The policy should not only reflect worries about fruit trees/shrubs and bears, BUT also support and encourage growing our own food. However this amendment would not make up for the lack of food security in this document.

Please let me know if you'd like to discuss any of these ideas.

Jenn Matthews

Redacted

650 Tay Crescent
Prince George BC

Email from Feb 20, 2025

Dear Mayor and Council, please find below concerns and questions regarding the current version of the OCP. I look forward to hearing what amendments are brought forward on Monday and I hope some of these ideas might inspire some.

First I'd like to say that I'm really happy that the roads through Ginter's Green have been removed from the OCP. That will go a long way to protecting this treasured green and third space. However, the Future Land Use Schedule keeps the grey right-of-way from Massey to Ferry, rather than designating it as a park. Given how Ms. Wasnik answered Councilor Sampson's question regarding a third bridge across the river, I think it's necessary to get this area officially designated in the Future Land Use Schedule as a park and have a plan to 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), 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. The area is steep and FULL of water. It's a terrible place for development. Imagine standing at the Ginter's Mansion or at the end of Ferry and standing at the edge of developments!! If these properties stay in the Urban Containment Boundary Ginter's 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.

The OCP is full of goals to make PG walkable and grow in a way that protects green space (love that!). Yet when you look at the policies, the main policy to obtain this is the Urban Containment Boundary, which YES is smaller than the previous OCP, but contains a heartbreaking amount of forest, especially on the escarpment. It's madness to develop more up there. Because of this the Urban Containment Boundary actually contradicts the main goals/values in the OCP. The map of all the water on and above the escarpment is insane and we are already paying to manage that. Not to mention the 20 million \$ project to four-way Tyner (in the capital unfunded list), and something will have to be done about the UNBC intersection at Tyner if this keeps up. Plus the new road going from Tyner to Westgate. Every council meeting we listen to staff tell everyone we are too spread out, and yet here we are spreading out into an area with ZERO services. I think the entire yellow part of the Urban Containment Boundary on the escarpment should be removed.

Mixed use development policies seem to be basically ignored in the OCP. There should be mixed use opportunities in every neighbourhood, not only downtown. That's how you create a walkable city, prevent sprawl, and lower taxes (Have you watched Suburbia is Subsidized? <https://www.youtube.com/watch?v=7Nw6qyyrTel>). Take the development by my house (5th and Stuart; where the old squash courts were). There could have been one more floor to the building, which is only occupied 9-5 M-F, and had apartments (especially because this area is walkable), and there could have been mixed use, like a small coffee shop or something. There needs to be HUGE incentives to

start mixing business and residential all over the city, not just downtown. I spent a lot of time in Europe over the summer and basically all apartments have stores/businesses underneath. How can we get this happening in our city? What tools do we have?

One question I have is, does the Urban Containment Boundary have to follow property lines? If so, why, and can that rule be changed? It seems to me that drawing the Urban Containment Boundary around UNBCs already developed area, plus a small amount for them to make some student housing, and cutting the Forest for the World area out of the Urban Containment Boundary would solve a lot of problems. People are really really worried and upset about the Urban Containment Boundary going all the way to Shane Lake. Actually people are really upset about the whole yellow area on Tyner. Honestly, the yellow on the escarpment should be completely removed, minus some area for student housing on the endowment lands.

Thank you to Councilor Ramsay for bringing up Carter Light at the last meeting. It's an area I think a lot of great stuff is and can be happening. This area would be SO lovely as a mixed use area which included dense housing. It could be a place where a lot of the development our city needs happens. But not just mixed businesses. We need to find a way to get housing in there too. It's close to the College, close to a bunch of buses, a nice area to bike in. This area is a real place where a lot of exciting ideas could happen. One step towards this could be labeling the area as mixed use business and dense housing in the Future Land Use Schedule.

One final thought I have on the OCP (which connects to the email I sent earlier this week) is that there is a real lack of policies pertaining to food security in the OCP. I find it rather mind-boggling given the environmental and climate values stated. I would really love to see more of that.

I'm also wondering if there is concern about the public hearing being 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 it is more likely that more people are available.

Thank you so much for caring about our city, reading, and considering my emails. I really appreciate it.

Sincerely,

Jenn Matthews
650 Tay Crescent
Prince George

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Dear Mayor and Council Members,

The following is a letter from the organizers behind Ginter's Green Forever.

We are really happy that the roads through Ginter's Green have been removed from the OCP, including the Foothills extension to 22nd. Beyond that we are unsure exactly how Ginter's Green is protected in the OCP. We are concerned about the following:

- The Future Land Use Schedule keeps the grey right-of-way from Massey to Ferry, rather than designating it as a park. We request that this area be officially designated in the Future Land Use Schedule as a park and have a plan to 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); 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. We point to 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 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. 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.

Our group has heard a lot of concern 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 infill (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's how you create a walkable city, prevent sprawl, and lower taxes (Have you watched 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. We were accused of "being over represented" when we organized to make sure folks came to public engagement sessions. 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.

Sincerely,

Ginter's Green Forever

Jenn Matthews
James Steidle
Kim Menounos
Lorne Clarke
Selene Maxwell
Shirley Burkinshaw
Dr. Zoë Meletis
Dr. Annie Booth



009-450-416

City of PG

DL 2611

DL 2611

Local Regional Park - Licence of Occupation
The Crown, as represented by
Min of Environ, Land & Parks

023-384-697

015-965-481

UNBC

011-570-393
City of PG

023-458-178

006-616-585
City of PG

City of PG

015-070-531
DL 9265

Ellora Enterprises Ltd, Inc. No 132652

Ellora Enterprises Ltd, Inc. No 132652

UNBC

016-576-683

DL 9264

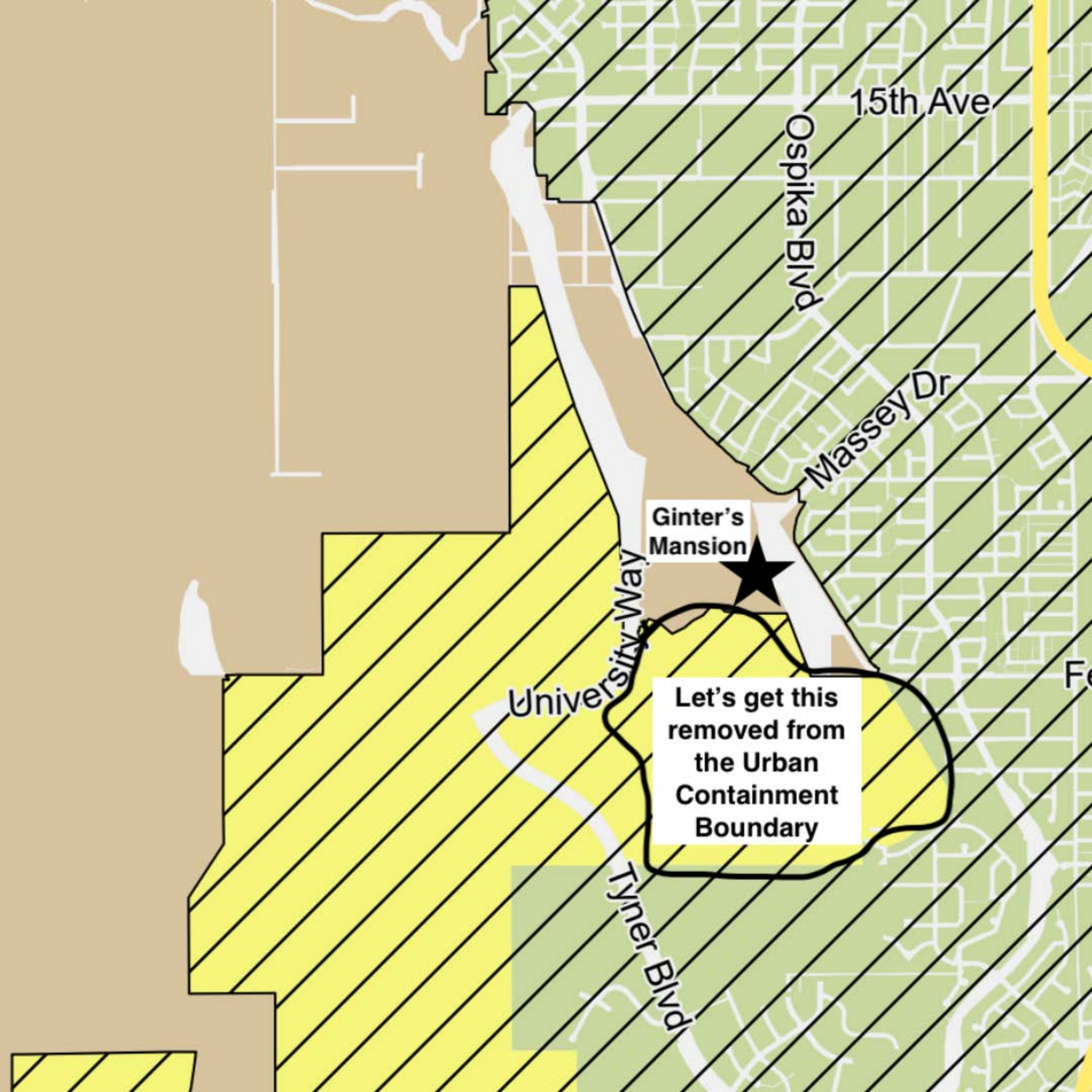
015-069-851

DL 9263

Remove the Light Industrial / Right-of-Way land use plan between 18th and 22nd & between Massey and Ferry from Schedule 12 Future Land Use

- Small Scale Residential
- Neighbourhood Centres and Corridors
- Downtown
- Highway Commercial
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Civic and Institutional
- Commercial Recreation
- Park & Open Space
- Rural Resource
- Rural
- Utility
- Airport
- Transit Oriented Area
- ALR





15th Ave

Ospika Blvd

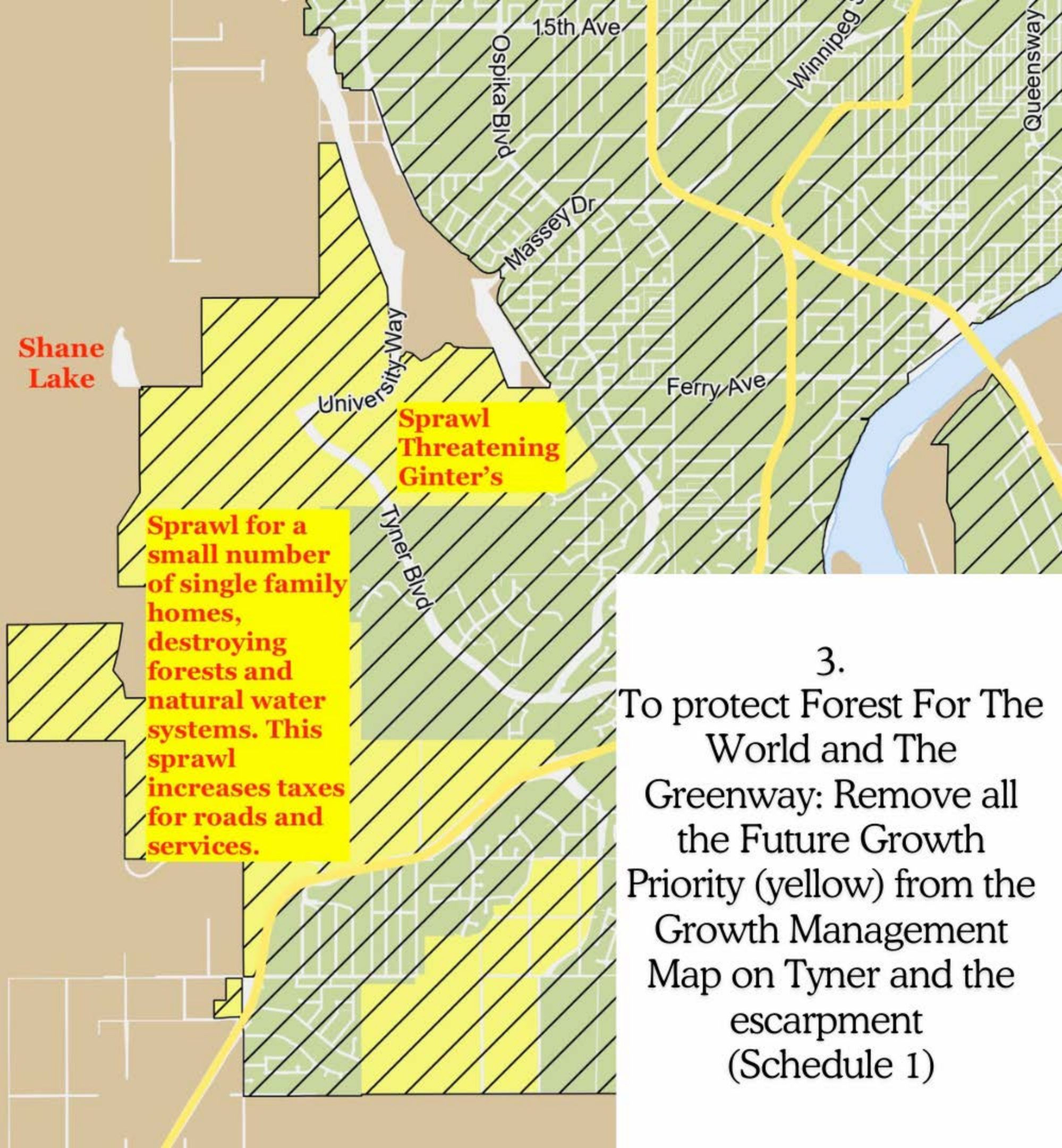
Massey Dr

Ginter's Mansion

University-Way

Let's get this removed from the Urban Containment Boundary

Tyner Blvd



Shane Lake

Sprawl Threatening Ginter's

Sprawl for a small number of single family homes, destroying forests and natural water systems. This sprawl increases taxes for roads and services.

3.
To protect Forest For The World and The Greenway: Remove all the Future Growth Priority (yellow) from the Growth Management Map on Tyner and the escarpment (Schedule 1)