

# Letter of Support for OCP amendments

PIDs 008-315-108, 031-791-344, and 031-791-352 (Giscome Road)  
Agricultural and Forestry to Mixed Use Residential

Dear Mayor and Council,

We hope this letter finds you well and appreciate the opportunity for providing input for the upcoming public hearing. We are writing to express our support for the proposed rezoning from Agricultural and Forestry (AF) to Mixed Use Residential for the properties noted above. This change is integral to fostering an urban lifestyle while also accommodating complementary residential-related uses that are harmonious with the residential character of the area.

The City of Prince George stands at a crucial juncture where thoughtful urban planning can significantly impact its future growth and development. Here are several compelling reasons why this OCP amendment is not only beneficial but necessary for our community:

## Increased Housing Density and Mixed Use

As Prince George continues to grow, the demand for housing has surged. By rezoning land to Mixed Use Residential, we may address the pressing need for increased housing density. This may enable more families and individuals to find homes within our city, thus reducing the strain on housing availability and affordability.

The proposed OCP amendment opens opportunities for mixed-use residential development, which can be particularly beneficial for seniors. Integrating residential areas with amenities such as the existing golf course and elementary school can create a vibrant, active community that caters to the needs of older adults and families alike. It also creates opportunities for young families and parents to live closer together making for a diversified community and neighborhood.

## Compatibility with Residential Character

The proposed zone also provides for complementary residential-related uses that are compatible with the residential character of the area. This ensures that any new developments may integrate seamlessly into the existing community, preserving the aesthetic and cultural integrity of our neighborhoods.

## Economic Growth and Development

Increasing housing density can spur economic growth by attracting new residents and businesses to Prince George. A more densely populated area can support local businesses, improve public transportation systems, upgrade municipal infrastructure and create a vibrant, thriving community.

## Sustainable Urban Planning

By focusing on increasing housing density within the city, we can curb sprawl beyond our boundaries and protect our valuable rural and natural spaces. This approach aligns with sustainable urban planning principles, ensuring that our growth is managed responsibly and with long-term environmental considerations in mind.

## Benefits of Proximity to the Airport

Redesignating land near the airport offers several additional benefits. Residents will have convenient access to domestic travel, enhancing their connectivity for both personal and professional purposes. Furthermore, the proximity to the airport can attract businesses and investors, boosting the local economy and creating job opportunities. Efficient transportation links also make the area more appealing to potential homeowners and renters, thereby increasing the demand for housing and contributing to the overall development of Prince George.

As global development continues to rise, the demand for the Prince George airport is likely to increase. An expansion in airport capacity would not only enhance its ability to handle more flights and passengers but would also lead to a greater need for residential housing to accommodate airport and airline employees. This influx of residents would further stimulate local businesses and services, creating a dynamic and thriving community.

## Municipal Infrastructure Improvements

One of the challenges faced by the existing neighborhood is the aging and insufficient water system, particularly in terms of water pressure and available fire flow. These deficiencies can pose risks to residents and limit the effectiveness of emergency services. By increasing residential development, there is an opportunity for developer-paid improvements and the provision of Development Cost Charges (DCCs) that can fund essential upgrades to municipal infrastructure. This approach not only addresses the current limitations but also ensures that the water system is robust enough to support future growth, thereby enhancing the safety and quality of life for all residents.

In conclusion, rezoning land from AF to Mixed Use Residential is a strategic move that may benefit Prince George by addressing housing needs, fostering an urban lifestyle, promoting sustainable development, and leveraging the advantages of proximity to the airport. I urge you, Mayor and Council, to support this proposal and help pave the way for a brighter, more prosperous future for our city.

Thank you for your time and consideration.

Sincerely,



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On behalf of Global Union Investment Group Ltd (Land Owners of above noted PIDs)

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