
Subject: FW: 2913 Silvercrest Rd(ocp ammendment)

From: Navdeep Aulakh **Redacted**
Sent: Wednesday, Marc
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Fwd: 2913 Silvercrest Rd(ocp ammendment)

You don't often get email from **Redacted**
Sir/Madamme,

Please have this included in the public record.

Thanks

I am writing with grave concern regarding the proposed reclassification of my property 2913 Silvercrest Rd, Prince George. to "Rural Resource" in the draft Official Community Plan (OCP).

This reclassification is an oversight that contradicts the principles of sound urban planning, undermines housing development objectives, and disregards the current OCP's carefully considered framework. I urge the City to reconsider and reclassify this property as "Neighbourhood Residential" to ensure alignment with the city's long-term growth strategy and infrastructure plans.

The property is uniquely situated which represents deliberate and strategic planning decision that integrates this property into the city's core transportation and utility network, including the sewer trunk line and Highway 97. Reclassifying this property as "Rural Resource" directly undermines the city's infrastructure strategy and compromises the functionality of this plan.

The property is less than 10 minutes from downtown, bordered by fully serviced residential developments, and adjacent to active construction. Water and sewer mains are already at the property boundary, making it immediately developable without major infrastructure investments. To classify such a centrally located property as “Rural Resource” defies logic and contradicts the city’s stated goal of leveraging existing infrastructure for efficient growth.

The draft OCP emphasizes sustainable, strategic growth within urban areas. Yet, downgrading this property to “Rural Resource” contradicts these principles by sidelining a site that is primed for urban development. Instead of fostering compact, efficient growth, this decision would:

- **Encourage urban sprawl:** Pushing development to less accessible areas with higher infrastructure costs.
- **Delay much-needed housing supply:** This property is capable of supporting up to 759 residential units under the current OCP, addressing a critical housing shortage.
- **Waste existing infrastructure investments:** The water and sewer mains at the property boundary, as well as the planned collector roads, are left underutilized by this misclassification.

Prince George is facing a housing crisis, and the City has a responsibility to enable, not obstruct, development. This

property represents a unique opportunity to deliver a large-scale residential project in a central, infrastructure-ready location. The decision to downgrade this property's classification contradicts the province's push for housing solutions and places unnecessary barriers to much-needed development.

Despite the city's claim of extensive public engagement, no formal notification was provided regarding the proposed reclassification of this property. This omission violates principles of transparency and fair process, especially given the property's strategic importance and ongoing development efforts.

The current OCP reflects a thorough understanding of the property's role in regional growth, supported by detailed infrastructure planning. The draft OCP disregards this foundation without presenting any justification for such a significant change. This inconsistency raises questions about the procedural rigor of the draft OCP process.

Request for Reclassification

In light of these arguments, I formally request the following:

1. **Reinstate the "Neighbourhood Residential" Designation:** Reflect the property's strategic location and alignment with the current OCP.
2. **Include the Property in the Urban Containment Boundary:** Recognize its central role in supporting future growth and its

readiness for immediate development.

- 3. Facilitate the Planned Infrastructure Vision:** Ensure the two planned collector roads and surrounding infrastructure remain functional by supporting development at this key intersection.

This property is critical to achieving the city's long-term goals for sustainable growth, housing development, and infrastructure efficiency. Ignoring its potential would represent a failure to capitalize on a prime development opportunity and undermine the integrity of the city's planning framework.

We got this property in the end of 2023 keeping in mind to get the property developed soon and we are in direct contact with Bryce in planning since the day we got it. Our intention is to get the development application going soon.

Sincerely,

Nav Aulakh

Grayphon Real
Estate