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**Subject:** FW: Subject: Request to Reclassify 4729 Shamrock Rd (PID 016-189-841) into "Urban Containment Boundary" in the Final OCP

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**From:** will DONG **Redacted**  
**Sent:** Wednesday, March 19, 2025 8:16 AM  
**To:** Mayor and Council <[mayorandcouncil@princegeorge.ca](mailto:mayorandcouncil@princegeorge.ca)>  
**Subject:** Subject: Request to Reclassify 4729 Shamrock Rd (PID 016-189-841) into "Urban Containment Boundary" in the Final OCP

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**Redacted**

Dear Mayor and Council,

We are the owner and developer of the above address. We would like to notify the council that we submitted a concept development plan last July to planning department for review which was reviewed by planning department. However, we were not notified the new OCP process and were not consulted about the new OCP by planning department. We did not know anything about the new OCP process which reclassified the above property out of urban containment boundary. None of my affected neighbors and neighboring developers knew anything about the OCP process.

We made investment and development decision based on the previous OCP. We will have to take legal actions if the new OCP is passed by the council.

Regards  
Will Dong P Eng  
CEO, North Star Living Ltd  
6886 Marguerite St  
Vancouver, BC, V6P 5G2

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**Subject:** FW: Subject: Request to Reclassify 4729 Shamrock Rd (PID 016-189-841) into "Urban Containment Boundary" in the Final OCP  
**Attachments:** PGDOCS-#683282-v1-2023\_Neighbourhood\_Plan\_Required.pdf; logo.png; site plan nov 17 2023.pdf

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**From:** will DONG [Redacted]  
**Sent:** Wednesday, March 19, 2025 7:45 AM  
**To:** cityclerk <[cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)>  
**Subject:** Subject: Request to Reclassify 4729 Shamrock Rd (PID 016-189-841) into "Urban Containment Boundary" in the Final OCP

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Dear Mayor and Council,

Please include above address into public hearing on March 19. I will have a phone speech in the public hearing. Please present this letter to every council member during my speech.

I am writing with grave concern regarding the proposed reclassification of my property at 4729 Shamrock Rd (PID 016-189-841) 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 into "Urban Containment Boundary" to ensure alignment with the city's long-term growth strategy and infrastructure plans.

### 1. Strategic Importance of the Property

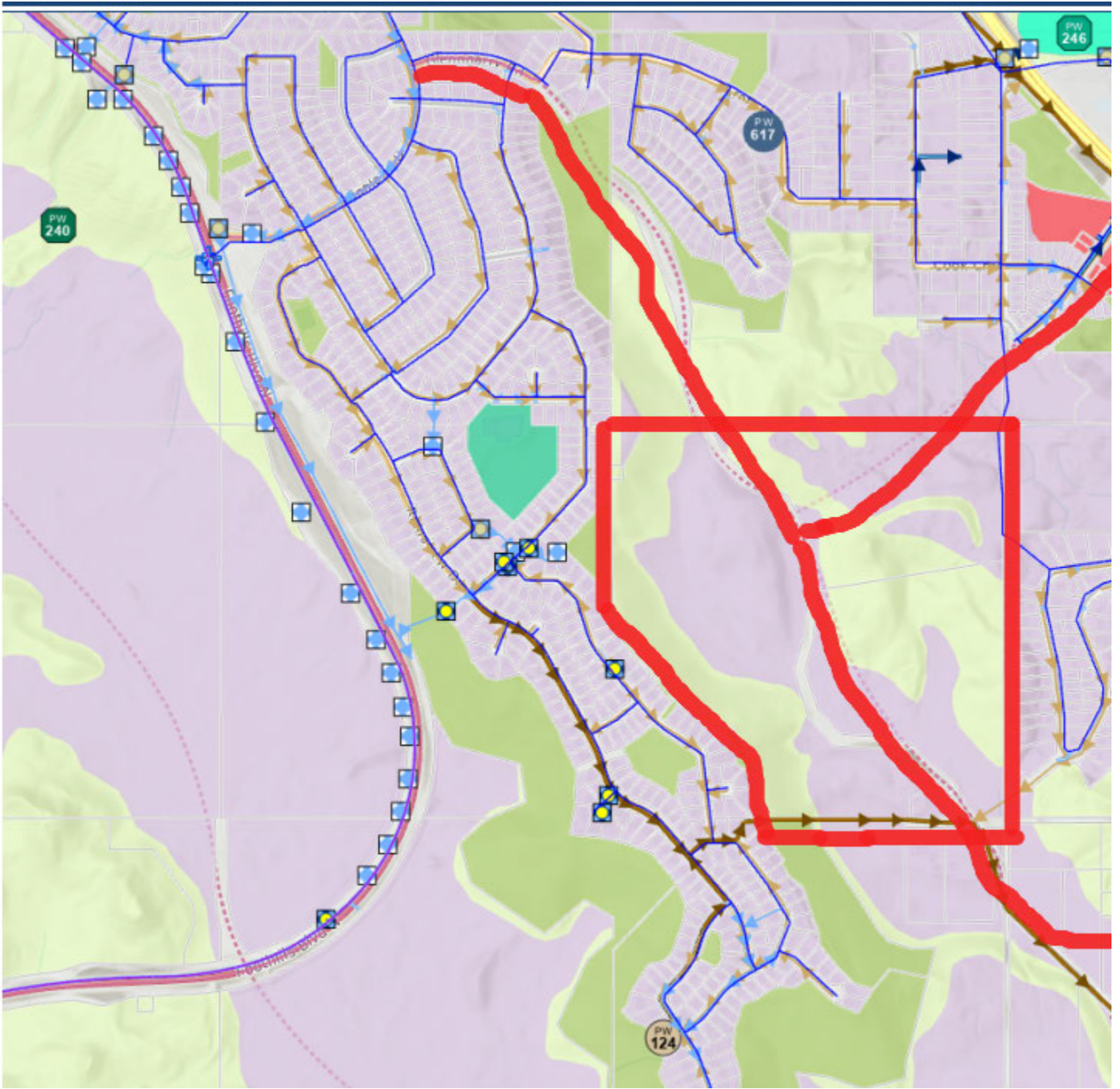
#### Intersection of Key Infrastructure:

The property is uniquely situated at the intersection of two future 100-year collector roads—Shamrock Road and Monterey Road—which form the backbone of the area's infrastructure and a major connection between Foothill Boulevard and Highway 97, as outlined in the current OCP. This intersection is not incidental; it represents a 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 planned intersection.

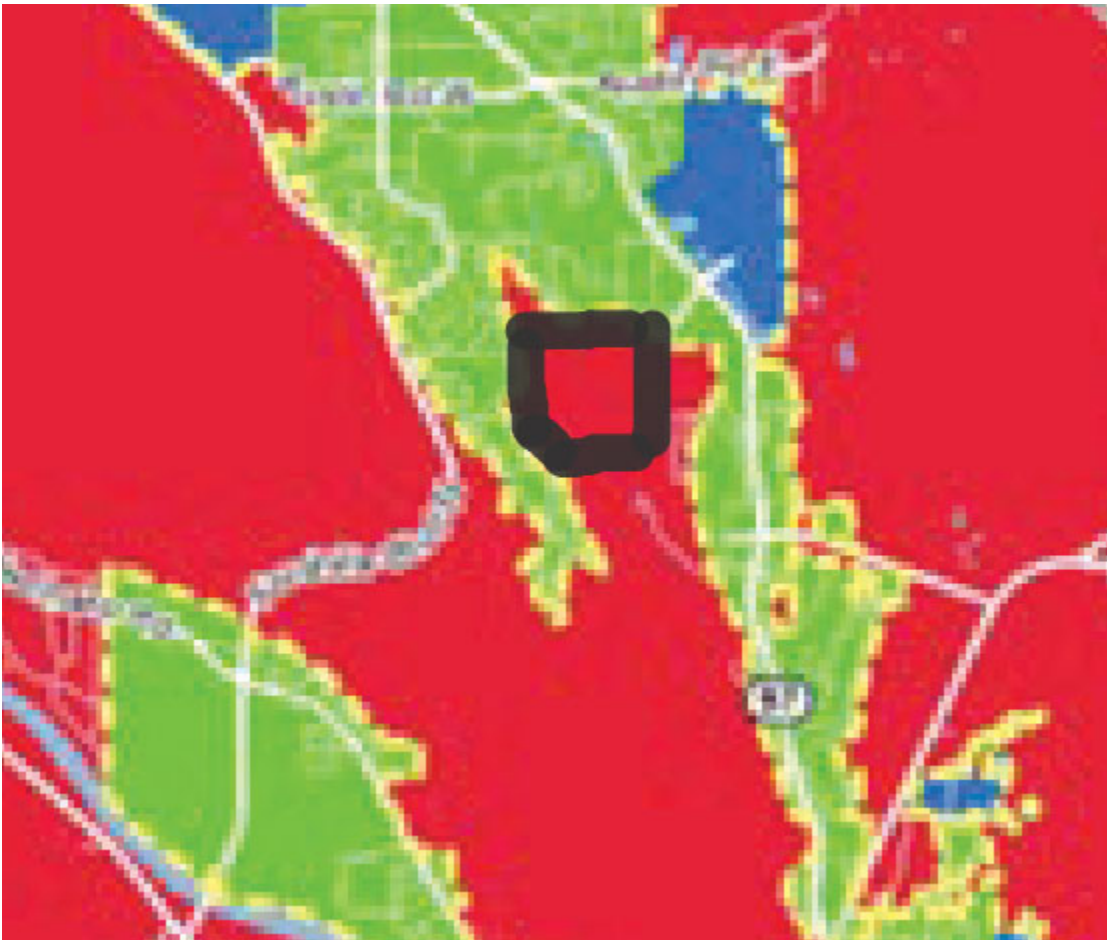
#### Proximity to Urban Amenities:

The property is less than 10 minutes from downtown, bordered by fully serviced residential developments and active construction of duplex development. 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 common sense and contradicts the city's stated goal of leveraging existing infrastructure for efficient growth.

**The current OCP land use: neighborhood and potentially neighborhood corridors**



The draft OCP land use: rural resource



The potential development proposal submitted to Planning Department Revision last July





## 2. Alignment with the City's Growth Objectives

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.

### 3. Economic and Social Impact

#### Investment in Development:

My company, North Star Living Ltd., has invested significant financial and technical resources into planning for this property based on its “Neighbourhood Residential” designation in the current OCP. The proposed reclassification not only jeopardizes this investment but also risks legal challenges over the inconsistency and lack of consultation regarding this designation change.

#### Addressing Housing Needs:

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.

### 4. Procedural and Consultation Concerns

#### Lack of Notification:

**None of property owners knew anything about it until we accidentally found the information. We were not notified even though we submitted a development plan to planning department last July. We were required to submit a neighborhood plan, while planning department was changing its OCP.**

Despite the city’s claim of extensive public engagement, no formal notification was provided to any of the impacted property owners 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.

#### Conflict with Current OCP:

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.

I am prepared to provide additional documentation or meet with City staff and council members to further discuss this matter. I look forward to seeing this issue addressed in the final OCP and appreciate your urgent attention to this matter.

Sincerely,  
Will Dong, P.Eng.,  
CEO, North Star Living Ltd.

6886 Marguerite St

Vancouver, BC V6P 5G2

**Redacted**

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August 28, 2023

VIA EMAIL ONLY: **Redacted**

Attn: Will Dong, P.Eng.

**Re: 4729 Shamrock Road (PID: 016-189-841)**

The subject property located at 4729 Shamrock Road is currently vacant and undeveloped, totalling approximately 39.5 ha (97.6 acres). The subject property is designated as Neighbourhood Residential and Rural Resource in Schedule B-6: Future Land Use of the City's Official Community Plan (OCP) Bylaw No. 8383, 2011; and zoned AG: Greenbelt, and AF: Agriculture and Forestry in the City's Zoning Bylaw No. 7850, 2007.

Approximately 58% of the subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the OCP. This designation is intended to provide for neighbourhoods that are primarily residential in nature and dominated by single-detached housing and similarly sized buildings. The Neighbourhood Residential designation is intended to maintain a similar scale of housing to that typical to existing neighbourhoods, by limiting the size of new buildings, encouraging ground oriented multiple residential forms, and a density of less than 22 dwellings/ha (OCP Policy 8.3.45 and 8.3.60). The area designated as Neighbourhood Residential has not been identified in Schedule B-4: Growth Management of the OCP.

Approximately 42% of the subject property is designated as Rural Resource in Schedule B-6 of the OCP. This designation includes areas used for agriculture, forestry, and resource extraction activities that are important in the long-term health of the regional economy. It also encompasses natural open spaces, environmentally sensitive areas, and natural hazard areas in which development is restricted or prohibited. The area on the subject property designated as Rural Resource is intended to remain as undeveloped greenspace. As per Schedule B-3, this area contains significant slopes, which are identified in the OCP as slopes with over a 20% grade. As these slopes may be subject to landslide hazards, the OCP recommends that development be located a safe distance from significant slopes, based on a Geotechnical Report prepared by a qualified professional (OCP Policy 6.4.58).

The Planning and Development Department understands that the property owner has proposed to development the subject property in four phases totalling 558 units of a mix of single-detached housing, townhouses, and apartments, as shown on a Comprehensive Development Plan prepared by INF Planning and Design Corporation received on July 31, 2023.

As outlined by Section 478 of the *Local Government Act*, all bylaws enacted or works undertaken by Council after the adoption of the OCP must be consistent. To understand the impacts of the proposed development, with consideration for land use and infrastructure capacities, Development Services is requiring a Neighbourhood Plan to be completed. Neighbourhood Plans establish clear community preferences to provide certainty for residents, landowners, and the community regarding how an area may be developed (OCP Policy 8.1.11). A Neighbourhood Plan is a policy document intended to guide land use decisions over time and strive to balance social, environmental and economic factors. Neighbourhood Plans also consider infrastructure capacities including but not limited to water, sanitary sewer, drainage servicing and vehicular traffic (OCP Policy 8.8.5 and 8.7.11).



A Neighbourhood Plan is required, for the subject property, prior to First and Second Reading of an OCP Amendment and Rezoning Application. Development Services is available to further discuss the neighbourhood planning process. Please contact the undersigned for more information or to request a preliminary application meeting.

Yours truly,



Kali Holahan, MPlan, MCIP, RPP  
Supervisor, Land Use Planning

Phone: 250-561-7791

Email: [kali.holahan@princegeorge.ca](mailto:kali.holahan@princegeorge.ca)



INF PLANNING AND DESIGN CORPORATION

**NOTES:**  
THE TOTAL DEVELOPABLE AREA IS 34.5 HA. OCP ALLOWS 22 UNITS PER HA. THE TOTAL ALLOWABLE UNIT IS 759. THE TOTAL PROPOSED NUMBER OF UNIT IS 558 UNITS. REMAINDER IS AREA FOR FUTURE DEVELOPMENT.  
THE PROPERTY ALSO FALLS INTO NEIGHBORHOOD CORRIDORS

**LEGEND:**  
— BLUE LINE: WATER LINE  
— MAGENTA LINE: SANITARY LINE  
- - - - - DEVELOPABLE AREA  
- - - - - PHASE AREA

**REVIEWS:**

**PROJECT:**  
4929 SHAMROCK ROAD  
PRINCE GEORGE, BC

**DRAWING TITLE:**  
COMPREHENSIVE DEVELOPMENT PLAN

