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**From:** cityclerk  
**Subject:** FW: OCP Prince George - Updated Letter

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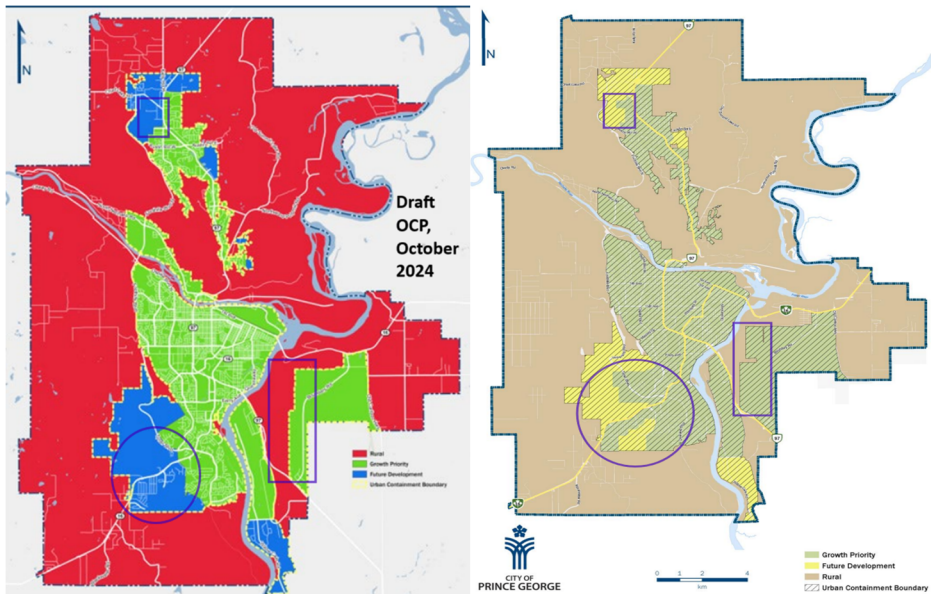
**From:** Adrien Zimmerman **Redacted**  
**Sent:** Wednesday, March 19, 2025 11:49 AM  
**To:** cityclerk <cityclerk@princegeorge.ca>  
**Subject:** OCP Prince George - Updated Letter

You don't often get email from **Redacted**  
To Mayor and Council,

I am writing to express my deep concerns with the urban containment boundary as outlined in the draft OCP. My concerns arise not only from personal convictions, but the opinion that this urban containment boundary is unaligned with the very documents which were meant to guide its development, namely the What We Heard Reports and the Complete Community Assessment.

Outlined at the end of this letter are quotes from the Phase 1&2 What We Heard Report, Phase 4 What We Heard Report, and the Complete Community Assessment which I believe advocate for infill development rather than expansion into surrounding greenspace. I would also like to note that I was unable to find *any* recommendations in these documents that advocate for expanding our community boundaries.

Below are pictures of the Urban Containment Boundary from the draft OCP, and the current OCP. The Phase 4 What We Heard report emphasized community concern regarding the Urban Containment Boundary (quotes below). From a lay-person's evaluation, it does not appear that this community feedback was incorporated into the final OCP map. As seen below, the Growth Priority area appears to have increased, and even the urban containment boundary looks to have grown. This is in apparent contradiction with the recommendations given by the same reports that were supposed to inform the map's development.



Thank you for your time,

Adrien Zimmerman

3558 Parkview Cres, Prince George, BC V2N 5N7

Quotes from multiple reports which outline community/expert concern surrounding sprawl:

**"Phase 1&2 What We Heard Report" - January 2024**

- OCP presents opportunity to reduce sprawl and increase density Page 9
- Challenges facing Prince George are sprawl Page 14
- Prince George's environmental legacy should involve reducing sprawl Page 16
- Most common responses on comment cards Page 19
  - "Avoid losing or damaging greenspace"
  - "Avoid Sprawl"

**"Complete Community Assessment" - December 2024**

- Key direction H1: "Prioritize residential development in areas with a high concentration of daily needs amenities like the East Bowl (Downtown) and West Bowl. Seek opportunities to incentivize higher-density, multi-family residential, rental, and housing for seniors."
- Key Direction H4: "Create more medium-density housing options like low-rise and mid-rise apartments where transit, community amenities and services are readily available and plentiful."
- Key Direction H25: "Prioritize infill development on vacant underutilized lots and brownfield sites in the downtown."
- Key Direction H26: "Recognize infill development as an opportunity to increase rental and homeownership options in existing neighbourhoods."
- Key Direction I1: "Limit development north of the Nechako River until municipal water and sanitary sewer services are expanded and there is more capacity to accommodate growth."
- Key Direction I21: "Maximize the capacity of existing utilities by encouraging infill development."

- "Looking ahead, the City can continue to enhance the overall quality of life for current residents while focusing new development in key areas that enhance access to key daily needs, convenient multi-modal transportation networks, and affordable housing. These efforts could include: Directing new residential development to areas with existing access to daily needs amenities supported by a connected transportation network and sufficient infrastructure capacity" Page 93

#### **"What we Heard Report Phase 4" - February 3rd 2025:**

The OCP needs to carefully manage growth. A significant theme across written submissions were concerns with the Growth Priority Boundary and the lack of servicing, lack of access to transit/active transportation networks, and development impacts to current forested/riparian areas and floodplains. Some responses highlighted that this development would not meet the definition of true infill. Some submissions expressed that there could be an even greater focus on mixed-use development and densification to avoid urban sprawl. Overall, there was a desire to invest more into improving existing infrastructure before expanding low density development. - Page 18

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