

OFFICIAL COMMUNITY PLAN

Your Worship and Honored Council Members

I apologize for not attending in person but have a prior commitment to celebrate and remember the fallen at Vimy Ridge.

First and foremost, I am in favor of well thought out expansion and development. This must include minimal burden on taxpayers and maintaining **Green Space, Recreational Areas, along with Parks** within their development.

Some of you ran a campaign pledging lower taxes and no increases in taxation. Perhaps you forgot to inform the Administration, because our taxes have steadily increased over the years. To the point of being unmanageable with no seeable benefits. The day of abundance is over. Where we relied on the forest sector at one time for financial aid with taxation, the number of employees have diminished.

There is a negative growth rate for the city for several reasons, employment, living cost, and housing affordability as a few examples.

For development you will have to upgrade existing infrastructure or build new. To develop land either for residential or industry, the city would be responsible to provide water, sewer, drainage and access to the project. This would be a further burden on taxpayers, unless a cost sharing between the city and developer is arranged. In saying this no taxpayer dollars should be used to the infrastructure within the developer's project, this would fully be the developer's responsibility.

What kind of development? Different projects require their own unique infrastructure. SMART city requires the ability to monitor, retain data, and use technology to improve management resources and services (control population). This type of infrastructure requires high density dwelling. Much like the Projects in New York. Which leads to higher crime and violence.

Single dwellings require more land and more materials to fulfill the infrastructure.

Light and heavy industry require a different level of infrastructure from land to power needs. Also, location is most important for what kind of transportation is required.

Well thought planning and development is welcomed. This OCP is flawed in many ways. To the point of pending lawsuits, which could have been avoided and still can be.

Developing dwellings is important for a growing city but Prince George is in a negative growth. This downturn is happening for several reasons, employment, affordability, and taxes are some examples.

Light and heavy industry is the catalyst to a city's growth. Yet this is not being pursued even though there is land available and the need there. With the current turmoil we are in. Concerning trade and pulling away from US dependence. This is a perfect time to research and offer incentives to companies. Creating a tax base and enhancing population growth.

Community Planning encompasses so much more than just resident development. Roads, sewer removal and treatment, water, power, schools and predict fifty years in the future. Still trying to please all. But at the same time, it is not feasible unless industry is forthcoming.

Park Land and Green Space and recreational Land must be preserved. Ginter's Land must be preserved in its entirety as a park. This space has the cleanest air quality in Prince George. This land will be utilized more and more as the population grows. Another important land mass that must be protected at all cost, Forest of the World including Shane Lk. This land is so important for its plant and animal species, it is ecologically the last place that some species can still survive. Also, this area is grounds for educational research. These lands are so important as a Green Space there should be a buffer zone around it.

There should be provision for developers, whether their project is BROWN DEVELOPMENT they must have a park and recreational area within their development, GREEN (cutting forest) must retain some forest for community park and recreation.

The thought that went into OCP for Prince George is minimal and a disaster waiting to happen. It appears that the senior Administration is just following status quo and really setting the Council to fail. Remember it's your legacy that is on the line for future generations, not administration.

This whole process has been fubar'd from the start. There was no consultation with all interested parties. Especially stakeholders such as developers who have already met the requirements. But didn't make the cut for this OCP. Others were

forewarned concerning changes. Also, Airport Authority was not invited to the consultation with regards to the new OCP. Yet there is land at the airport and surrounding area that is development ready. Does the Administrative branch of the city not realize how powerful the Airport Authority are.

This version of the OCP for PG should be revisited. All parties and stakeholders were not involved in the process. Only a select few which could cause further problems. This action and process by Administration is not new but has been used before. Which did not turn out well for the public.

As I stated before, the tail is wagging the dog.

Your decision is going to change Prince George for generations to come, It`s your legacy. This proposed OCP should be removed or the very least revisited by a totally new Planning Manager and City Manager

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A handwritten signature in cursive script that reads "M J Mahoney".

Milt Mahoney