
Subject: FW: submission for Public Hearing on OCP - April 9, 2025

From: Selene Maxwell **Redacted**
Sent: Tuesday, April 8, 2025 11:50 AM
To: cityclerk <cityclerk@princegeorge.ca>; Mayor and Council <mayorandcouncil@princegeorge.ca>
Subject: submission for Public Hearing on OCP - April 9, 2025

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Dear Mayor and Council,

Please accept this email as my submission to the public hearing (part 2) on the OCP to be held Wednesday, April 9, 2025.

My address is 2023 Oak Street Prince George BC V2L 2A2. My mobile is **Redacted**

Please consider the following amendments to protect greenspace including, but not limited to: the Ginters area, the Escarpment, the North end of Moore's Meadow, the Forests for the World, UNBC Greenway trail network

1. Remove the right-of-way / light industrial zone between 18th Ave and 22nd Ave, and from between Massey Drive and Ferry Ave, from the Future Land Use Schedule. Replace it with P1 Park in the land use planning. If the city is genuine about protecting Ginter's Green this is an easy thing to do.
2. Remove the two properties adjacent to Ginter's, properties 015 070 531 and 015 069 815 from the Urban Containment Boundary.
3. Remove all of the Future Priority (yellow) on Tyner and the escarpment from the Growth Management Schedule, except the small amount UNBC needs to build student housing on the Endowment Lands.

No one in 20 years is going to be happy that we mowed down all those trees, habitat, and trails, all the way to Shane Lake, for housing, all the while letting the centre of our city die.

Please do NOT doughnut our city. Let's get incentives for building our city centre back.

Please also remove the north end of Moore's Meadow from the Urban Containment Boundary.

To meet our housing and growth goals please add strong mixed use development policies to the OCP. This is very weak in the current OCP and is only a land use designated for downtown.

Some policy amendment ideas:

- Mixed use in ALL neighbourhoods
- Mixed use residential allowed in all businesses
- Tax policies (OCP might not be the right place, but it could point to this) to punish vacant buildings.

- Tax incentives or other incentives to encourage or expect mixed use on new business builds
- Specifically focus on developments on North Nechako

Cutting down trees, building roads, adding services is NOT infill. The OCP is missing strong policies to actually create true infill so we don't have to keep expanding our services.

*** Perhaps the city would consider land swaps with the land speculators that own land in areas that need to be protected as greenspace? This would apply to the land speculator that owns land in the Hart area as well. Infrastructure costs to these areas would be born by the taxpayers.

The residents of PG have a lot of ideas to change the OCP to better reflect the goal of a liveable city, a city that our children and grandchildren can be proud of - a city that is unique and reflects our values of greenspace and co-existing with wildlife.

Sincerely,
Selene Maxwell
2303 Oak Street
Prince George BC. V2L 2A2

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You cannot get through a single day without having an impact on the world around you. What you do makes a difference, and you have to decide what kind of difference you want to make. - Jane Goodall

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