

Mark & Julie Shrimpton
3622 Parkview Crescent
Prince George, BC V2N 0E7

May 24, 2021

SUBMITTED BY EMAIL TO: cityclerk@princegeorge.ca

City of Prince George
Development Services Division
1100 Patricia Blvd
Prince George, BC V2L 3V9

Subject: COMMENT - 4500 Ospika Blvd Proposed Development of 256 Unit Apartment Requiring Amendment of Official Community Plan and Re-zoning

On April 10, 2021 we became aware of a proposed development of a 256 unit apartment to be located at 4500 Ospika Blvd. This development is not currently permitted under either the Official Community Plan or the subject property zoning. After reading information provided by the City on this proposed development, we remained concerned that an appropriate rationale for this housing had not been provided. We subsequently filed an FOI request on April 11, 2021 for the Traffic Impact Study and accepted an offer on the part of the City of Prince George Development Services Division to forward our remaining concerns to the Applicant 'The Hub Collection Ltd.' for response. These concerns were as follows:

Housing Need – The City of Prince George Housing Need and Demand Study (June 2014) is based on data from 2001 – 2011. Is this what was considered in the proposed development? Has there been a current analysis performed to establish need for this housing, both now and future forecasting?

Location – While the Official Community Plan is not meant to be static, we believe that amendments should not be made without full public consultation and careful consideration. Re-zoning of the subject property will have very real consequences. We expect the City to provide information on why this subject property was chosen for the apartment.

Density – If need for this housing can be established, a subsequent rationale for the density is necessary. A change from 30 dwellings/ha to 125 dwellings/ha is significant. The information provided to date does not speak to this.

On May 5, 2021 we received the Traffic Impact Study and May 20, 2021 we received The Hub Collection Ltd. Stakeholder Presentation. Based on the information we have received to date from both the City of Prince George and from the Applicant on this proposed development **WE DO NOT SUPPORT EITHER THE AMENDMENT OF THE OCP OR RE-ZONING TO ALLOW FOR THIS DEVELOPMENT TO PROCEED.**

The Stakeholder Presentation does not adequately address the concerns that we raised, it makes claims without sufficient reference to studies, and has several inconsistencies in information provided e.g. the company was founded in 2019 and has 30+ years of site selection and acquisition experience. While we have several concerns regarding this development, it is the deficiencies of the Traffic Impact Study and lack of consideration related to pedestrian connectivity and transit that are of particular outstanding concern to us.

Traffic Impact Study

The Traffic Impact Study was claimed to be “extensive” and we would argue that it is not. The Applicant indicated that residents of the proposed apartment complex are expected and encouraged to frequent the commercial centre at Domano and O’Grady Blvd., however this area was not included in the study. Not examining the current traffic congestion in the commercial centre at Domano Blvd. and O’Grady Rd. and forecasting the potential impact of a 256 unit apartment complex, or speaking to potential mitigation strategies is a gross omission of the report. Additionally, the Traffic Impact Study did not address the impact to the residential areas along Tyner Blvd. University Heights and Parkview have single ingress/egress. Impact of the proposed development on traffic along Tyner Blvd. and specifically the ability of residents to exit their residential areas should have been considered. As residents in the Parkview subdivision we can advise that exiting the subdivision onto Tyner can be challenging at certain times of the day and speeding well in excess of the posted 50 km/hour continues to be an issue. Addition of traffic from the proposed development would be expected to add volume and again, no consideration for mitigation has been provided.

Pedestrian Connectivity/Transit

There currently exists a lack of connectivity to pedestrian pathways and transit bus stops along Tyner Blvd., particularly from the Parkview subdivision. University Heights and Parkview subdivisions are not new developments and are still not supported by appropriate pedestrian and transit infrastructure. There are a significant number of residents who walk, ride bicycles and take transit to UNBC and to the commercial area in College Heights. The lack of bus pullouts servicing Tyner Blvd. is an ongoing safety concern. Not considering the current situation or the potential impact of the proposed development is a gross omission of the Traffic Impact Study.

Decisions on amendments to the OCP, rezoning, and development should be based on a thorough assessment that is well supported by data. We do not consider that this has been done. We respectfully request that these comments be considered by City staff, Mayor and Council and that this proposed development not proceed to Third Reading.

Sincerely yours,

RE-DACTED

Mark and Julie Shrimpton

RE-DACTED