
Subject: re City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9184, 2021" AND "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9185, 2021"

From: Stacey Larsen Redacted

Sent: Tuesday, July 06, 2021 9:53 AM

To: cityclerk <cityclerk@princegeorge.ca>

Subject: re City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9184, 2021" AND "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9185, 2021"

to **Corporate Officer** in the Legislative Services Division

As an owner and resident on Vista Ridge Drive (East of Subject Area 1 & North of Subject area 2 being proposed for amendment), the questions/concerns I raised during the "virtual open house" with the developer have been deflected back as "City" responsibilities, and not those of the developer. Subsequently I have emailed the City, and have not received any response other than an auto-reply dated nearly a month ago.

So I ask in this written format to council – in light of these re-zoning applications - what (and by when) specifically will the City be doing to address the following concerns (position being that resolutions to the concerns raised below should be pre-requisites of these proposed amendments being approved)

1. Vista Ridge Drive:
 - a. Will the City complete the connection of Eastview between Vista Ridge Drive & St. Lawrence Ave prior to any further development as a pre-requisite?
 - i. Construction traffic (workers, deliveries etc...) should be directed to access via St. Lawrence (wide collector route)/Eastview (residential road with 4 residences on the access route) instead of passing the 69 residences on the narrow residential road of Vista Ridge.
 - ii. Subject Area 1 shows only accessible via Vista Ridge Drive (which is a narrow local road and not a collector route).
 - iii. Current residential occupancy levels (with many homes have multiple rental suites) translate to both sides of Vista Ridge frequently being lined with parked vehicles leaving only enough room for one vehicle to pass between them.
 1. This creates a limited visibility hazard for children and pets residing in the 69 houses on Vista Ridge when outdoors, along with the other local residents that utilize the paths that connect St. Lawrence to Vista Ridge to access the "green-space" (15 year old but still un-developed Glen Lyon Park)
 - iv. Completing the Eastview connection between Vista Ridge Drive & St. Lawrence Avenue should be required prior to any further upslope development begins to ensure construction traffic is safely diverted along the St. Lawrence collector route, otherwise re-zoning Subject Area 1 atop Vista Ridge Drive should not be approved.
 - b. When will the City update the "snow-clearing priority map" to reflect current levels of development (fully developed to the end) and adjust Vista Ridge Drive to a priority zone 2 like the other completed local roads on this area of this hill like Vista Rise Rd, Vista View Rd, Greyshell Rd etc...?
 - i. Now that this Road is all residences, where will the snow be going? In previous years it was dumped on vacant lots, but now they are houses, this last Winter, the snow piles spilled several feet into the road (further narrowing it and contributing to major thaw/freeze ice sheets up/down the whole road); further land clearing up-slope before a plan to mitigate this hazard does not seem to be a safe or responsible course of action.

1. If Subject Area 1 is approved for re-zoning without a defined plan for the issues mentioned above, then this will only exacerbate the problem by creating more road to clear and even less space to put it (adding further up-slope snow piles protruding into the street creating even more freeze/thaw ice hazardous road conditions all the way down Vista Ridge Drive).
2. Local water supply: When will the City upgrade the delivery system in this area to meet current demands?:
 - a. One of the documents on record regarding these applications for re-zoning indicate that solid waste capacity had been considered, however there does not seem to have been any red flag raised regarding re-current issues with the local water supply.
 - i. With the current level of development, it has become an annual occurrence that water main breaks occur near the corner of South Ridge & St. Lawrence. This happens every Winter since I've lived here and the impact on the local houses on this hill is that for hours and/or multiple days at a time our homes do not have access to potable (or running) water.
 1. This is an expensive area to live in, contributing a significant amount of tax dollars to the City coffers, with further expansion (particularly with the proposed increased density in the proposed re-zoning of Subject Area 2; and therefore increased tax income to the City), plans for a proper and permanent solution should be a defined pre-requisite.
3. Reciprocal alternative park space:
 - a. If Subject Area 1 is approved to be developed for housing instead of park space, where is the reciprocal alternative park space to be located?
 - i. It was suggested that trails are an acceptable alternative, but where can children/families go to play in this neighborhood?
 1. Glen Lyon Park as indicated on the maps is essentially a wild field over grown with weeds. It is not somewhere small children can play, or kids could kick a ball or have a game.
 2. When/where will a recreational park space be finished for the residents of this neighborhood?
 - a. Simply replacing "parks-space" with "trails-space" is not a family-friendly trade-off.

Thank you,
Stacey Larsen

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