

From: Steve Royan [Redacted]

Sent: Monday, May 10, 2021 8:56 AM

To: Mayor <MAYOR@princegeorge.ca>; Councillor Everitt, Frank <Frank.Everitt@princegeorge.ca>; Councillor Frizzell, Garth <Garth.Frizzell@princegeorge.ca>; Councillor Krause, Murry <Murry.Krause@princegeorge.ca>; Councillor McConnachie, Terri <Terri.McConnachie@princegeorge.ca>; Councillor Ramsay, Cori <Cori.Ramsay@princegeorge.ca>; Councillor Sampson, Kyle <Kyle.Sampson@princegeorge.ca>; Councillor Scott, Susan <Susan.Scott@princegeorge.ca>; Councillor Skakun, Brian <Brian.Skakun@princegeorge.ca>

Cc: 311 <311@princegeorge.ca>; devserv <devserv@princegeorge.ca>

Subject: Re: Opposition to Proposed Land Use Change: Southridge Avenue

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Good morning,

A list to gather names of those who are concerned about the proposed Southridge Rezoning application has been started, see attached. This is just an initial effort to show that the community that this effects the most have some serious concerns and oppose the proposed land use change. The immediate feedback when speaking to people have been constantly:

Where will the additional traffic be fed to? Safety is a major concern!

Will new roads be constructed to connect to major routes in order to avoid additional traffic on Southridge, St. Lawrence, Domano? New roads/bridge to connect to Hwy's 16 & 97?

The existing school in the catchment is already at capacity. Will a new school or schools be built?

There needs to be a new park in the area.

Where is the plan? The overall plan?

Changing the plan for an area has great effect on those who live in the area. Recently, the University Heights sub-division was slated to have a park and a school. Those plans have been unjustly changed. Rather high density and multi-family housing are being built. As you proceed with the 1st and 2nd readings tonight about this matter, please ensure you consider the people of this community. Development is needed, but the correct development, that follows a well thought out and approved plan.

Best Regards,

Steve

From: Steve Royan

Sent: 05 May 2021 11:25

To: mayor@princegeorge.ca <mayor@princegeorge.ca>; frank.everitt@princegeorge.ca <frank.everitt@princegeorge.ca>; garth.frizzell@princegeorge.ca <garth.frizzell@princegeorge.ca>; murry.krause@princegeorge.ca <murry.krause@princegeorge.ca>; terri.mcconnachie@princegeorge.ca <terri.mcconnachie@princegeorge.ca>; cori.ramsay@princegeorge.ca <cori.ramsay@princegeorge.ca>; kyle.sampson@princegeorge.ca <kyle.sampson@princegeorge.ca>; susan.scott@princegeorge.ca <susan.scott@princegeorge.ca>; brian.skakun@princegeorge.ca <brian.skakun@princegeorge.ca>
Cc: 311@princegeorge.ca <311@princegeorge.ca>; devserv@princegeorge.ca <devserv@princegeorge.ca>

Subject: Opposition to Proposed Land Use Change: Southridge Avenue

Dear Mayor & Council,

It has come to my attention that there is a proposal being brought forth to the City of Prince George for a proposed land use change for two (2) land parcels in the Ospika South Neighbourhood Plan; Proposed Land Use Change Southridge Avenue:

- PID 005-287-391
- LOT 1
- DL 1605
- PLAN 30863 REM

The rezoning proposes the following changes:

- Subject area 1 at the West end of Vista Ridge Drive from P1 Park and Recreation to RS2 Single Residential
- Subject area 2 at the end of Southridge Avenue, South West of Glen Lyon Park from RS2 Single Residential to RM3 Multiple Residential

As a neighbour and property owner, I am writing to express my strong opposition to the proposed rezoning. While the local community may be unable to prevent development, that in itself could be detrimental to the area, I am completely opposed to the removal of designated park area and addition of multi-family housing. I have the following concerns regarding the proposed rezoning:

1. Increased safety concerns for our families due to increased automobile traffic. There is a nearby elementary school which has a lot of foot traffic by young children.
2. Taking away designated park area from our families which deviates from the originally approved neighbourhood plan.
3. The change to multi-family zoning diminishes the values of single family homes in the area.
4. The proposed change from the Official Community Plan and change in zoning from single

family to multiple use does not fit form nor character of our neighbourhood.

5. Capacity concerns on area schools, specifically Southridge Elementary, that could be exacerbated with a multi-family dwelling zone.

I understand this proposed change is in its early stages. I urge you to disapprove the proposed rezoning. From speaking with other neighbours, we share opinions on the impact and concerns this could have on our families. We wish to be all consulted and participate in meetings and discussions regarding this matter.

Thank you for your continued service and support of our communities.

Best Regards,

Steve Royan

2954 Vista Ridge DR

Prince George BC V2N 0A5

Redacted

SOUTHRIDGE AVENUE REZONING OPPOSITION LIST

Contact Name	Billing Address	City	Province	Postal Code	Country	Phone Number	Email Address	Signature
Steve Royan	2954 Vista Ridge DR	Prince George	BC	V2N 0E5	Canada	Redacted		
Jaclyn Sawtelli	2954 Vista Ridge DR	Prince George	BC	V2N 0E5	Canada			
Geeta Johal	7664 Southridge	PG	BC	V2N6S4	Canada	Redacted		
Ricky Johal	7664 Southridge	PG	BC	V2N6S4	Canada			
Lyle Dyck	7657 Southridge	PG	BC	V2N6S4	Canada			
Debbie Dyck	7657 Southridge	PG	BC	V2N6S4	Canada			
Bill Owen	3030 Vista Rd	PG	BC	V2N6S7	CAN			
Kathleen Owen	3054 Vista Rd	PG	BC	V2N6S7	CAN			
Tanner Young	7681 Southridge	PG	BC	V2N6S4	Canada			
Katherine Wolkowich	7681 Southridge	PG	BC	V2N6S4	Canada			
Nicole Loper	7676 Southridge	PG	BC	V2N6S4	Canada			
Kyle Loper	7676 Southridge	PG	BC	V2N6S4	Canada			
Debbie White	7688 Southridge	PG	BC	V2N6S4	Canada			
Levi Langerud	7688 Southridge	PG	BC	V2N6S4	Can			
Sammy Larsen	7682 Southridge	PG	BC	V2N6S4	Can			
Chad Larsen	7682 Southridge	PG	BC	V2N6S4	Can			
Kanwal Bains	7670 Southridge	PG	BC	V2N6S4	Can			
Satbeer Bains	7670 Southridge	PG	BC	V2N6S4	Can			
Taylor Dancause	7664 Southridge	PG	BC	V2N6S4	Can			
3140 N. Melman	7652 Southridge	P.S	BC	V2N6S4	CAN			
Reeta Manhes	7658 Southridge	PG	BC	V2N6S4	CAN			
Lynette R. Raman	7648 Southridge	PG	BC	V2N6S4	CAN			
CHUCK MAY	7634 Southridge	PG	BC	V2N6S4	CAN			
BARB MAY	7634 Southridge	PG	BC	V2N6S4	CAN	Redacted		

CONTACT NAME	ADDRESS	CITY	Province	Postal Code	Canada	PHONE NUMBER	E MAIL	SIGNATURE
Wanda Delatte	7556 Southridge	P.G.		V2N6S4		Redacted		
Chensel Wilson	7550 Southridge	PG	BC	V2N6S4				
Satish Prasad	7538 Southridge	PG	BC	V2N6S4				
Marie Prasad	7538 Southridge	PG	BC	V2N6S4				
Manay Tang	7526 Southridge	PG	BC	V2N6S4				
Brett Wickstrom	7514 Southridge	PG	BC	V2N6S4				
Mark Becker	7609 Southridge	PG	BC	V2N6S4				
Cara Roberts	7609 Southridge	PG	BC	V2N6S4				
Sandra Benoit	7652 moncton	PG	BC	V2N3M1				
Chris Tan	6747 Westmont	PG	BC	V2N6R5				

SOUTHRIDGE AVENUE REZONING OPPOSITION LIST

Contact Name	Billing Address	City	Province	Postal Code	Country	Phone Number	Email Address	Signature
Steve Royan	2954 Vista Ridge DR	Prince George	BC	V2N 0E5	Canada	Redacted		
Jaclyn Sawtell	2954 Vista Ridge DR	Prince George	BC	V2N 0E5	Canada			
GIRISHA THAPAR	2984 VISTA RIDGE DR	PRINCE GEORGE	BC	V2N0E5	CANADA			
SUSHIL THAPAR	2984 VISTA RIDGE DRIVE	PRINCE GEORGE	BC	V2N0E5	CANADA			
RENU. THAPAR	2984 VISTA RIDGE DR.	PRINCE GEORGE	BC	V2N0E5	CANADA			
AMARPAL SINGH	2983 VISTA RIDGE DR.	PRINCE GEORGE	BC	V2N0E5	CANADA			
AASHIMA KAPOOR	2990 VISTA RIDGE DR.	PRINCE GEORGE	BC	V2N0E5	CANADA			
Debra Roberts	3021 VISTA RIDGE DR.	PRINCE GEORGE	BC	V2N0E5	Canada			
Bruno Bourassa	2978 Vista Ridge Drive	Prince George	BC	V2N0E5				
Sharon Bourassa	2978 Vista Ridge Drive	Prince George	BC	V2N0E5	Canada			
Kerry Williams	3075 Vista Ridge Dr.	PG	BC	V2N 5G7	Can			
David Williams	— " —	— " —	— " —	— " —	— " —			

DAVE BANHAM 8354 St. Lawrence Ave Amanda	3125 VISTA RIDGE DRIVE Josh Banks 2095 VISTA RIDGE DR.	PRINCE GEORGE BC	V2N 5L7 CANADA
Chandra	2967 Vista Ridge Dr.		V2N 0E5
Dong Kwak	7562 Southridge Ave	PG BC	V2N 6S4 CA
Milana Khanoff	8277 Flamingo rd.	PG BC	V2K5 H2 CANADA
Trevor Sawtell	8277 Flamingo rd.	PG BC	V2K 5H2 CANADA
Sandra Saml Ron Sawtell	2748 Wildwood 2748 Wildwood	PG P.G.	BC B.C. V2K3B3 V2K3Y3 "

Redacted

June 5, 2021

Development Services

Thank you for offering the time to submit questions and concerns for the proposed development in the St Lawrence Heights area.

We purchased our residence on St Lawrence avenue in the fall of 2015. We always expected future housing would be built in the area. It was obvious with St Lawrence simply ending along with Eastview doing the same. It was almost immediately after moving in that Vista Ridge behind us (south of St Lawrence) saw some houses going up with only a few empty lots remaining today.

Beyond the fact the beautiful forest area west and south of our location on St Lawrence potentially being removed for housing I have other concerns.

Behind our property shared with our neighbors on Vista Ridge is a drainage easement in place for water flowing down from the property mentioned as potential development. This drainage system has been worked on two to three times by the city in the period we have lived in at our address. I'm not sure how this natural drainage will be affected as proposed lots are mapped out on existing swampy pond and creek land.

St Lawrence has become a very busy street and being a hill some nearby residence have the urge to exceed the speed limit to make it up and down. The road is in terrible shape with potentially more traffic being added. In addition snow removal is interesting, often I tell people we would have never purchased the house had we seen it in the winter. We had no idea going in that all the snow on St Lawrence would be moved and piled on the south side (where we live) due to the sidewalk on the opposite side. I still don't understand why snow can't be placed on property on the north side of the sidewalk. But that is another discussion.

The infrastructure in College Heights is again being overlooked by planning. Southridge is the main access to St Lawrence Heights and is simply getting busier and busier every year. Another new development south of Walmart on Marleau Rd and Southridge Ave appears to be expanding even more today.

Access to the highway, which is unavoidable to go in any direction from St Lawrence Heights is already dangerous with one of the most ridiculous designed systems ever built. The entry lane on to Hwy 16 from Southridge is also the exit lane to enter Canadian Tire. It is also sort of the exit to Domano Blvd I say sort of because there is a light standard right after the Canadian Tire exit, so the lane stops briefly and starts again after the light standard. If you enter the lane too soon to exit on to Domano Blvd the only option is to exit into Canadian Tire. Then there's my favorite, the fun time when entering Hwy 16

from Southridge Blvd and hoping to turn left on to Domano Blvd/Tyner Blvd. The posted speed limit on the extreme down-hill section of Hwy 16 drops from 80km's per hour to 60km's per hour right around where Marleau Rd enters Hwy 16, of course everyone is traveling at 60km's per hour when they get to the Southridge lane... Super safe!! So many people who live in the area (including my wife) take Southridge Blvd to Marleau Rd then take their chances entering Hwy 16 at the Marleau Rd point. Again, super fun as the speed limit there is still 80km's on the steep down-hill highway, so speeds are realistically more like 90 to 100km's.

I get the idea to build on the already clear cut stripped section of land south and west at the end of the dead-end area of Southridge Ave. It's a typical building area in this city, stripped clean of all trees. But going in and taking more areas near the Eastview and Vista Ridge dead current dead-end sections is greedy and careless. Why not develop the already stripped abandoned former Kodi gravel pit at the end of Hillcrest and Lalonde Rd?

There is no park space in St Lawrence Heights. I know you're thinking "he's wrong, there's St Lawrence park". St Lawrence Park is not a park, it is a vacant untouched lot, thankfully the trees were left in place, it's simply a convenient location for ignorant neighbors to the lot to dump grass clippings and whatever else they want to rid themselves of. The other park space noted from what I can tell is the creek that runs behind Vista Ridge. Not sure how or if that constitutes park land.

I am all for development. I moved to Prince George in 1989 and have enjoyed the city as my home. But infrastructure can't be short sighted. Twice in the past two years there have been extensive water issues with main brakes along Southridge. The repair still isn't complete as one lane of Southridge is still open gravel and appears to be sinking.

Regards,

Davey Senger

8558 St Lawrence Ave.

From: kanwal Bains

Sent: Tuesday, June 8, 2021 3:52 PM

To: amanpreet SACHDEVA [Redacted] devserv <devserv@princegeorge.ca>

Subject: Re: Southridge development : letter Requesting for comment from City of Prince George

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello, we do not support rezoning from Single Family homes to Multiple Residential units, as it will have a negative impact on the traffic, safety and congestion in the area.

Thanks and Regards

Kanwal

On Wed, Jun 2, 2021 at 9:36 AM amanpreet SACHDEVA [Redacted] wrote:

2858 Vista Ridge Dr
Prince George, BC
V2N 5G7

June 9, 2021

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

Attention: Development Services

To whom it may concern,

Re: **Application to amend the OCP and Application to rezone subject areas 1 and 2** (described as Lot 1 District Lot 1605 DP 30863) – Bylaw No. 9185, 2021 - in the St. Lawrence Avenue area (PID 005-287-391)

In response to a notice in the local newspaper and to the City's Request for Comment (CP100169 – Bylaw No. 9184) on the proposal for development of portions of the St. Lawrence Avenue area of Prince George, we wish to submit the following points for consideration in the discussion regarding the application for said development.

We received on our doorstep a hand-delivered *OCP rezoning/Neighbourhood Plan* application information sheet from L&M Engineering on the week of May10, 2021. Subsequently, we contacted Ashley Thandi from the engineering firm to raise our concern regarding the already troublesome state of traffic and safety on Vista Ridge Drive and the compounding of existing problems the project as presented would precipitate. Those concerns were summarily dismissed in an email from Ms. Thandi despite the absence of a traffic impact study in the area or consultation with existing residents. **Ms. Thandi's response indicated clearly that access/egress to the development Area 1 would be via Vista Ridge Drive alone and that such access/egress is deemed by L&M Engineering and the developer to be sufficient.**

The rezoning and development of the area as proposed presents no benefit to the residents of the Vista Ridge Drive area and would have a negative impact on traffic, safety and liveability of the Vista Ridge/Southridge/St. Lawrence neighbourhood in general.

Regarding traffic and safety on Vista Ridge Drive area, please consider the following:

- The existing access to the Subject area via Vista Ridge Drive alone is insufficient to handle the type of traffic involved in the development of infrastructure and the housing construction traffic that will follow. We have lived through several years of construction traffic and that construction is ongoing. There are times when residents are unable to enter or leave the neighbourhood because traffic is blocked by large trucks (cement trucks, delivery trucks, etc.) that finish their loading or unloading task before clearing a path for traffic. In the event of an emergency, there is no secondary option for access/egress as it stands now. Picture the traffic on our narrow street with the addition of

another neighbourhood and the construction of another 70 homes with only that one way in and out of the neighbourhood. This traffic situation is already a serious concern and must not be allowed to worsen. **The only condition under which any further development of the upper area of Vista Ridge Drive/St. Lawrence area should be considered is after the completion of Eastview Street past the Vista Ridge/Eastview St. intersection. The wider St. Lawrence Ave., not Vista Ridge Dr., must be used as the feeder route for which it was designed.**

- Vista Ridge Drive is a narrow residential street. With the existing number of homes and vehicles associated with those homes, Vista Ridge Drive traffic is already a cause for safety concerns. Many homes have vehicles (their own or vehicles belonging to suite tenants) parked on the street with no off-street option to accommodate those vehicles. This situation exists on both sides of the street, often rendering Vista Ridge Drive a one-lane street. While the upper portion of the street has a sidewalk, the sidewalk often has vehicles parked on it (especially in winter months) thereby making the sidewalk useless to foot traffic. Children walking to and from school and residents choosing to walk often are relegated to the narrow street.
- In winter months, snow accumulation on the sidewalk and on the street add another element of danger to residents. The street is narrowed by said snow, snowbanks obscure vision and sidewalk access is almost nonexistent. Daytime snow melt followed by nighttime freezing turn the sloped street into a skating rink regularly. Snow removal and remediation of dangerous street conditions is haphazard. St. Lawrence Ave. receives a higher level of maintenance given its status as an arterial route.
- With construction taking place over the past several years, workers park on the street all day long. Construction vehicles have been noted to drive at a high rate of speed as well and there is little, if any, speed enforcement evident. Vista Ridge Drive curves and has a substantial rise as it travels from St. Lawrence Drive. With vehicles parked on the street consistently in the area of the curve, that spot has become a blind corner daily. That, combined with the narrow street, high traffic volume and the high rate of speed at which many vehicles travel, has created a situation in which it is only a matter of time before a serious incident occurs. All of these conditions exist at the present time with existing traffic flow. The addition of further industrial and residential traffic, as proposed in the development plan, is foolish at best and disastrous at worst.
- The original OCP indicates that access and egress to/from the noted Subject area 1 would be served by St. Lawrence Avenue (a wide arterial route) and Eastview Street in addition to Vista Ridge Drive itself. Access to upper Vista Ridge Drive and any subsequent development via Eastview St. as shown in the existing OCP, was a primary factor that influenced our decision to build a home on Vista Ridge Drive. Without alternate access, a development that extends Vista Ridge Dr. as proposed, will turn Vista Ridge Drive into a very busy feeder route, a purpose for which it was not designed. The only benefit of proceeding with the developers' plan as presented is to the developer – without the requirement to construct the extension of Eastview Street from St. Lawrence Ave. to the Vista Ridge Dr. intersection to access the proposed development, the developers' costs would be considerably reduced.
- One need only watch the traffic circus that occurs daily at the intersection of Southridge Avenue and St. Lawrence Avenue to understand that an undesirable situation already exists at that point and, indeed, along the entire stretch of Southridge Ave. between O'Grady Road and St. Lawrence Ave. Problems with visibility, especially but not limited to winter months, and with high traffic volumes every weekday during peak traffic hours (morning, after school, evening) traffic is already at a level causing concern throughout the Southridge/St. Lawrence area. Southridge School is a large school and generates a lot of traffic accordingly. The only traffic control in place now at the Southridge/St. Lawrence intersection are two stop signs and some crosswalks. We are concerned for children who walk to school, for drivers who must navigate the traffic corridors involved and for the liveability of our neighbourhood. To have the developer and L&M Engineering dismiss residents' concerns is insulting and demonstrates either a lack of background research or a lack of caring for residents. Without some sort of remediation along Southridge Ave. and at the intersection noted, any further development in the area is unacceptable.

Regarding open green spaces, parks and schools in the areas under discussion, please consider the following:

- There is currently no dedicated **park** in the area noted by the developer/L&M Engineering. There is unusable land surrounding a containment pond contiguous to a pedestrian walkway and a large excavated area beyond the containment pond where trees have been removed. As most residents and developers are aware, there is underground water flow throughout the St. Lawrence area and beyond and the containment pond is a structure required to manage that flow. The area beyond the containment pond patch is an untended eyesore of disturbed ground and weeds. Neither area is by any means a park – the word *park* implies a space where people can go to enjoy a traffic-free green space, a place to play or relax and to appreciate the outdoors. The area in question looks like an abandoned clear cut. In response to a resident's query regarding park space, a walkway has been called a "linear park" by an L&M representative. That, too, is not a park with the implied meaning of the word *park*. That is a sidewalk.
- We are fully aware that including zoning for a **school** in a development plan does not mean that a school will be built on the space designated for that purpose in a development plan. Dangling an enticement like a neighbourhood school is unethical. We need only look as far as the recent example of the space set aside for a school in the University Heights neighbourhood. There is no school in University Heights now nor is there a plan in place for building a school there in the near future despite a space dedicated to that purpose in the original development plan. School planning is in the hands of the School Board and the Province of BC. Developers are well aware of the limited influence they have on decisions regarding educational institutions and should not mislead residents with meaningless planning options.

In summary, we are asking Development Services and the elected officials of the City of Prince George to listen to residents and to correct existing problems before proceeding with development in the Southridge/St. Lawrence/Vista Ridge area. We see benefits to the developer only in the OCP rezoning application and the application for development as proposed. We are concerned that the acceptance of the application regarding the areas under discussion will be to the detriment of the Vista Ridge neighbourhood and of the entire area within which it exists. We are vehemently opposed to the rezoning and development plan as proposed and ask that the City of Prince George reject the application on our behalf, committing instead to continuing development in accordance to the original OCP.

Sincerely,

Anita & Jerry Atherton

Vista Ridge Drive residents

cc Mayor and Council Members

06 June 2021

Emile Begin, RPF

7490 Southridge Ave., Prince George BC, V2N4Y5

Corporation of the City of Prince George

Mayor and Council, City Administration

City of Prince George, 1100 Patricia Blvd. Prince George, British Columbia V2L 3V9

RE: Official Community Plan Amendment Application No. CP100169 (Bylaw No. 9184) and Rezoning Amendment Application No. RZ100694 (Bylaw No. 9185) (10 May 2021; Agenda Item: D5 – St. Lawrence Avenue (PID 005-287-391))

Good day to all. Please accept this letter of concern as a respectful re-start, a request for information and potential trust re-building opportunity.

No information of the proposal was provided to me by the City and proponents; only discovered after a chance meeting, “second-hand”. Later reading a web-news-paper, searching for clues in Mayor and Council Agendas, accidentally stumbling upon a Zoom meeting opportunity with L&M Engineering Ltd. The Zoom call identified many and disturbing shortcomings.

My home and community will be impacted by City Administration supported opinions. City administration, Mayor and Council have chosen to keep residents uninformed. Might I ask why an open, transparent, due diligence governance model would forget affected residents?

Referring to the recent “REVIEW OF THE GEORGE STREET PARKADE PROJECT” (**the Report**); the contracted Barristers and Solicitors offered observations; *“the City **did not do sufficient due diligence** in advance of moving forward to **fully understand** the costs it agreed to incur, and the risks associated with moving forward in the proposed manner.”*

One might shorten the rather lengthy report to one word “malfeasance”; defined as; *the wrongful or unjust doing of some act which the doer has no right to perform, or which he has stipulated by contract not to do.* (Source: The Law Dictionary, Blacks Law Dictionary).

Due diligence is identified as one of many learning opportunities including a failure to “**fully understand**”, apparently missing from City administration and elected decisions. Question: If the reported failings were not true, why would taxes be going up most years?

In light of the Report and identified due diligence failures, a request is made to be provided all related documentation, public records, exchanged emails and other related documentation leading the City of Prince George administration (Ian Wells, Walter Babbicz, other staffs, planners, proponent reports, submissions, Mayor and

Councillors) to provide their support for the referenced proposal. Support provided without direct consultation of affected residents.

What is the City approval based on (besides a 15 year old, Community Plan, partly prepared by the submitter – L&M Engineering Ltd.)? How and what information did the City use / consider to conclude supporting the proposal without speaking with affected residents, was a good idea? Did anyone in the City read the Parkade Report our taxes paid for? What is learned? Previous City administration and elected people made the commitment below;

“Neighbourhood and Area Plans provide land use vision for a particular area or neighbourhood, and bring together the broader needs of the community with the local knowledge to create a more livable neighbourhood.” (A Guide to neighbourhood and area Plans. Source: City of Prince George). Why exclude “local knowledge”, ignoring community?

The 2006-Final - Ospika South Neighbourhood Plan stated; *“the majority of the neighbourhood remains undeveloped and unplanned beyond general policy directions set out in Prince George’s Official Community Plan (OCP).”* The Plan committed to notifying *“property owners within 100 metres (330 feet) of the plan area boundary”*. Commitments were made regarding *“analysis and planning of the major road network, water and sanitary sewer servicing, and stormwater management.”* Why ignore previous commitments in new community proposals?

City administration and elected people again, failed to notify affected property owners, before publicly expressing City administrative support. Another due-diligence failure?

The Zoom meeting hosted by L&M Engineering Ltd, was appreciated, discovering it by accident is another demonstration of a failure to apply due-diligence by the City.

During the rather short, singular meeting, considering all concerns being expressed, it became apparent and clear for many; L&M Engineering staff were “doing their job”. The short meeting, did not allow all people to ask questions, provide information and express concerns.

L&M Staffs confirmed they also had no information on resident concerns regarding traffic, sewer and water issues identified over the recent 3 years. Project planners-with no knowledge on critical infrastructure failures and incomplete infrastructure information, including the location of the water supply pump station, outside of their “planning area”.

A comment that “No, the City never informed us about that”, was heard more than once.

It became disturbingly apparent that City Planners and L&M Engineering staffs; are not exchanging development critical, community information, knowledge, experiences, truth and facts with community. Excluding surrounding and directly impacted property owners.

This development proposal could be a great opportunity to rebuild trust in the Corporation of the City of Prince George and elected peoples... or not. Would residents support "malfeasance" again? Defined as: "*Misconduct or wrongdoing, especially by a public official.*"

- *n. Evil-doing; the doing of that which ought not to be done; wrongful conduct, especially official misconduct; violation of a public trust or obligation; specifically, the doing of an act which is positively unlawful or wrongful, in contradistinction to misfeasance, or the doing of a lawful act in a wrongful manner."* (Source: Wordnik)

Looking forward to receiving the requested public information and records, proponent reports (Traffic Impact analysis and Servicing Brief, emails, records and other related documentation) long before any further discussions and any decisions are forced on uninformed residents.

Sincerely

Emile Begin

Sent from [Mail](#) for Windows 10

From: beata polanska
Sent: Thursday, June 10, 2021 8:56 PM
To: devserv <devserv@princegeorge.ca>
Subject: request for comment CP-100169-bylaw No. 9184

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

dear Sir/Madam,

in response to the City of Prince George Request for Comment (CP100169-Bylaw No.9184), i would like to submit the following comments:

1. with regards to the proposed zoning change for "area 1" (at the end of Vista Ridge Drive), i understand that "area 1" is currently zoned to be a park and you are proposing to change it to a single residential subdivision. I decidedly oppose this rezoning. the St. Lawrence Heights area already suffers from a lack of parks, trails, and green spaces, in comparison to the Lower College Heights, Downtown, and any other part of town where the OCP has been respected. St. Lawrence Heights do not have parks, a trail system, playgrounds, tennis courts, or any such facilities. walking through St. Lawrence Height or Upper College Heights in general, one has an impression of being in a city and not out of town subdivision. the park zone on Vista Ridge should be preserved to ensure quality of life of the residents, and provide opportunities for children to get together with their friends, and for families to spend recreational time together. currently children on Vista Ridge hang out in the driveways, on the sidewalk and in the street, and there has already been some risky situations happening on the street with children running out onto the street while chasing a ball. the OCP was designed to balance different needs, including the residents' life quality . as there is a huge area slotted for further development past the "area 1", the developers can build many such subdivisions without this particular park space being compromised.
- 2.
3. with regards to the proposed zoning change for "area 2" (on Southridge), i understand that you are proposing to change the zoning from Single Residential to Multiple Residential. i decidedly oppose this rezoning. College Heights is known for its single residential, quiet, neighbourly character. this is why people have bought lots in this area and have gone into the expense and effort of building houses there. we, the owners, have looked at the OCP and decided to bring our lives, families and home based businesses to this area b/c of its safe and quiet character. Changing the density does not only destroy the character of the neighbourhood, but it will also create further traffic congestion at the intersections and streets that are already congested and increasingly risky. school aged children walk to and from Southridge Elementary, and increasing traffic in the area simply puts them at a greater risk.

in closing, please, keep in mind that the Official Community Plan was created through a lengthy process that took into account multiple needs. it takes into account residents' quality of life, safety and the intended character of the area. it should be respected for these reasons. the OCP also allows for ample development and construction and there is no need to change the zoning to accommodate developers, who don't even live in Prince George. the City has a responsibility to stick to the plan, and not agree to every change that developers propose in order to maximize their profits.

sincerely,

Beata Polanska, M.Sc., SLP (C), BCBA

Redacted



From: Karan Dewan
Sent: Friday, June 11, 2021 5:02 PM
To: devserv <devserv@princegeorge.ca>
Subject: FW: Comments for Re-Zoning

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

See below, incorrect email used

Sent from [Mail](#) for Windows 10

From: [Karan Dewan](#)
Sent: June 11, 2021 5:00 PM
To: devserc@princegeorge.ca
Subject: Comments for Re-Zoning

Hello,

My name is Karan Dewan and I would like to make a few comments regarding the new builds that will occur within College Heights. I recognize the 5PM deadline, so I will be very brief, however would be happy to elaborate more in subsequent email (delayed due to work).

Comments:

1. I just moved into this neighbourhood (onto Vista Ridge) approximately 3 months ago with the strong mention from various real estate agents that nothing will be developed behind Vista Ridge. First, this will limit a lot of potential recreational activities that the community relies on. Many people use those trails and fields for recreational sports (I.e. dirt biking) and taking dogs on walks. With such few parks and access to these facilities, the new build will take this away.
2. Second, my concern is regarding traffic. Many times when I come back from work at 5PM, I find vehicles that are either parked in front of my home (even blocking the drive way at times). These are not the same vehicles each time, which tells me there is a lack of parking and a oversaturation in that area (relative to the space available).
3. On Vista Ridge, in the short time that I have been living there, I have seen far too many potential accidents on that road. It is too narrow with vehicles, oftentimes making it a busy one way.

These are my initial comments. I can follow up to elaborate as needed, but I mindful of the deadline.

Thank you,

Karan Dewan

From: 刘复文 Redacted

Sent: Friday, June 11, 2021 11:51 AM

To: devserv <devserv@princegeorge.ca>

Subject: Comment and concerns of request for comment cp100169-by law No.9184

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

To city council

I am Fuwen Liu, and I am the house owner of 2906 vista ridge dr. I received the REQUEST FOR COMMENT CP100169-Bylaw No.9184. I have some concerns and comments.

I bought my lot from Century Group Land Corporation Inc in November 2017. The legal description of land is LOT 45 DISTRICT LOT 1605 CARIBOO DISTRICT PLAN EPP41947. The parcel identifier is 029-575-923.

Compared with my neighbours on the opposite side, I bought my land at almost double the price. There are three reasons of the high price. The first one is that I have a mountain view of my back yard. The second is that there is no neighbors behind my house. The third is that there is a park which name is Glen Lyon Park will be built behind my back yard area.

However, if they build multiple residential in Subject Area 2, I will lose the above three advantages. All the designs of my house are based on the above three characteristics.

In addition, based on my three years of living here, I found that many nearby residents really like coming to Subject Area 2 to do some activities. Many people come to play in the snow in winter, and many people come to walk and fly kites in summer. It is a paradise for many children and dogs. Compared with building houses, it is more necessary for residents to build a park or keep it vacant.

In summary, I do not agree to build any houses in Subject Area 2. If there is no way to stop they build houses in Subject Area 2, I really hope they can move the area inward in order to avoid blocking our houses which houses are on vista ridge dr, and keep more public space for the residents. More public space and greenery will increase the value of the community. I hope my suggestions can get your attention and help you.

Looking forward to your reply

Fuwen Liu Redacted

2021 June 11

From: Lorraine Hillan

Redacted

Sent: Wednesday, June 9, 2021 10:13 PM

To: devserv <devserv@princegeorge.ca>

Subject: Application to amend OCP Location St Lawrence Avenue (PID

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

005-287-391)

We are against this application. We live on the corner of Soutridge and St Lawrence Avenue.

Over the last 24 years we have watched the traffic in this area increase. Pedestrian Lights have been placed on the corner to try to make it safe for children to cross. This has helped somewhat for pedestrians. However, we are constantly hearing people honking horns and screeching tires. The traffic is very heavy during some hours which of course makes it worse. People do not obey speed limits or right of way. There have been some accidents on this corner as well. Drivers coming up the hill accelerate like they have some special entitlement to drive how and at whatever speed they want..

The schools in College Heights are full and overflowing. Where will you put more children from these homes. Try driving to College Heights at certain times of the day and traffic can be lined up down the highway, sometimes traffic can be backed up past Costco. I shudder to think what it will be with more traffic all going to the same place. We know that this is probably a done deal but feel the need to say we are totally against this application at least until some sort of resolution to deal with the traffic issue.

Sincerely

Barry & Lorraine Hilland

From: Jaclyn Sawtell

Sent: Thursday, June 10, 2021 3:01 PM

To: devserv <devserv@princegeorge.ca>; Mayor <MAYOR@princegeorge.ca>

Subject: Request for Comment - Opposition to Proposed Land Use Change: Southridge Avenue

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

June 10, 2021

Dear Mayor & Council,

I write this letter in Response to the Request for Comment - CP1000169

It has come to my attention that there is a proposal being brought forth to the City of Prince George for a proposed land use change for two (2) land parcels in the Ospika South Neighbourhood Plan; Proposed Land Use Change Southridge Avenue:

- PID 005-287-391
- LOT 1
- DL 1605
- PLAN 30863 REM

The rezoning proposes the following changes:

- Subject area 1 at the West end of Vista Ridge Drive from P1 Park and Recreation to RS2 Single Residential
- Subject area 2 at the end of Southridge Avenue, South West of Glen Lyon Park from RS2 Single Residential to RM3 Multiple Residential

As a neighbour and property owner, I am writing to express my strong opposition and concern to the proposed rezoning. I am completely opposed to the removal of designated park area and addition of multi-family housing. I have the following concerns regarding the proposed rezoning:

1. Increased safety concerns for my family due to increased automobile traffic. There is a nearby elementary school which has a lot of foot traffic by young children. My young daughters will eventually go to Southridge Elementary . I specifically purchased my

home in this Neighbourhood for walkability to the school. This added traffic would add significantly more risks and traffic for my children walking to school.

2. Taking away designated park area from our families which deviates from the originally approved neighbourhood plan. Me and my young daughters frequently take advantage of the parks and play area right at our backdoor.
3. The change to multi-family zoning diminishes the values of single family homes in the area. My property in the desirable St. Lawrence Heights would not be suited to suddenly having multi family units directly adjacent.
4. The proposed change from the Official Community Plan and change in zoning from single family to multiple use does not fit form nor character of our neighbourhood. As a premier neighbourhood in Prince George a multifamily would have negative impacts on the look and feel of the neighbourhood.
5. Capacity concerns on area schools, specifically Southridge Elementary, that could be exacerbated with a multi-family dwelling zone.

I urge you to disapprove the proposed rezoning. From speaking with other neighbours, we share opinions on the impact and concerns this could have on our families.

Thank you for your continued service and support of our communities.

Best Regards,
Jaclyn Sawtell - Property Owner

Vista Ridge DR
Prince George, BC V2N 0A5

Redacted

From: barkha sachdeva
Sent: Friday, June 11, 2021 9:53 AM
To: devserv <devserv@princegeorge.ca>
Subject: OCP amendment for St Lawrence

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

I don't support any of the two changes(Area 1 park to RS2 and Area 2 RS2 to RM3)) proposed as it will increase the density, further reduce open spaces and excessive pressure on poor infrastructure .

the change proposed by the developer are narrow sighted only serving the developer robbing the residents of the common area,roads, park which was planned and sold to the residents during development .robbing the kids and residents of community development space pressure on school which is already struggling with lack of infrastructure

There is already a water main problem each year, no sidewalks, school is overcrowded and not able. The only park in the area which is the southridge elementary school park which is not accessible during school time and can be checked any time in the evening is overcrowded .

**sincerely
Barkha kaur
2960 vista Ridge Dr**

From: Stacey Larsen [Redacted]
Sent: Friday, June 11, 2021 4:31 PM
To: devserv <devserv@princegeorge.ca>
Subject: Southridge Rezoning

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Living on Vista Ridge I have a few concerns re the proposed re-zoning:

Snow removal on this street/hill is slated as lowest priority #3 (current clearing map does not reflect 2/3 of the development that has already occurred on this street). As development has continued, there is less and less place for the snow to be pushed when it is rarely tended to (used to get dumped in vacant lots, now they aren't vacant so it is dumped on front yards and spills several feet into the street). The road already has too many vehicles parked on both sides often allowing only enough room for one vehicle to pass, and when snow piles extend into the street this only becomes narrower). Even in Spring and Summer, the speed and volume of vehicles are already a safety concern for local residents. The snow clearing map & priority ratings should be reviewed/updated to address the dangerous conditions upper slope residents of Vista Ridge are already facing every Winter.

The added vehicle traffic with construction workers, building materials deliveries etc... will exacerbate the risk of injury/accident. Eastview Road should be completed and required as the route to St. Lawrence for all construction vehicles/trucks PRIOR to ANY further development happening upslope.

Further to the snow issues, drainage on the street is crazy (storm drains don't capture run-off particularly through daytime melt) and the freeze/thaw cycles of day vs. night turn the hill/street into a skating rink (with inches of solid ice without traction), further land clearing at the top of the hill will only make this worse. (As it is, I have tried to collect my mail in Winter and parked my car in front of the mailbox only to find it sliding backwards down the hill once I exited the vehicle).

The City has inadequately enforced/addressed property drainage issues along the slope during building and final approvals that have left current residents plagued with neighboring property drainage issues. I am already concerned with how this will impact the long-term integrity of my property, creating more issues further upslope is even more distressing. The city needs to solicit and enforce sound guidance/principals on this before causing significant damage occurs.

Another concern is with regard to the annual watermain breaks that have happened every year since I've been here, they seem to happen near Southridge & St. Lawrence, but it results in the water being shut-off for hours/days every Winter. This issue should be resolved properly before further development is green-lighted.

Stacey Larsen

From: Debbie

Sent: Tuesday, June 8, 2021 12:00 PM

To: devserv <devserv@princegeorge.ca>

Subject: Opposing rezoning on Southridge Ave from Residential to Multiple Dwelling

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Good Morning

We are writing to you today to oppose the rezoning on Southridge Ave from single Residential to RMS Multiple Residential.

We live at 7657 Southridge Ave, and since we moved here in December 2014 to current, we have already noticed increased traffic.

There is no infrastructure for multiple Residential. There is only 1 way out and in on Southridge Ave.

We also noticed that the water lines in this area does not meet the requirements for this rezoning, there is already problems that the city has been up here dealing with on neighbouring properties.

There is a under ground creek crossing Southridge Ave that has stopped worked on the new homes that have been recent build.

Thank you for your consideration on rejection.

Lyle & Debbie Dyck

From: Inder Manhas
Sent: Thursday, June 10, 2021 4:17 PM
To: devserv <devserv@princegeorge.ca>
Subject: Request for comment CP100169 Bylaw #9184

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

We understand that when we move into a new subdivision, new construction is a given. However, our biggest concerns are the increase in traffic on Vista Ridge Drive and safety concerns for the many pedestrians walking on the street and the many children playing on the street.

With no plans on connecting Vista Ridge to East View, this is going to create more traffic on our street. Construction on a couple of houses results in increased traffic that need to use the cul de sac to turn around. On these days, we cannot send our kids out to play and ride bikes with their friends due to the increase in traffic and the speed in which vehicles race up the hill with no concerns of actually looking out for people or pets. I have attached a picture of just what I had to go through when I was coming home from work today. This is the congestion that is created for prep work being done on one driveway.

In addition to construction traffic, on any given day, our street turns into a single lane traffic with cars parked on either side of the street due to freshly poured driveway concrete, lack of parking for tenants that rent out basement suites and families that own several vehicles and recreational vehicles.

Vista Ridge is a family friendly neighbourhood. When deciding on where to build our house, we chose this location for this very reason. We love the idea of all the neighbourhood kids playing with each other. Increased traffic does not always allow that, sometimes with the kids needing to wait later on in the evening to play with their friends.

There are already traffic, speeding and safety concerns with the current construction. Traffic and safety concerns need to be addressed before the construction of new houses.

Inder Manhas

From: Nichole Moore

Sent: Friday, June 11, 2021 4:29 PM

To: devserv <devserv@princegeorge.ca>; Redacted

Subject: City of Prince George Proposals: Bylaw No. 8383, 2011 and 9185, 2021

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello;

I have reviewed the information provided by Ms. Thandi of L&M Engineering and the responses that were provided by the City to the residents that attended the May 26, 2021 Zoom information meeting with respect to these proposals. My impression is that the City of Prince George will be going forward with these proposals regardless of residents' concerns and valid points.

My family and I live close to these proposed areas and as such we are against these developments occurring for the following reasons (and as also stated by many other people living in the area):

1. The traffic infrastructure does require improvement to accommodate the increased population in the College Heights area. Such areas are the intersection of St. Lawrence and Southridge and the interchange into Wal-Mart which was not developed to go west as well.
2. There are several other apartment complexes that are new or in the process of being built. The large complex under construction behind Wal-Mart is going to need turn slots or better enter/exit areas. A light was put up specifically for the apartment complex behind Home Depot/Canadian Tire. Why not for the intersection of St. Lawrence and Southridge?
3. Southridge Elementary School is at full capacity. These new homes/townhomes will increase the amount of children to go to which school? Traffic is already speeding in the area even with children needing to cross St. Lawrence to get to school. A solar powered crosswalk light is only a band aid remedy that will not suffice for future development of this area.

Please consider the above noted concerns as well as the valid concerns of many other residents in the area who oppose this development plan. Please advise as to what information you could provide to remedy these concerns without advising that doing anything to address these concerns is not within the budget.

Nichole Moore

From: ALAN ROBERTS

Sent: Wednesday, June 9, 2021 8:17 PM

To: devserv <devserv@princegeorge.ca>

Subject: Comments re: Bylaw No. 9184

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

I was very unhappy to learn that more development is being considered for Vista Ridge Drive and Southridge Avenue without another connector road going in first. I have lived on Vista Ridge Drive for over 20 years and have seen it go from a quiet peaceful street to a busy road with cars and trucks speeding up and down it at all hours of the day and night. I have concerns about the additional traffic flow and would like you to seriously consider making it mandatory that a connector road to East View would be developed before any construction would begin. The extra traffic flow is a hazard for children walking to school and anyone backing out of their driveway, especially in the winter when streets are icy.

College Heights has seen an unbelievable amount of development over the past few years and yet we still have only three routes to get downtown. If there were a major evacuation for a forest fire or any other reason, we would have a bottleneck the likes of which we have never seen. Alternate routes for access and egress should be considered before adding to the wear and tear on the existing roads. When I purchased my home in 1997, I was told that Ospika was going to be extended and St Lawrence Avenue would connect to it. Is this ever going to happen?

When considering the application to amend the OCP, please take into account the concerns of the people living in the area.

Thank you,

Debra Roberts
3021 Vista Ridge Drive

From: amanpreet SACHDEVA

Sent: Friday, June 11, 2021 9:29 AM

To: devserv <devserv@princegeorge.ca>

Subject: amendment to city OCP st lawrence ave

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

**Subject area 1 rezoning :Single family on planned green space;
i am totally against it for the following reasons**

- 1. it will take the local green space from the kids, as currently there is forest next to the community but with further redevelopment the place will be a housing jungle with no green space for kids and adults .the nearest park of southridge elementary is already super crowded , check any evening limiting the space for kids to develop.**
- 2. there is already no side walk on the vista ridge and always scared to walk on it as vehicles are running up and down at high speed with cars pars on the side making walking difficult**
- 3. we moved in the house seeing the area plan provided by builder showing the green space /Park , and now taking it off the drawing board when we were waiting for it to develop , is cheating .**

Subject area 2 : single family RS2 to RM3

**i don't support it as it will increase the density of the area , more pressure on the infrastructure which is already crippling, water line breaking every year, excessive vehicular traffic , the vehicular traffic study done is totally underrepresentation , no side walk
it will spoil the area esthetics and community fabric.
i don't buy the point of affordability put by the developer**

Sincerely

Aman preet Sachdeva

2960 Vista Ridge Dr Prince George

I sincerely hope the City takes our concerns seriously. I look forward to the opportunity to engage directly now and/or at an open public hearing where all those who want to be heard can bring forth their thoughts and concerns.

Sincerely,



Steve Royan



From: [Steve Royan](#)
To: [Mayor](#); [Councillor Everitt, Frank](#); [Councillor Frizzell, Garth](#); [Councillor Krause, Murry](#); [Councillor McConnachie, Terri](#); [Councillor Ramsay, Cori](#); [Councillor Sampson, Kyle](#); [Councillor Scott, Susan](#); [Councillor Skakun, Brian](#)
Cc: [311](#); [devserv](#)
Subject: Opposition to Proposed Land Use Change: Southridge Avenue

Dear Mayor & Council,

It has come to my attention that there is a proposal being brought forth to the City of Prince George for a proposed land use change for two (2) land parcels in the Ospika South Neighbourhood Plan; Proposed Land Use Change Southridge Avenue:

- PID 005-287-391
- LOT 1
- DL 1605
- PLAN 30863 REM

The rezoning proposes the following changes:

- Subject area 1 at the West end of Vista Ridge Drive from P1 Park and Recreation to RS2 Single Residential
- Subject area 2 at the end of Southridge Avenue, South West of Glen Lyon Park from RS2 Single Residential to RM3 Multiple Residential

As a neighbour and property owner, I am writing to express my strong opposition to the proposed rezoning. While the local community may be unable to prevent development, that in itself could be detrimental to the area, I am completely opposed to the removal of designated park area and addition of multi-family housing. I have the following concerns regarding the proposed rezoning:


1. Increased safety concerns for our families due to increased automobile traffic. There is a nearby elementary school which has a lot of foot traffic by young children.
2. Taking away designated park area from our families which deviates from the originally approved neighbourhood plan.
3. The change to multi-family zoning diminishes the values of single family homes in the area.
4. The proposed change from the Official Community Plan and change in zoning from single family to multiple use does not fit form nor character of our neighbourhood.
5. Capacity concerns on area schools, specifically Southridge Elementary, that could be exacerbated with a multi-family dwelling zone.

I understand this proposed change is in its early stages. I urge you to disapprove the proposed rezoning. From speaking with other neighbours, we share opinions on the impact and concerns this could have on our families. We wish to be all consulted and participate in

meetings and discussions regarding this matter.

Thank you for your continued service and support of our communities.

Best Regards,
Steve Royan

2954 Vista Ridge DR
Prince George, BC V2N 0A5


From: blair wood
Sent: Friday, June 11, 2021 2:22 PM
To: devserv <devserv@princegeorge.ca>
Subject: Southridge Rezoning

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Hello,

I currently strongly oppose the rezoning application for Southridge. There is simply has not been an adequate traffic study conducted for the increased traffic on Southridge Avenue from Marleau Road to St Lawrence Avenue. The increased traffic through the school zone and impacting the side streets has clearly not been considered. Simply adding a 4 way stop at St Lawrence and Southridge is not an adequate solution and will create further bottlenecks in this area. The data provided in the virtual meeting is not accurate. I suspect that many of the new houses will have suites and upwards of 4 vehicles at each. With respect to the townhouse complex I anticipate it will be occupied predominantly by renters with uninterested landlords who do not even live in Prince George.

The suggestion that there will also be consultation with the RCMP for enforcement of speed will not solve the traffic problem. We know that there will not be increased police presence despite this assurance during the virtual meeting. Proposing this is not believable whatsoever.

I find it incredibly irresponsible for the city to push through a huge development when the infrastructure will not handle the volume in one of the few nice neighborhoods in the city. I would hope that in light of the parkade debacle there will be more care taken and consultation by City Hall with the homeowners in the entire St Lawrence Heights community as they will all be negatively impacted and not just those on Southridge and Vista Ridge.

Thank you...Blair Wood

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1210 Fourth Avenue
Prince George, B.C. V2L 3J4
Tel. (250) 562-1977
Fax (250) 562-1967

City of Prince George
1100 Patricia Boulevard
Prince George BC V2L 3V9

L&M Project: 1432-08

Virtual Public Open House Summary Report

<u>Meeting Date:</u>	May 26 th , 2021
<u>Meeting Location:</u>	Virtual (via Zoom)
<u>Meeting Duration:</u>	6:00 pm – 8:00 pm
<u>Number of Households in Attendance:</u>	Approximately 28

INTRODUCTION

Enclosed please find a Summary Report for the Virtual Public Open House for the proposed Rezoning and Official Community Plan amendment application located at St Lawrence Avenue. Included with this Summary Report you will find the following information:

- Appendix A: Virtual Open House Invitation to Neighbours
- Appendix B: Virtual Open House Distribution Map
- Appendix C: Virtual Open House Presentation Materials
- Appendix D: Email Correspondence received from Neighbours (up to June 8th, 2021)

BACKGROUND

The subject property is located at the southern terminus of Southridge Avenue, is approximately 33.94 hectares (ha) in size and is entirely located within the municipal boundaries of the City of Prince George. The subject property is currently split zoned AF: Agriculture and Forestry, AG: Greenbelt, RS2: Single Residential, RM3: Multiple Residential and P1: Parks and Recreation in the *City of Prince George Zoning Bylaw No. 7850,2007* and is

currently designated a mix of Neighbourhood Residential & Parks & Open Space Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011*.

The following existing uses are located around the subject property:

	Official Community Plan Future Land Use	Zoning Bylaw	Existing Land Use
North	Neighbourhood Residential	RS2: Single Residential	Residential
South	Neighbourhood Residential	RS1: Suburban Residential, RS2: Single Residential, RM3: Multiple Residential, AF: Agriculture & Forestry	Undeveloped land
East	Neighbourhood Residential, Parks & Open Space	P1: Parks and Recreation, RM3: Multiple Residential, RS2: Single Residential	Undeveloped multi-family Residential and Parkspace
West	Neighbourhood Residential	AG: Greenbelt, AF: Agriculture & Forestry	Undeveloped land

As outlined within **Appendix C: Virtual Open House Presentation Materials**, a rezoning and OCP amendment application proposes to rezone a portion of the subject property from P1: Parks and Recreation to RS2: Single Residential and re-designate the OCP from Parks & Open Space to Neighbourhood Residential. Another portion of the subject property is proposed to be rezoned from RS2: Single Residential to RM3: Multiple Residential.

OSPIKA SOUTH NEIGHBOURHOOD PLAN

The subject property is included within the Ospika South Neighbourhood Plan (OSNP). The purpose of this Neighbourhood Plan is to establish a clear and comprehensive land use vision to provide certainty for residents, developers and the City with how the area will look and feel in the future. The OSNP was completed in 2006 with a vision to provide a complete neighbourhood consisting of low to medium density housing forms.

VIRTUAL OPEN HOUSE MEETING

On Monday May 10th, 2021, L&M Engineering hand delivered approximately 105 public engagement meeting invitations (see **Appendix A: Virtual Open House Invitation to**

Neighbours) to residents located along Vista Ridge Drive, Southridge Avenue and Eastview Street (see **Appendix B: Virtual Open House Distribution Map**). Neighbours were notified of the virtual open house beginning two weeks in advance and a link to join the Zoom meeting was provided by email on May 26th, 2021 to neighbours who had provided their contact information during the two weeks leading up to the virtual open house (included in **Appendix D: Email Correspondence Received**).

Present at the virtual open house meeting to represent L&M Engineering were Ashley Thandi (Community Planner), Megan Hickey (Community Planner) and Tanner Fjellstrom (Project Engineer).

The virtual open house was held via Zoom on the evening of Wednesday May 26th, 2021, from 6:00 pm – 8:00 pm. This open house was held virtually due to the Covid-19 pandemic. The purpose of the virtual open house was to present an overview of the proposed development to the surrounding neighbours and to discuss neighbours suggestions, comments, and concerns. The virtual open house was also an opportunity for the project team to answer general questions about the application. The meeting began with a brief presentation by L&M Engineering (see **Appendix C: Virtual Open House Presentation Materials**) followed by a questions and answer period with interested neighbours.

Comment Summary Tables

The following tables represent a compilation of the comments, concerns and suggestions received by neighbours, as well as L&M Engineering's response to the comments received. These remarks represent the interests of the neighbours who asked questions during the virtual open house.

Questions and Comments in Response to Ospika South Neighbourhood Plan

Comments/Suggestions	Frequency	L&M's Response
<p>Would like some more clarification on the Area G target for multi-family and single-family units.</p>	<p align="center">1</p>	<p>The Ospika South Neighbourhood Plan Figure 5 – Land Use Plan map shows a target of 100% single-family homes for Area G. In 2008, a Rezoning application was approved by Council to rezone the entire property for consistency with the neighbourhood plan. This application included an amendment to the neighbourhood plan to allow for additional medium density residential development within Area G by allowing for a residential mix of 40% multiple family and 60% single-family.</p>
<p>The University Heights Neighbourhood Plan has been changed from the original plan that was adopted, the school site was replaced by a multi-family development. The Ospika South Neighbourhood Plan is also being changed by adding a multi-family site that was not originally part of the plan.</p>	<p align="center">1</p>	<p>As part of the parkland dedication required by the City, a paved pedestrian trail (linear park) connecting UNBC to Tyner Boulevard was installed by the developer. No park space was removed from the plan area. The Landon Heights Strata property located in the Ridge was previously designated for Institutional land use as part of the University Heights Neighbourhood Plan. When it came time to developing the Ridge neighbourhood, it was determined by School District No. 57 that there would be no need for a school in the area. The need for more variety in housing forms was identified and as such it was determined that a strata development would be the best and most efficient use of the land.</p> <p>Neighbourhood Plans are not adopted in the same way that other Bylaws are. They are intended to be used as guiding documents and are intended to adapt to</p>

		new trends as well as the evolving needs of the neighbourhood and overall community. In this case, the need for more housing choice and options is high within the College Heights area and the Plan provides direction for the inclusion of a complete community consisting of various forms of housing.
In favour of the proposed development and supports the possibility of more diverse housing options.	1	
Glen Lyon Park was identified in the neighbourhood plan as a future park, but even 15 years later the area has still not been developed into a park	2	We have contacted the City and they let us know that Glen Lyon Park has not been and it not currently in the City's Capital Budget as there is not yet enough development in the area to warrant the development of Glen Lyon Park. No threshold to develop the park was identified by the City.

Questions and Comments in Response to Land Use

Comments/Suggestions	Frequency	L&M's Response
What would the price range for the single-family and multi-family homes be? Will the pricing of the new homes be affordable?	2	Currently we are only at the rezoning stage of the proposed development and for this reason details around the pricing of homes are not yet available. The proposed single-family and multi-family homes would fit within the existing form and character of the neighbourhood. L&M will speak to the developer to see if this information is available at this stage.
Why has this area been chosen for multi-family?	2	Currently the adjacent/surrounding neighbourhood(s) to the proposed RM3: Multiple Residential zone are of predominantly single-family homes. The additional multi-family provides housing

		choice and availability for various lifestyles including those looking to downsize, new singles and professionals moving into the area, as well as individuals looking to purchase their first home.
How much of an impact will the multi-family development have on housing values in the area?	1	L&M does not have information around future housing values. BC Assessment will be contacted for further information.
The townhomes will not fit in with the current neighbourhood that is only single-family homes.	3	The proposed townhome development will be of high quality. Building Schemes are registered to title to ensure that the quality of housing matches the existing quality of homes in the neighbourhood. In addition, there is also a Multiple Residential Form and Character Development Permit Process to be completed before the townhomes can be built. This process is designed to manage the form, character, and design of homes to be located on the proposed multi-family site.
Concerned about the possible density of the multi-family development.	2	<p>The proposed RM3 zone has a maximum density of 60 dwelling units per hectare. This application is proposing to limit the density of the multi-family development to 40 dwelling units per hectare.</p> <p>Typically, it is difficult to achieve maximum density for multi-family developments as there are requirements for open space, landscaping, parking, setbacks, etc., which significantly reduce the developable area.</p>
There is not a need for multi-family housing in the area.	1	The Neighbourhood Plan provides the need for a mix of housing types and densities that will collectively support a range of age groups, families, lifestyles

		and income levels. The proposed multi-family site will further assist the area in meeting the goals and objectives of the Neighbourhood Plan and the City's Official Community Plan.
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Questions and Comments in Response to Parks & Trails

Comments/Suggestions	Frequency	L&M's Response
Why are we taking park space away?	3	<p>The park area (Area 1) is part of a larger, privately owned property. This property is designated as Infill under Growth Management within the Official Community Plan.</p> <p>A review of the surrounding parks and greenspace was completed with the City, and it was found that there are a number of parks and greenspaces available within close proximity (between 500m- 800m) of Area 1. There is not a need for an additional park in the area with Glen Lyon in close proximity, the City already has a difficult time maintaining the current parks in the inventory.</p> <p>A trail will be built by the developer to maintain connectivity between the residences on Vista Ridge Drive and the Glen Lyon park greenspace. The AG: Greenbelt buffer is going to remain.</p>

Questions and Comments in Response to Servicing & Infrastructure

Comments/Suggestions	Frequency	L&M's Response
<p>Concerned about ages of the pipes in the ground</p> <p>Concerned about current watermain capacity and 2 recent breaks.</p>	3	L&M requests water modelling from the City with all new residential development. The results of the water modelling provided by the City indicated that the water pressure of the area is adequate and would be able to accommodate the new development. The City also has an infrastructure maintenance plan which helps monitor the age and condition of existing infrastructure.
Can the servicing brief and documents be accessed?	1	The servicing brief that L&M prepared for this project is still currently under review by the City. The servicing brief is a requirement of Final reading, once it has been reviewed and accepted by the City, it will be provided to neighbours for viewing.
How are the calculations for the servicing brief done?	1	The City has specific calculations and design guidelines that are to be followed when looking at servicing new subdivisions. Servicing calculations are based on the maximum density of a proposed development.
Are there any studies done to ensure the City's servicing requirements are adequate?	1	The City monitors existing and new developments. The City Design Guidelines provide a conservative calculation for design flows to ensure that the worst case is being analyzed.
We have concerns about the drainage on Southridge Avenue. The road gets very icy in the winter and the City doesn't provide enough snow clearing or street sweeping once the snow clears.	1	As further development occurs, it will be the designer's responsibility to design the stormwater system to the appropriate City standards during the detailed design stage should the Rezoning be approved. These standards are put in place so that

		<p>enough catchbasins are installed along the roadway to capture all of the storm water generated from rainfall and snow melt. The City is constantly monitoring the snow clearing/sanding priority list. More development in your area will likely make the City have another look at your streets position on the priority list. We understand that everyone wants their streets maintained on the day of a snow fall or a day that melts and refreezes, however the City does the best they can in trying to provide safe streets for everyone in Prince George.</p>
<p>The past clearing of trees in the area will reduce the efficiency of drainage in the area and has probably made the hillside unstable.</p>	1	<p>There is a storm detention pond in the area that was built large enough to support future development in the area. New development does increase the surface runoff generated, however the storm pond has been sized to accommodate the flows generated by new development.</p> <p>As part of all subdivisions, geotechnical studies are completed to confirm soil conditions and stability.</p>

Questions and Comments in Response to Transportation

Comments/Suggestions	Frequency	L&M's Response
<p>Which roads will the construction traffic be using? Would the traffic be diverted?</p> <p>We have concerns about the construction traffic with our</p>	7	<p>Currently we are at the rezoning stage and details around construction are not available. However, during construction contractors are required to implement a construction management plan which is reviewed and approved by the City.</p>

children walking to school.		Additional construction management practices can be reviewed with the developer and the City.
<p>Eastview Street connection to Vista Ridge is needed for another point of access for safety and an emergency route.</p> <p>The development should be conditional on the future Eastview connection/access road.</p>	5	The connection of Eastview Street and Vista Ridge Drive will occur once a reasonable amount of development has occurred in the area to warrant the construction of a road. During future phases of development, the developer will consider temporary construction signage in an effort to help reduce speeds.
Why would Domano Boulevard and Southridge Avenue not both be extended now instead of later on?	4	This proposed phase of development would not warrant the extension and connection of these two roads. If the streets were to be built and development did not occur in the area, the City would be required to maintain unused roads, in turn requiring tax payers money to be directed towards this rather than on existing utilized roads. The future connection of these roads will depend on future development in the area.
<p>Concerned about the traffic calculations for the development, it doesn't seem like enough vehicles have been accounted for.</p> <p>There are also concerns about the traffic that will be generated by the future secondary suites.</p>	6	All traffic data used in our traffic studies and reports to predict future traffic volumes comes from the Institute of Transportation Engineer's (ITE) Trip Generation Manual and contains data from all of North America. A new manual comes out every couple of years with new up to date data and we are using the most recent edition of this document to predict traffic volumes.

		<p>When conducting traffic studies, we look at peak hours of the day when most people are leaving their homes. Not everyone leaves at the same time in the morning or returns home at the same time. Secondary suites have been accounted for within the single-family home traffic volume surveys. Follow up traffic counts have been conducted for developments throughout Prince George to determine if the estimates made in the traffic studies are accurate. The follow up counts have proven that the estimates made using the ITE manual are valid.</p>
<p>Would this development trigger a 4-way stop at Southridge and St Lawrence?</p>	2	<p>L&M completed a traffic study in 2009, and the report suggested a 4-way stop be implemented after an additional 350 homes have been developed within the area. A follow up study was done (2021) to include the increased traffic from the rezoning. The additional rezoning traffic had a negligible impact on this recommendation; therefore, the recommendation remains the same as the 2009 study. Before 4-way stops are installed, an intersection typically requires equal traffic volumes from all directions. Stop signs are not typically used as traffic calming devices, rather they are used to assign priority at an intersection. The City has expressed that they do not want a 4-way stop at this intersection until the traffic volumes warrant the 4-way. Further discussions will be had.</p>
<p>Concerned about the future safety of children in the area because of the amount of speeding. There are</p>	2	<p>All new subdivisions with an Urban servicing designation, within the City of Prince George Subdivision and Servicing</p>

no sidewalks in the neighborhood.		<p>Bylaw, require sidewalks to be constructed. It is possible that the current neighbourhoods were constructed before sidewalks were a requirement by the City.</p> <p>There are instances where neighbourhoods without sidewalks have approached the City to have them installed.</p> <p>There is a resident of Vista Ridge Drive that is working with the Community Policing Division to monitor speeding in the area which will be shared with the RCMP. When reviewing the data collected by Community Policing, the RCMP will consider the reduction of speed limits in the area as required.</p>
<p>We heard that the City previously attempted to connect Southridge Avenue and Domano Boulevard, but the connection was unsuccessful due to a previous litigation. Do you have any additional information about this?</p> <p>This connection would be helpful to provide another access to the neighbourhood.</p>	1	<p>No, we do not have any information on this.</p> <p>The future connection between Eastview Street and Vista Ridge Drive has almost reached the required threshold to provide a secondary access. Once additional access roads are required, the developer will be required to provide a road extension to Eastview during the subdivision design. This additional access can be recommended and discussed with the developer and the City.</p>
Were the traffic counts completed recently? What about the impact of the COVID-19 pandemic on the amount of traffic?	2	Traffic counts were completed by L&M on March 12 th , 2021.
Another access route would be beneficial for the neighbourhood	4	Emergency accesses can be implemented into future subdivision designs. The City

with the possible increase of traffic and secondary suites in the area, especially for emergency purposes.		and the local Fire Department are both consulted in the process of designing emergency routes. Temporary gravel access roads can also be considered.
The estimated traffic to be generated by the multi-family development seems low.	1	<p>As previously mentioned, the numbers we use in our traffic studies come from the Institute of Transportation Engineer's Trip Generation Manual.</p> <p>The estimated traffic discussed in the meeting and in the TIS update was an increase in traffic based on the rezoning from single family to multi-family. Multi-family developments have been proven to generate lower traffic volumes than single family homes due to numerous factors. The original TIS (2009) provided traffic volumes for the full Ospika South Neighbourhood. The additional traffic generated by the rezoning was added to these numbers and re-analyzed.</p>

General Questions and Comments

Comments/Suggestions	Frequency	L&M's Response
Concerned about the capacity of Southridge Elementary. A report from 2004/2006 indicated that Southridge was over capacity at the time. Currently Southridge Elementary is at capacity and is not accepting any children from outside of the catchment area. Has the school District been contacted?	2	Currently Southridge Elementary has exceeded its enrollment capacity. We contacted the School District regarding this project and were told that when a school in the district is over capacity, portable classrooms are brought in to accommodate the additional students. Portable classrooms that have reached capacity or are over capacity are required by the School District in order to provide justification to the Ministry of Education for a school expansion. As many know, Southridge was already expanded so there is no plan to expand the school in the future. In this instance the School District has indicated that they would look towards adjusting catchment line boundaries in the far future should Southridge capacity continue to exceed.
Are the development plans complete? Is there still a chance to comment on the development?	1	The application is still in the land use stage and still needs to go to Public Hearing, the neighbours and public are still able to provide their comments and concerns to L&M as well as the City and Council. The consultation summary will include the contact information of the Planner on file at the City.
By adding the multi-family to the area, there are concerns about the catchment area for Southridge changing.	1	As mentioned previously, there would not be an immediate impact on the catchment area for Southridge Elementary.

What did the Development Cost Charges collected by the City from the developer of our existing neighbourhood go towards?	1	We aren't able to speak to the existing neighbourhoods. However, the City collects Development Cost Charges to provide themselves assistance in paying the costs that are associated with the expansion of infrastructure and parks through their 5 year capital plan. DCC's collected through this project will go towards those items.
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Prepared by:



L&M ENGINEERING LIMITED

Ashley Thandi, BPI
Community Planner

APPENDIX A

Virtual Open House Invitation to Neighbours

You're Invited to Participate in an OCP and Zoning Bylaw Amendment Virtual Presentation/Open House

WHAT?

You are invited to participate in a virtual open house via Zoom to discuss a Rezoning/OCP Amendment Application to facilitate a new single family development as well as a high end townhouse development in your area. Please see the attached letter for more project information.

WHEN?

Wednesday, May 26th 2021 from 6:00 pm to 7:00 pm

ZOOM MEETING

If you would like to be able to actively participate in the meeting, please RSVP/pre-register by emailing athandi@lmengineering.bc.ca and in the subject line please quote "Southridge Avenue Open House RSVP". The Zoom meeting login details will be sent the day of the event (Wednesday, May 26th) to those who RSVP'd. We would like to create a group email with neighbours for this project to provide updates throughout the process. By RSVPing for the Zoom meeting you will automatically be included into a group email, if you would like to opt out of the group email please indicate that within your RSVP. Please do not hesitate to share this invitation to anyone that would like to attend the Zoom open house but did not receive an invitation.

RSVP DEADLINE

Please RSVP by 10:00 am on Wednesday May 26th, 2021

QUESTIONS?

If you have any questions or concerns that you would like to have addressed prior to the meeting please contact Ashley Thandi, Planner at L&M Engineering Ltd. by email at athandi@lmengineering.bc.ca or by phone at 250-562-1977.



DEAR NEIGHBOUR,

A rezoning and Official Community Plan (OCP) application is being reviewed by the City of Prince George for a new single family development located within area 1 shown below. Within the same application the City is reviewing a rezoning application for a new high end townhouse development proposed to be located within area 2 shown below. Area 1 is proposed to be rezoned from P1: Parks and Recreation to RS2: Single Residential and re-designated in the OCP from Parks & Open Space to Neighbourhood Residential. Area 2 is proposed to be rezoned from RS2: Single Residential to RM3: Multiple Residential. The trees within the AG: Greenbelt area outlined in blue will remain.



NEIGHBOURHOOD PLAN

Your neighbourhood is unique in that it is a part of the City's Ospika South Neighbourhood Plan, a portion of the new homes on Vista Ridge Drive and Southridge Avenue are included within the Plan area and were developed due to the direction of the Plan. The purpose of this Neighbourhood Plan is to establish a clear and comprehensive land use vision to provide certainty for residents, landowners, and developers regarding how your neighbourhood will look and feel in the future. The Plan was conducted in 2006 with the intention of planning for 15 – 30 years into the future, which means the Plan should be coming to fruition around this time. This specific Neighbourhood Plan has a vision to provide a neighbourhood consisting of low to medium density housing forms. **Due to this the rezoning proposal is for the next planned phase of development for your area which will consist of single family on area 1 as well as ground oriented townhomes on area 2.**

Upcoming Virtual Open House *May 26th, 2021*

What can you expect at Virtual Open House Meeting?

L&M Engineering will begin with an explanation of how the meeting will be conducted over Zoom and how neighbours can engage within the platform. L&M will then provide brief presentation to explain the project, such as discussing the land use, Neighbourhood Plan, traffic, servicing, noise, quality of housing, etc. We will share our screen during the Zoom call to display drawings that illustrate the proposed rezoning amendments and aerial imaging of the site which will help maximize the opportunity for discussions with interested neighbours. Following the brief presentation, we will have a questions and answer period where neighbours will be able to use the “Raise Hand” feature on Zoom (further explained during the meeting).

L&M will answer/address any questions or concerns that neighbours have and a representative from the City will also be in attendance to answer questions specifically related to the City’s rezoning & OCP application process and policy objectives.

During the meeting, all questions and concerns will be recorded and an Open House Summary Report will be prepared and submitted to the City for inclusion into the Report for Council. We will also send the Summary Report as well as all of the drawings shared during the meeting to all neighbours who are within the group email.

Any surrounding residents who are interested in this proposed development are invited to attend the virtual meeting. Please feel free to extend an invitation to any individuals that would like to attend but did not receive an invitation.

We look forward to your attendance at the virtual Community Meeting. If for any reason you are unavailable on May 26th, please feel free to contact the undersigned for additional information or to provide feedback on the proposed rezoning and development plans. We look forward to hearing from you.

Sincerely,

L&M ENGINEERING LIMITED



Ashley Thandi, Community Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Email: athandi@lmengineering.bc.ca

APPENDIX B

Virtual Open House Distribution Map

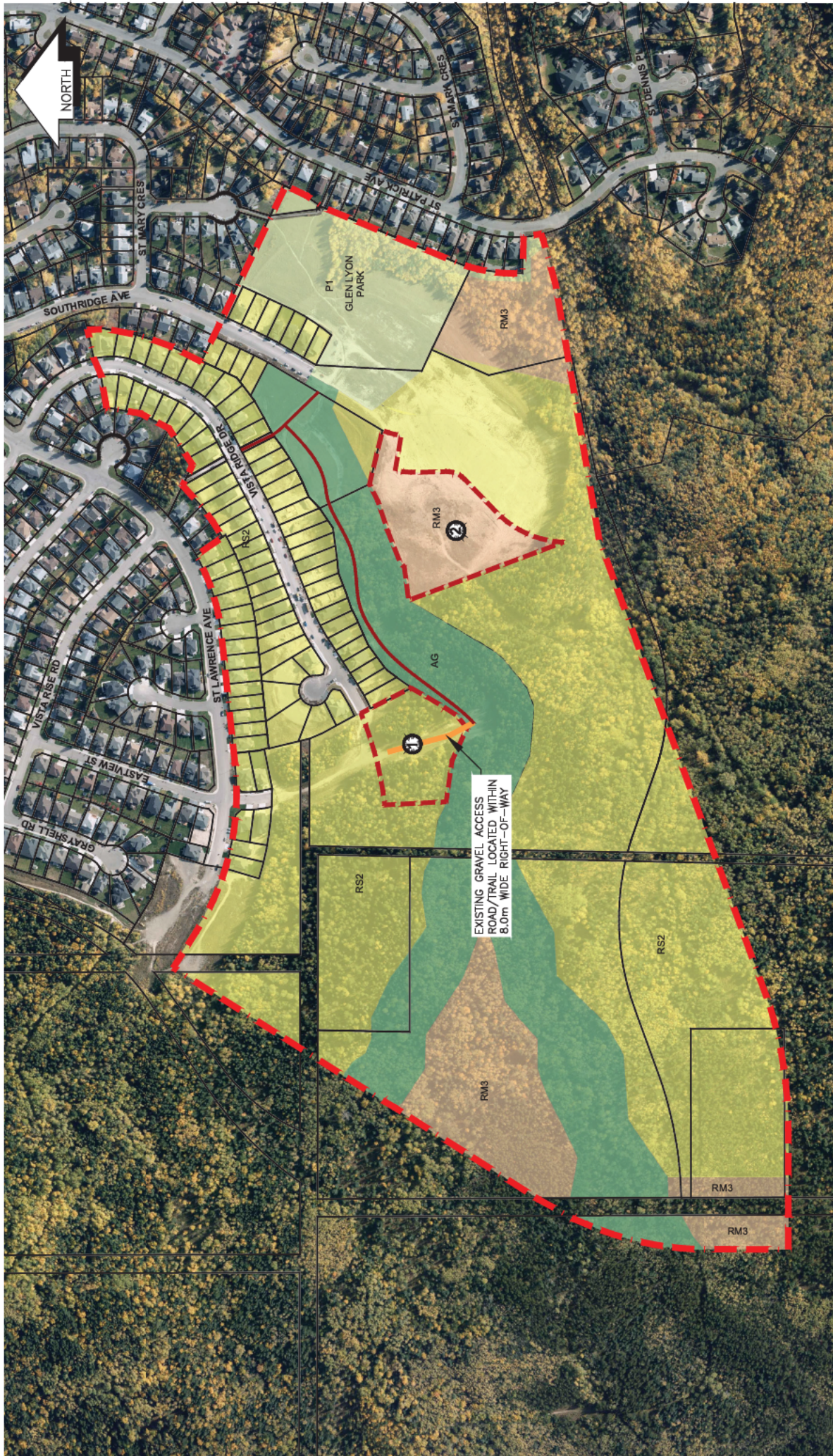


APPENDIX C

Virtual Open House Presentation Materials







APPENDIX D

Email Correspondence Received from Neighbours
(up to June 8th, 2021)

Ashley Thandi

From: Ashley Thandi
Sent: Friday, May 07, 2021 9:11 AM
To: Redacted
Subject: RE: Southridge Ave development

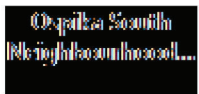
Good Morning Cara,

By way of an introduction my name is Ashley Thandi and I am now the Planner on file for this project. Thank you for providing your email below to Megan, I appreciate your time to write to us regarding this project. I just wanted to take this opportunity to provide you with a few key points for the project and some project updates.

There are two moving parts to this application which makes it a bit complex. The first is that there is a Rezoning and Official Community Plan (OCP) Amendment for a portion of the property that is off of Vista Ridge and the second is a Rezoning Amendment for a portion of the property that is off of Southridge. Since the Vista Ridge portion requires an OCP and the Southridge portion does not, under City Bylaw and the Local Government Act only a portion of the Vista Ridge area was required for notification. Therefore, only some neighbours received a letter from L&M.

With that being said, our priority is to be completely transparent with neighbours and while we followed what was required from us for the notification, we understand that further consultation for this project is very much required. As such, we will be holding a virtual open house via zoom for the neighbours of Vista/Southridge to provide more information regarding the project and answer/address any questions or concerns that neighbours may have. The meeting is proposed to be held during an evening on the last week of May and we plan to have the invitations hand delivered to you by either Monday May 10th or Tuesday May 11th.

I understand your concerns with regards to the expansion of your subdivision. Your area is unique in that it is apart of the Ospika South Neighbourhood Plan, a large portion of the homes on Vista Ridge Drive and Southridge Avenue were developed due to the direction of this Neighbourhood Plan. The purpose of this Neighbourhood Plan is to establish a clear and comprehensive land use vision in order to provide certainty for residents, land owners, the City and developers regarding how your neighbourhood will look and feel into the future. It was done in 2006 with the intention of looking out 15 - 30 years into the future, which means the Plan should be coming to fruition around this time. This specific Neighbourhood Plan has a vision to provide a high quality environment for residents with a neighborhood consisting of low to medium density housing forms (which includes single family, two-unit and townhomes). Due to this the rezoning proposal is for the next phase of development for your area which will consist of single family as well as for ground orientated townhomes on the multi-family site. For convenience I have attached a copy of the Ospika South Neighbourhood Plan for your review.



Again, I sincerely appreciate your time and input regarding the proposed development. Take care and please feel free to contact me via email or phone at your convenience should you have any further comments, questions or require any clarification regarding my email.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

-----Original Message-----

From: Megan Hickey <mhickey@lmengineering.bc.ca>
Sent: Friday, May 07, 2021 8:08 AM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: FW: Southridge Ave development

Sincerely,

Megan Hickey, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L 3J4
Work: 250-562-1977
Fax: 250-562-1967

-----Original Message-----

From: Cara Roberts [REDACTED]
Sent: Thursday, May 06, 2021 9:35 PM
To: Megan Hickey <mhickey@lmengineering.bc.ca>
Cc: [REDACTED]
Subject: Southridge Ave development

Dear Megan and the L&M Engineering team,

I am writing you in regards to your proposal to take Southridge Ave- our beautiful, quiet, single family dwelling neighbourhoods that we pay big taxes to live on... into EVERYTHING we live up here to AVOID. PERIOD. Every single, solitary neighbor on Southridge (and surrounding streets I'm sure if they got ahold of this proposal that you all clearly didn't make an effort to distribute yet- as we would expect. Thank GOD our neighbor is spending his evening after working all day to spreading your awesome news for you) is opposed to this nonsense... including our household. MULTI FAMILY DWELLINGS?? REALLY!!!!????

Shame on you, we don't need to overpopulate yet another community in PG that deserves to keep the integrity, safety of our children playing, and elders who are incredibly active out front of our homes (a walking trail is NOT the same thing) and turn it into something resembling downtown PG. We all know how nice, and safe it is THERE. We will NOT allow this to happen.

Feel free to call me if you want to discuss my other points I'll leave off for now.

Cara Roberts



Ashley Thandi

From: Ashley Thandi
Sent: Monday, May 10, 2021 3:56 PM
To: Steve Royan
Subject: RE: Opposition to Proposed Land Use Change: Southridge Avenue

Hi Steve,

Due to the current PHO orders, all Council meetings are available to be streamed live by the public. The meeting starts at 6:00 pm and the City usually gets the live stream active just before 6 so I would for sure check back on their live stream page around that time.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Steve Royan [REDACTED]
Sent: Monday, May 10, 2021 3:39 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Re: Opposition to Proposed Land Use Change: Southridge Avenue

Thank you for the information Ashley. I received the letter at my house today.
Will the council meeting where the 1st and 2nd readings be made available online tonight live? I've been checking the city website, and the live stream is not up at the moment.

From: Ashley Thandi <athandi@lmengineering.bc.ca>
Sent: 06 May 2021 11:04
To: [REDACTED]
Subject: RE: Opposition to Proposed Land Use Change: Southridge Avenue

Good Morning Steve,

By way of an introduction, my name is Ashley Thandi and I am the Planner on file for this project. I wanted to thank you for taking the time to chat with Megan and provide your email below. We will include your email within our Consultation Summary Package which will be provided to Council.

I wanted to update you and let you know that we will be hosting a virtual Open House Meeting via zoom sometime during the last week of May in order to provide more information about the project to neighbours and answer any questions that they may have. Right now we are figuring out the logistics of how this meeting will run online and the specific date but we will have meeting invitations provided to yourself and your neighbours by early next week.

If you have any additional comments or would like to chat further prior to the meeting please do not hesitate to give me a call.

Yours Truly,



Ashley Thandi, BPI

Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Cell: 250-640-3688

Email: athandi@lmengineering.bc.ca

From: Megan Hickey <mhickey@lmengineering.bc.ca>

Sent: Wednesday, May 05, 2021 1:05 PM

To: Ashley Thandi <athandi@lmengineering.bc.ca>

Subject: FW: Opposition to Proposed Land Use Change: Southridge Avenue

Sincerely,

Megan Hickey, BPI

Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L 3J4

Work: 250-562-1977

Fax: 250-562-1967

From: Steve Royan [REDACTED]
Sent: Wednesday, May 05, 2021 12:52 PM
To: Megan Hickey <mhickey@lmengineering.bc.ca>
Subject: Opposition to Proposed Land Use Change: Southridge Avenue

Hello Megan,

It has come to my attention that there is a proposal being brought forth to the City of Prince George for a proposed land use change for two (2) land parcels in the Ospika South Neighbourhood Plan; Proposed Land Use Change Southridge Avenue:

- PID 005-287-391
- LOT 1
- DL 1605
- PLAN 30863 REM

The rezoning proposes the following changes:

- Subject area 1 at the West end of Vista Ridge Drive from P1 Park and Recreation to RS2 Single Residential

- Subject area 2 at the end of Southridge Avenue, South West of Glen Lyon Park from RS2 Single Residential to RM3 Multiple Residential

As a neighbour and property owner, I am writing to express my strong opposition to the proposed rezoning. While the local community may be unable to prevent development, that in itself could be detrimental to the area, I am completely opposed to the removal of designated park area and addition of multi-family housing. I have the following concerns regarding the proposed rezoning:

1. Increased safety concerns for our families due to increased automobile traffic. There is a nearby elementary school which has a lot of foot traffic by young children.
2. Taking away designated park area from our families which deviates from the originally approved neighbourhood plan.
3. The change to multi-family zoning diminishes the values of single family homes in the area.
4. The proposed change from the Official Community Plan and change in zoning from single family to multiple use does not fit form nor character of our neighbourhood.
5. Capacity concerns on area schools, specifically Southridge Elementary, that could be exacerbated with a multi-family dwelling zone.

I understand this proposed change is in its early stages. From speaking with other neighbours, we share opinions on the impact and concerns this could have on our families. We wish to be all consulted and participate in meetings and discussions regarding this matter.

Please advise of all planned meetings and times when this proposal will be presented to city council, as well as when and how the impacted neighbours and property owners will be consulted.

Best Regards,
Steve Royan

2954 Vista Ridge DR
Prince George, BC V2N 0A5
[REDACTED]

Ashley Thandi

From: Ashley Thandi
Sent: Monday, May 10, 2021 9:25 AM
To: Nicole.Fraser@princegeorge.ca
Subject: FW: Opposition to Proposed Land Use Change: Southridge Avenue
Attachments: Southridge Ave Rezoning Opposition List 20210510.pdf

Hi Nicole,

Please find attached a petition from the neighbours of the Southridge Avenue project to be included into the Staff Report to Council. Thanks!

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Steve Royan [REDACTED]
Sent: Monday, May 10, 2021 8:57 AM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Re: Opposition to Proposed Land Use Change: Southridge Avenue

Good morning Ashley,

A list to gather names of those who are concerned about the proposed Southridge Rezoning application has been started, see attached. This is just an initial effort to show that the community that this effects the most have some serious concerns and oppose the proposed land use change. The immediate feedback when speaking to people have been constantly:

- Where will the additional traffic be fed to? Safety is a major concern!
- Will new roads be constructed to connect to major routes in order to avoid additional traffic on Southridge, St. Lawrence, Domano? New roads/bridge to connect to Hwy's 16 & 97?
- The existing school in the catchment is already at capacity. Will a new school or schools be built?
- There needs to be a new park in the area.
- Where is the plan? The overall plan?

Changing the plan for an area has great effect on those who live in the area. Recently, the University Heights sub-division was slated to have a park and a school. Those plans have been unjustly changed. Rather high density and multi-family housing are being built.

As you proceed with the 1st and 2nd readings tonight about this matter, please ensure you consider the people of this community. Development is needed, but the correct development, that follows a well thought out and approved plan.

Best Regards,
Steve

From: Steve Royan [REDACTED]
Sent: 06 May 2021 11:45
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Re: Opposition to Proposed Land Use Change: Southridge Avenue

Hello Ashley,
Thank you for getting in touch with me. I appreciate being included in the process. I will also forward you a list of concerned neighbours that have express similar issues with the proposal. The names are being gathered and I'll send to you and council ahead of the council meeting May 10.
Steve

From: Ashley Thandi <athandi@lmengineering.bc.ca>
Sent: 06 May 2021 11:04
To: [REDACTED]
Subject: RE: Opposition to Proposed Land Use Change: Southridge Avenue

Good Morning Steve,

By way of an introduction, my name is Ashley Thandi and I am the Planner on file for this project. I wanted to thank you for taking the time to chat with Megan and provide your email below. We will include your email within our Consultation Summary Package which will be provided to Council.

I wanted to update you and let you know that we will be hosting a virtual Open House Meeting via zoom sometime during the last week of May in order to provide more information about the project to neighbours and answer any questions that they may have. Right now we are figuring out the logistics of how this meeting will run online and the specific date but we will have meeting invitations provided to yourself and your neighbours by early next week.

If you have any additional comments or would like to chat further prior to the meeting please do not hesitate to give me a call.

Yours Truly,

Ashley

Ashley Thandi, BPI

Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Cell: 250-640-3688

Email: athandi@lmengineering.bc.ca

From: Megan Hickey <mhickey@lmengineering.bc.ca>

Sent: Wednesday, May 05, 2021 1:05 PM

To: Ashley Thandi <athandi@lmengineering.bc.ca>

Subject: FW: Opposition to Proposed Land Use Change: Southridge Avenue

Sincerely,

Megan Hickey, BPI

Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L 3J4

Work: 250-562-1977

Fax: 250-562-1967

From: Steve Royan [REDACTED]
Sent: Wednesday, May 05, 2021 12:52 PM
To: Megan Hickey <mhickey@lmengineering.bc.ca>
Subject: Opposition to Proposed Land Use Change: Southridge Avenue

Hello Megan,

It has come to my attention that there is a proposal being brought forth to the City of Prince George for a proposed land use change for two (2) land parcels in the Ospika South Neighbourhood Plan; Proposed Land Use Change Southridge Avenue:

- PID 005-287-391
- LOT 1
- DL 1605
- PLAN 30863 REM

The rezoning proposes the following changes:

- Subject area 1 at the West end of Vista Ridge Drive from P1 Park and Recreation to RS2 Single Residential
- Subject area 2 at the end of Southridge Avenue, South West of Glen Lyon Park from RS2 Single Residential to RM3 Multiple Residential

As a neighbour and property owner, I am writing to express my strong opposition to the proposed rezoning. While the local community may be unable to prevent development, that in itself could be detrimental to the area, I am completely opposed to the removal of designated park area and addition of multi-family housing. I have the following concerns regarding the proposed rezoning:

1. Increased safety concerns for our families due to increased automobile traffic. There is a nearby elementary school which has a lot of foot traffic by young children.
2. Taking away designated park area from our families which deviates from the originally approved neighbourhood plan.
3. The change to multi-family zoning diminishes the values of single family homes in the area.
4. The proposed change from the Official Community Plan and change in zoning from single family to multiple use does not fit form nor character of our neighbourhood.
5. Capacity concerns on area schools, specifically Southridge Elementary, that could be exacerbated with a multi-family dwelling zone.

I understand this proposed change is in its early stages. From speaking with other neighbours, we share opinions on the impact and concerns this could have on our families. We wish to be all consulted and participate in meetings and discussions regarding this matter.

Please advise of all planned meetings and times when this proposal will be presented to city council, as well as when and how the impacted neighbours and property owners will be consulted.

Best Regards,
Steve Royan

2954 Vista Ridge DR
Prince George, BC V2N 0A5
[REDACTED]

Ashley Thandi

From: Ashley Thandi
Sent: Tuesday, May 11, 2021 11:19 AM
To: Jerry Atherton
Subject: RE: Proposed development - Southridge
Attachments: Ospika South Neighbourhood Plan.pdf

Good Morning Jerry,

Thank you for your RSVP to the virtual meeting, your email has been added to the list.

The map within the press release that you are referring to is completely conceptual and was required by the City of Prince George in order to indicate where a new trail network would be placed as a result of this rezoning application and where this trail network would potentially connect (the highlighted yellow lines) to land that is already zoned for residential use but not developed. It is not a site plan.

I would like to repeat that the lots shown on that drawing are **conceptual** and only shown so that the City could have a general idea on the bigger picture of future trail connectivity in relation to the new trail network to an area that is already zoned for residential use. This rezoning application does not propose a 200 lot subdivision, unfortunately the media was not accurate on their reporting of the project.

The drawing in the handout represents the two areas of the property which are proposed to be rezoned through this Rezoning & OCP Amendment Application. As outlined in the letter, your area is a part of the Ospika South Neighbourhood Plan and the rezoning of these properties is aligned with the direction of the Plan for your area. Right now for this rezoning the traffic analysis indicated a minimal increase to traffic on Vista Ridge Drive due to the small potential lot yield of single family homes and access to property from Eastview is not required. Our traffic engineer will be present at the virtual meeting to further explain the traffic analysis for the area and answer any traffic related questions.

I am available for a phone call if you would like to discuss the project further or require any clarification to the information I have provided above.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Jerry Atherton [REDACTED]
Sent: Tuesday, May 11, 2021 9:54 AM

To: Ashley Thandi <athandi@lmengineering.bc.ca>

Subject: Proposed development - Southridge

We received a handout delivered to our residence yesterday. The map in the handout differs from the map in the press release. Can you please explain why?? Regarding area 1. The handout map does not show access to the property from Eastview. The press release drawings do show the access, which one is correct?? If the only access is via Vista Ridge Dr., this will be a major problem for me. Vista Ridge is a narrow street. Many houses have suites with no off street parking causing one lane traffic. If this project goes ahead the increased construction traffic on Vista Ridge will cause problems for existing residents. Please provide you comments.

Also, I would like to attend the virtual presentation, my email address [REDACTED], please let me know if you need additional information. Thank you.

Ashley Thandi

From: Kelly Peter [REDACTED]
Sent: Thursday, May 13, 2021 9:55 AM
To: Ashley Thandi
Subject: Re: Southridge Avenue - Land Use Change

Thanks Ashley for the information and leg work! I've made a phone appointment with Linda Parker for later today and will provide her with information she requires. One thing we as home owners can do is put up BCAA signs 'slow children in area'.

Thanks again for all the help, enjoy the remainder of your week.

Kelly Peter
[REDACTED]

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On May 12, 2021, at 09:17, Ashley Thandi <athandi@lmengineering.bc.ca> wrote:

Good Morning Kelly,

I'm not entirely sure what the direction for the type of park Glenn Lyon Park is proposed to be as it is not included within the rezoning application but I will forward your question and recommendation off to the City Planner on file for the project as well as a City Park's Planner. The City has a Parks Master Plan so they will be able to tell us if that Plan provides some info on the type of park the City would like Glenn Lyon to be. I will keep you posted on what information I can get from them.

I am so sorry that a relative of yours was injured due to reckless driving on a residential road. The City's traffic division is responsible for the placement of the speed reader signs within the City. They have a limited amount of signs and as such they are only placed in areas for a short period of time before moving onto the next area. I will contact the City this week to get more information regarding the process on how to have one installed and get back to you.

With regards to the speeding on Vista Ridge Drive and the lack of speed enforcement, unfortunately controlling the speed limit on City roads is beyond the scope of what a developer is able to do. However, I have just gotten off the phone with Linda Parker who is the RCMP Community Policing Coordinator. Community Policing is available to send out a volunteer Speed Watch Team to your area to assess speed limit ranges. Data collected from the Speed Watch Team will then be forwarded to the RCMP traffic division which will allow your street to be considered for a reduced speed limit. If you are available to Linda encourages you to contact her at 250-561-3300 to express the speed limit related concerns for Vista Ridge Drive and to provide her with some more information regarding the exact area of Vista Ridge Drive that the speeding occurs (or if it is the entire street) and the approximate time during which the speeding occurs. With this information she can then get the Speed Watch Team to head out to your area to conduct their assessment. Alternatively, if you would like to provide this information to myself I will

give Linda a call back and organize a time and date for the Speed Watch Team to conduct their assessment. Let me know what works best for you!

Please feel free to give me a call at the phone number provided below if you would like to have a phone conversation regarding the Speed Watch Team. Thank you.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Kelly Peter [REDACTED]
Sent: Monday, May 10, 2021 8:43 AM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Re: Southridge Avenue - Land Use Change

Good morning Ashley,

Thank you for your email with details regarding the proposed Land Use Change.

It's great to read that the townhouses will be the same height as the single family homes.

It's also good news to read the forest will be left in place. We and our neighbours enjoy the views, would be a shame to have them completely blocked by tall buildings.

Will Glenn Lyon Park have a playground for kids? Just an idea but a bike pump track would also be very popular for the many kids (and adults!) that live and will live in the area.

Regarding traffic increase, possible for the developer or City of Prince George to install some type of permanent children in area/reduce speed signs? Preferably before construction of developments commences? On multiple occasions I have witnessed vehicles speeding up Vista Ridge Drive, some live in the area while others were just out for joy ride or working on the development. I've approached a few of these drivers when able to have a serious chat with them. We have two young kids and there are many kids/pets living/playing in the area. All it would take is one vehicle speeding and a kid, adult or pet to accidentally step out and that life (lives) could be lost or critically injured/maimed for life. This is dear to our hearts as we know a relative where this happened, thankfully their son survived the truck that ran over him without any long-term effects. It was a miracle but that's not always the case unfortunately. Preferably if speed limit would be decreased to 30 km/h, and one of those signs that flashes vehicle speed with 'children in area, slow down' or something to that effect.

We look forward to receiving the hand delivered invite to the virtual open house Zoom meeting today or tomorrow.

Thanks again for the feedback. Have a great week.

Kelly Peter

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On May 7, 2021, at 10:30, Ashley Thandi <athandi@lmengineering.bc.ca> wrote:

Good Morning Kelly,

Thank you for your patience while I get back to you. I've responded to your questions below in red.

*What is meant by separate multiple family development? Does this mean condominiums that are multiple stories high? If so, that is definitely a concern for us and our neighbours as it would change the view tremendously and look to the neighborhood, not to mention increase the amount of vehicles, noise and traffic. There are two moving parts to this application which makes it a bit complex. The first part is a Rezoning & Official Community Plan Application for the portion of property off of Vista Ridge Drive for single family development and the second is just a Rezoning Application for a portion of the property off Southridge Avenue. The separate multiple family development just means it is in a different location from the Rezoning & Official Community Plan Application for single family. The multi family site will consist of ground orientated townhouses which will be the same height as the surrounding single family homes. They will also be built to the same high design standard as the new home on Vista Ridge drive. The density of the townhome site is limited due to servicing, setback requirements, landscaping requirements and open space requirements. Due to this limitation the traffic was analyzed to include the small increase in the number of dwellings for your area, as such the increase in traffic is very minimal. For some background information, a traffic study was conducted in 2009 during the original rezoning for your neighbourhood and an updated letter to that traffic study was completed as part of this rezoning.

*The band of trees currently around the creek in between Area 2 and homes on Vista Ridge Drive; are they planning to cut down that forest? Those trees are currently zoned AG: Greenbelt and they will all remain. Our intention is to place the multi-family site within the existing cleared area, orientated close to the tree line in an effort to ensure that there is an adequate buffer between Vista Ridge Drive residents and the townhomes and that the views are not obstructed.

*What type of park is the Glen Lyon Park planned to be? The Glen Lyon Park on the letter satellite image map, is situated where the existing storm retention pond is located. Prior to purchasing our home, the City of Prince George informed us the plan would be to have a park on the South side of Southridge Avenue, and continuing the

existing paved walking path past Southridge Avenue. The existing storm retention pond is part of Glen Lyon Park but it will remain as is. The developer would like to place a formal walking trail around that pond that begins at the end of the current Vistra Ridge Drive, goes through the forested area, around the pond and connects to the other side of Glen Lyon Park and the existing sidewalk network.

<image001.png>

*When is the developer planning to commence construction? If Council approves of the Rezoning/OCP Application process construction for the proposed sites is anticipated to begin within a year.

*Will there be upcoming meetings (understand they are required to be digital due to the pandemic) for our neighborhood to take part with the developer to discuss the proposed land use change? Yes. On behalf of our client, L&M will be hosting a virtual open house meeting via zoom to provide more information regarding the project and to answer/address any questions or concerns that neighbours may have. We will be hand delivering invitations for this meeting to neighbours on Vista Ridge Drive and Southridge Avenue on either Monday May 10th or Tuesday May 11th.

I really appreciate your time to write to us and provide input on the proposed development. If you have any further comments, questions or require any clarification regarding my email please feel free to contact me via email or the phone number provided below.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Ashley Thandi
Sent: Thursday, May 06, 2021 11:43 AM
To: [REDACTED]
Subject: RE: Southridge Avenue - Land Use Change

Good Morning Kelly,

By way of an introduction, my name is Ashley Thandi and I am the Planner on file for this project. I wanted to thank you for taking the time to send your email below and to let you know that I will be providing you with a response tomorrow morning.

I also wanted to update you and let you know that we will be hosting a virtual Open House Meeting via zoom sometime during the last week of May in order to provide

more information about the project to neighbours and answer any questions that they may have. Right now, we are figuring out the logistics of how this meeting will run online and the specific date but we will have meeting invitations provided to yourself and your neighbours by early next week.

I look forward to responding to your questions tomorrow morning and please do not hesitate to give me a call if you would like to discuss the response further over the phone.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

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Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Megan Hickey <mhickey@lmengineering.bc.ca>
Sent: Tuesday, May 04, 2021 9:49 AM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Fwd: Southridge Avenue - Land Use Change

Get [Outlook for iOS](#)

From: Kelly Peter [REDACTED]
Sent: Tuesday, May 4, 2021 9:31:58 AM
To: Megan Hickey <mhickey@lmengineering.bc.ca>
Subject: Southridge Avenue - Land Use Change

Good morning Megan,

We received the L&M Engineering Limited "Letter to Neighbours" yesterday. We live on Vista Ridge Drive. From the letter we understand there is a proposed land use change for a new single family development to replace what was to be park at end of Vista Ridge Drive, and a separate multiple-family development to be built in what is shown as Area 2 in the letter.

A few questions we have are as follows:

*What is meant by separate multiple family development? Does this mean condominiums that are multiple stories high? If so, that is definitely a concern for us and our neighbours as it would change the view tremendously and look to the neighborhood, not to mention increase the amount of vehicles, noise and traffic.

*The band of trees currently around the creek in between Area 2 and homes on Vista Ridge Drive; are they planning to cut down that forest?

*What type of park is the Glen Lyon Park planned to be? The Glen Lyon Park on the letter satellite image map, is situated where the existing storm retention pond is located. Prior to purchasing our home, the City of Prince George informed us the plan would be to have a park on the South side of Southridge Avenue, and continuing the existing paved walking path past Southridge Avenue.

*When is the developer planning to commence construction?

*Will there be upcoming meetings (understand they are required to be digital due to the pandemic) for our neighborhood to take part with the developer to discuss the proposed land use change?

Thank you in advance for your time.

Regards,
Kelly Peter

[REDACTED]

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Ashley Thandi

From: Megan Hickey
Sent: Wednesday, May 19, 2021 8:07 AM
To: Ashley Thandi
Subject: FW: Concerns about proposed land use change on Southridge Ave

Sincerely,

Megan Hickey, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L 3J4
Work: 250-562-1977
Fax: 250-562-1967

From: Ronal Beauchesne [REDACTED]
Sent: Tuesday, May 18, 2021 10:54 PM
To: Megan Hickey <mhickey@lmengineering.bc.ca>
Subject: Concerns about proposed land use change on Southridge Ave

I received a letter identifying that L&M Engineering wanted my input on the area at the end of Vista Ridge Dr and Southridge Ave where they want to rezone them.

I don't mind development but this application seriously concerns me. The type of development that they are proposing would significantly increase traffic, much more than if it was developed as it is currently zoned for. There is already too much traffic on this road and of this traffic the speeds they do along our street are very unsafe. I have called the city about this and asked that they at least install a dead-end street sign to reduce the traffic but they can't even seem to even do this. I have 2 small children and my #1 fear is that they get hit by a car on our street. This development would significantly increase their risk as well as my concern.

Another significant issue is the junction of Southridge and St Lawrence. This is one of the worst junctions in the entire city as the sightly lines are terrible, due to a bend in the road going up the hill and the road sloping away out of sight going down the hill and the city not properly removing the snow banks.

For this development to proceed this developer needs to reduce the risk caused by the increased traffic such as creating another route for traffic to leave the area or significant improvements to the current roads and junctions. Without this then a serious accident will occur.

Thanks,
Ron Beauchesne
7645 Southridge Ave
Prince George, BC
V2N 6S4
[REDACTED]

Ashley Thandi

From: Ashley Thandi
Sent: Wednesday, May 19, 2021 12:06 PM
To: sf
Subject: RE: Southridge Ave open house rsvp

Good Morning Melanie,

I have provided a response to your questions below in red.

- 1) What is the rationale for requesting these zoning changes? I have provided a planning rationale below for each area identified within the handout:

AREA 1: The application proposes to rezone area 1 from P1: Parks and Recreation to RS2: Single Residential. The property is privately owned, and the area zoned Park has never been owned by the City of Prince George and is not recognized as public or parkland property. The developer purchased the property from a private property owner for the sole purpose of infill development due to the desirability of the College Heights community and the support of single family housing within the Neighbourhood Plan. In addition, the City of Prince George's Official Community Plan also designates this area as a Future Infill Priority Area which encourages infill and development within existing neighbourhoods to make the best use and cost-effective extension of exiting infrastructure.

Based on the City's Parks Master Plan, there exists an abundance of active parks and open space within the College Heights neighbourhoods. Within an 800m radius (ten minute walking distance) of area 1, there are approximately three parks and seven green spaces within a close, walkable proximity. The parks include St. Lawrence Park, St. Mathew Park and Glen Lyon Park. There exists a paved pedestrian walkway between St. Lawrence Avenue and Southridge Avenue, which provides access to Glen Lyon Park. The exiting City park inventory adequately supplies not only the residences located at the end of Vista Ridge Drive and Southridge Avenue with accessible parks and open space, but the lands located beyond the presently developed residential subdivisions as well.

AREA 2: The applicant proposes to rezone area 2 from RS2: Single Residential to RM3: Multiple Residential. A 2008 amendment to the Neighbourhood Plan for the area proposes a housing mix of 40% multiple family and 60% single family. In order to align the area with the future land use direction provided in the Neighbourhood Plan, the additional RM3 zoned portion was proposed. The proposed zone also aligns with the City's Official Community Plan which really stresses the need for the retention and creation of a more diverse housing stock. Alternative housing options such as the proposed townhouse development play a very important role in facilitating housing affordability within the City as these types of housing forms aid in increasing housing diversity and housing choice for prospective homeowners. Right now, the housing in College Heights is predominantly single family which leaves a large gap in housing options for households of different incomes and life stages such as singles who do not want to purchase a single family home or those in College Heights wishing to age in place but cannot right now due to the lack of housing forms in their neighbourhood. We see this proposed townhouse development as filling this gap in the housing stock for College Heights, as modern multiple-family residential developments are currently below the density targets within the surrounding neighbourhood. In addition, the MyPG Integrated Sustainability Plan for Prince George identifies a target for 80% new residential development growth to be multi-family housing forms over 30 years in order to support the large aging population.

2) For Area 2, what is the number of units proposed for the townhouses compared with the number of single residential that would be located in that area? For the entire Plan area based off of the amendment to allow for density split of 60/40, approximately 415 single family dwellings and 200 multiple family dwellings have been proposed and previously zoned. **The Plan area has already been zoned based on this and does not require further rezoning to develop.** Our rezoning application would propose to reduce the number of single family dwellings in area 2 by 18 dwellings and increase multiple family by 70 (increase of 52 total dwellings). This takes the entire Plan area to now 397 single family and 270 multiple family which allows for the Plan area to have an exact housing split of 60% single family and 40% multiple family.

3) Please clarify what is meant by "ground oriented" townhomes. Ground oriented townhomes means that the townhomes will have direct access to the street or ground level (e.g. their own front door) such as a single family house would. This type of housing form respects the neighbourhood context in terms of size, scale and massing (aka height).

I am available for a phone call if you would like to discuss the project further or require any clarification to the information I have provided above. Thank you.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Ashley Thandi
Sent: Tuesday, May 18, 2021 1:43 PM
To: [REDACTED]
Subject: RE: Southridge Ave open house rsvp

Good Afternoon Melanie,

Thank you for your email, we have registered you for the zoom call and will send a meeting link to your email on May 26th.

I also wanted to thank you for taking the time to provide your questions below and to let you know that I have scheduled time tomorrow morning to provide you with a response. In the interim I have attached a copy of the Neighbourhood Plan for you to review. Please feel free to send me any additional questions that you may have after reviewing the Plan and I look forward to providing you with a response tomorrow. Thanks.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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Fax: 250-562-1967

Cell: 250-640-3688

Email: athandi@lmengineering.bc.ca

From: [REDACTED]

Sent: Saturday, May 15, 2021 11:14 AM

To: Ashley Thandi <athandi@lmengineering.bc.ca>

Subject: Southridge Ave open house rsvp

Hello,

Our household would like to be registered for the open house Zoom call.

Prior to the meeting, it would be helpful to have a link or a copy of the neighbourhood plan that you referenced in the invitation.

Also we have the following questions:

- 1) What is the rationale for requesting these zoning changes?
- 2) For Area 2, what is the number of units proposed for the townhouses compared with the number of single residential that would be located in that area?
- 3) Please clarify what is meant by "ground oriented" townhomes.

Thank you, Melanie Karjala

Ashley Thandi

From: Ashley Thandi
Sent: Friday, May 21, 2021 8:48 AM
To: Chris May
Subject: RE: Feedback on Proposed Land Use Change Southridge Avenue

Thank you Chris. Please use this email as confirmation that we have received your RSVP for the zoom meeting.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Chris May [REDACTED]
Sent: Thursday, May 20, 2021 10:12 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Re: Feedback on Proposed Land Use Change Southridge Avenue

Thank you Ashley,

Yes, please register us for the zoom open house.

Chris

Sent from my iPhone

On May 19, 2021, at 8:30 AM, Ashley Thandi <athandi@lmengineering.bc.ca> wrote:

Good Morning Chris,

Thank you for providing your email below to Megan, I appreciate your time to write us regarding your concerns about the proposed Rezoning Application.

I wanted to let you know that we will be holding a virtual open house via zoom to go over the project with neighbours and to answer questions and address concerns. In addition, our traffic engineer will be on the zoom call to speak further about the traffic analysis that was conducted for the site.

The attached meeting invitation and project information sheet was hand delivered to neighbours on your street and on Vista Ridge Drive on May 10th, 2021. We will include your email below to the City for inclusion into the Staff Report to Council however if you would like to also attend the zoom meeting please let me know and we will add your emails to the registration list. If you are unable to attend the meeting but would like to discuss your email further with us either via email or over the phone please do not hesitate to call the office number below whenever it is convenient for you. Thank you.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lengineering.bc.ca

From: Megan Hickey <mhickey@lengineering.bc.ca>
Sent: Wednesday, May 19, 2021 8:06 AM
To: Ashley Thandi <athandi@lengineering.bc.ca>
Subject: FW: Feedback on Proposed Land Use Change Southridge Avenue

Sincerely,

Megan Hickey, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L 3J4
Work: 250-562-1977
Fax: 250-562-1967

From: Chris May [REDACTED]
Sent: Tuesday, May 18, 2021 10:13 PM
To: Megan Hickey <mhickey@lengineering.bc.ca>
Cc: [REDACTED] Barb May [REDACTED]
Subject: Feedback on Proposed Land Use Change Southridge Avenue

Megan,

I am writing this email to respond to your request for feedback on the Proposed Land Use Change for Southridge Avenue.

As residents & homeowners of 7634 Southridge Avenue, we are 100% opposed to rezoning the vacant land at the end of Southridge to a multi-family dwelling. We purchased this home because this part of Southridge was consistent single-family dwellings and, therefore, would

not have heavy traffic. We also were informed that the land at the end of our dead-end street was intended to be developed as a neighborhood park and, therefore, anticipated only minimal increase in vehicle traffic similar to other neighborhood parks in the area. Now with a multi-family dwelling proposed for the end of Southridge, there will be a dramatic change in vehicle traffic on our street... basically, increasing the traffic by hundreds of vehicles per day when you consider the new dwelling's residents, visitors, deliveries, service and maintenance vehicles. This will essentially turn our residential street into a 2-lane highway.

We understand the need for more housing in our neighborhood, and would prefer that if there needs to be continued development, that the single-family housing model be adhered to. This will maintain the consistency of our subdivision and keep the added vehicle traffic for additional residents manageable for all the residents of our street.

Sincerely,

Chris May

[Redacted]
[Redacted]

Barbara May

[Redacted]
[Redacted]

Robert May

Redacted
[Redacted]

Residents of 7634 Southridge Avenue.

<Zoom Meeting Invitation to Neighbours.pdf>
<Project Information Letter for Neighbours.pdf>

Ashley Thandi

From: Ashley Thandi
Sent: Tuesday, May 25, 2021 8:35 AM
To: Braedan Dyck
Subject: RE: Protest of Rezoning of Southridge Neighbourhood

Good Morning,

Please regard this email as confirmation that both emails have been added to the email list for the zoom meeting tomorrow evening.

Yours Truly,

Ashley
Ashley Thandi, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

-----Original Message-----

From: Braedan Dyck [REDACTED]
Sent: Monday, May 24, 2021 6:44 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Re: Protest of Rezoning of Southridge Neighbourhood

Good morning,

Yes please if you could add both the emails listed onto the list for the zoom meeting that would be great.

Regards,

> On May 20, 2021, at 8:09 AM, Ashley Thandi <athandi@lmengineering.bc.ca> wrote:

>

> Good Morning Lyle and Debbie,

>

> Thank you for providing your email below to Megan, I appreciate your time to write us regarding your concerns about the proposed Rezoning Application.

>

> I wanted to let you know that we will be holding a virtual open house via zoom to go over the project with neighbours and to answer questions and address concerns. In addition, our traffic engineer will be on the zoom call to speak further about the traffic analysis that was conducted for the site.

>
> The attached meeting invitation and project information sheet was hand delivered to neighbours on your street and on Vista Ridge Drive on May 10th, 2021. We will include your email below to the City for inclusion into the Staff Report to Council however if you would like to also attend the zoom meeting please let me know and we will add your emails to the registration list. If you are unable to attend the meeting but would like to discuss your email further with us either via email or over the phone please do not hesitate to call the office number below whenever it is convenient for you. Thank you.

>
> Yours Truly,
>
> Ashley
> Ashley Thandi, BPI
> Planner
>
> L&M Engineering Limited
> 1210 4th Avenue
> Prince George, BC V2L3J4
> Work: 250-562-1977
> Fax: 250-562-1967
> Cell: 250-640-3688
> Email: athandi@lmengineering.bc.ca

>
> -----Original Message-----
> From: Megan Hickey <mhickey@lmengineering.bc.ca>
> Sent: Thursday, May 20, 2021 8:01 AM
> To: Ashley Thandi <athandi@lmengineering.bc.ca>
> Subject: FW: Protest of Rezoning of Southridge Neighbourhood

>
>
> Sincerely,
>
> Megan Hickey, BPI
> Planner

>
> L&M Engineering Limited
> 1210 4th Avenue
> Prince George, BC V2L 3J4
> Work: 250-562-1977
> Fax: 250-562-1967

>
> -----Original Message-----
> From: Braedan Dyck [REDACTED]
> Sent: Wednesday, May 19, 2021 8:57 PM
> To: Megan Hickey <mhickey@lmengineering.bc.ca>
> Cc: [REDACTED]
> Subject: Protest of Rezoning of Southridge Neighbourhood

>
> Good morning Megan,

>
>
> We are protesting about the rezoning to multi-family dwelling on Southridge Ave. This road has not exit, the traffic is already very busy and there is only one way out. At the bottom it is a two way stop, we already have to wait long

enough most of the time. It will end up being a freeway. There is a lot of kids in this neighbourhood playing and going to school and all the parents in this neighbourhood are against this project.

- >
- >
- >
- > Lyle and Debbie Dyck
- > 7657 Southridge Ave, V2N 6S4
- > <Zoom Meeting Invitation to Neighbours.pdf><Project Information Letter for Neighbours.pdf>

Ashley Thandi

From: Ashley Thandi
Sent: Wednesday, May 26, 2021 10:11 AM
To: Colin Groeneveld
Subject: RE: Southridge Avenue Open House RSVP

Hi Colin,

The area south of Eastview is currently zoned for single family development so if/when this area does become fully developed traffic would flow out of Eastview Street as well as Vista Ridge Drive.

I've added your email to the RSVP list for the zoom meeting tonight and we will have our traffic engineer on the zoom call to address future traffic flow more and answer any additional questions that you may have.

We will be sending the login details for the meeting this afternoon but in the interim please do not hesitate to give me a call if you have questions or concerns that you would like addressed prior to the meeting. Thanks!

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Colin Groeneveld [REDACTED]
Sent: Tuesday, May 25, 2021 1:00 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Southridge Avenue Open House RSVP

Hi,

I would also like to know if there is a plan to connect the south of Eastview to Vista Ridge Drive?

Thanks for the Zoom invite!

Colin Groeneveld

Ashley Thandi

From: Ashley Thandi
Sent: Thursday, May 27, 2021 9:48 AM
To: Jerry Atherton
Cc: Kali.Holahan@princegeorge.ca; Tanner Fjellstrom; Megan Hickey
Subject: RE: Southridge
Attachments: RE: Proposed development - Southridge; Southridge Rezoning Open House Zoom Meeting Invitation ; Zoom Meeting Invitation to Neighbours.pdf

Good Morning Jerry,

I've attached an email correspondence between us on May 11th indicating that you did receive the handout that was hand delivered to residences on May 10th inviting neighbours to the virtual open house on May 26th at 6:00 pm and you had indicated that you would like to RSVP to the event. The invitation (attached for convenience) indicated that the login details to the virtual open house would be sent out on the **day** of the event (May 26th) as the deadline to RSVP for the event was at 10:00 am on May 26th. We provided the invitations on May 10th in order to allow a full 2 weeks of notification time so that neighbours could schedule the May 26th meeting into their calendars accordingly.

The other attached email is the email that was sent to neighbours yesterday afternoon with the login information as indicated on the attached zoom meeting invitation and your email was included with the group email. I apologize if for some reason this email ended up in your junk folder, in order to avoid this in the future I would recommend that you please add my email to your contacts.

I would encourage you to please provide the City as well as L&M Engineering with an email outlining your traffic related concerns and both parties will include your email into our respective consultation packages that will be included in the Staff Report to Council. We also want to ensure that your traffic concerns/questions are adequately addressed and would like to arrange a one on one phone call or zoom meeting at a day and time of your convenience to chat further. Myself and our traffic engineer would be on the call and we would ensure that notes are taken during the call and included into the public consultation package that will be provided to Council.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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Prince George, BC V2L3J4
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Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

From: Jerry Atherto Redacted
Sent: Thursday, May 27, 2021 8:54 AM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Southridge

Ashley, I was very surprised to learn the tele meeting was held yesterday, we were given short notice in the middle of a work day and unfortunately were busy and did not read emails until the meeting had concluded. Very unprofessional way of doing business. I,m sure others did not attend the meeting for the same reason.

We are very concerned with the traffic flow for area #1 as we reside on Vista Ridge Dr. We will be providing our comments and concerns directly to the city.

Again, the short notice given here was very unprofessional. ...Jerry

Ashley Thandi

From: Ronal Beauchesne [REDACTED]
Sent: Thursday, May 27, 2021 1:35 PM
To: Ashley Thandi
Subject: Re: Southridge Rezoning Open House Zoom Meeting Invitation

Speeding on south ridge from the highway to the St Lawrence section occurs at all times other than when school is in and signs are out. This speeding is usually 10-20km/hr above the current maximum.

For the remainder of Southridge the speeding is more intermittent as only the odd car but this is usually very excessive speeds in the 20-40km/hr above speed limit. I think they think the street is very long and they think they can go fast.

On Thu, May 27, 2021 at 10:23 AM Ashley Thandi <athandi@lmengineering.bc.ca> wrote:

Good Morning Everyone,

Thank you Ryan and Ron for providing your comments and concerns below. We have noted them and will be contacting the City's Transportation Division regarding the St. Lawrence and Southridge intersection and will let you know their response as soon as we receive it.

With respect to the speed on Southridge Avenue I will be contacting Linda Parker who is the RCMP Community Policing Officer Speed Watch Team can also be stationed on Southridge Avenue to assess speed limit ranges. As mentioned during yesterday's meeting, data collected from the Speed Watch Team will then be forwarded to the RCMP Traffic Unit which may allow Southridge to be considered for a reduced speed limit. Prior to my call, I will require some additional information to provide to Linda regarding the exact area of Southridge that the speeding occurs (or if it is the entire street) and the approximate time during the day which the speeding occurs. With this information she can then get the Speed Watch Team to head out to your area to conduct their assessment. If Ron or Ryan wouldn't mind providing me with this information in a separate email that would be appreciated.

Yours Truly,



Ashley Thandi, BPI

Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L3J4

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Cell: 250-640-3688

Email: athandi@lmengineering.bc.ca

From: Ryan Levesque [REDACTED]

Sent: Wednesday, May 26, 2021 9:18 PM

To: Ronal Beauchesne [REDACTED]

Cc: Ashley Thandi [REDACTED]

[REDACTED]

Subject: Re: Southridge Rezoning Open House Zoom Meeting Invitation

I agree 100% with Ron's comments and I am also a resident on Southridge avenue and the traffic increase is my main concern especially with having young children playing in the front yard and walking to school. Traffic is already an issue especially at the intersection of St. Lawrence and Southridge and adding this amount of housing will only compound the problem. I would like to see a controlled intersection and additional speed signs posted prior to any increased housing development taking place.

My other concerns.

We have all seen the current development take place over the last few years to expand housing on Southridge and Vista and the construction traffic alone also causes issues with large trucks and equipment speeding up and down residential streets (During high traffic times) as well as leaving a large mess of mud and gravel on the streets that does not get cleaned up quickly. Left over Building debris materials and garbage are left on empty lots and get scattered across the neighbourhood for residents to deal with. I would like to see more accountability on builders and developers to deal with these issues in a timely manner.

Developers and the city need to understand that Southridge is the main artery to the elementary school where kids are walking and all traffic for the area of upper College Heights funnels through the intersection of Southridge and St. Lawrence with no alternative route other than side streets.

These issues should be addressed prior to any further developing or building taking place.

Regards,

Ryan Levesque

On May 26, 2021, at 8:08 PM, Ronal Beauchesne [REDACTED] wrote:

My concerns are with the traffic as well as but I live on Southridge and I cant speak to Vista Ridge. I have called the city about the excessive speeds and they say they will look into it but they do nothing.

The junction of Southridge and St. Lawrence is also very dangerous and something needs to be done about this, especially in the winter.

My feelings are that there are a bunch of promises to fix this junction as well as deal with traffic once the project has been done but in my mind these are already large issues that need to be fixed before these projects are approved. If these were not an issue then we all wouldn't be bringing them up.

I don't feel confident about any promises being completed after the project, they need to be dealt with before hand.

Thanks,

Ron Beauchesne

[7645 Southridge Ave](#)

On Wed, 26 May 2021 at 13:46, Ashley Thandi <athandi@lmengineering.bc.ca> wrote:

Good Afternoon Everyone,

Thank you again for your interest in attending the virtual open house for the Southridge Rezoning Project. We have provided a link to the zoom meeting below and look forward to chatting with you further this evening. We have attached a PDF document to this email outlining our virtual open house guidelines as well as a copy of the Ospika South Neighbourhood Plan.

If you have any questions prior to the meeting regarding zoom login details or require additional assistance, please do not hesitate to give me a call.

Ashley Thandi is inviting you to a scheduled Zoom meeting.

Topic: Southridge Rezoning Virtual Open House

Time: May 26, 2021 06:00 PM Vancouver

Join Zoom Meeting

<https://zoom.us/j/95882566415?pwd=azlgOGtHOEhhMlVHVkVUVk02MWNnQT09>

Meeting ID: 958 8256 6415

Passcode: 873987

One tap mobile

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+1 253 215 8782 US (Tacoma)

Meeting ID: 958 8256 6415

Passcode: 873987

Find your local number: <https://zoom.us/j/adqGAcJKqk>

Yours Truly,



Ashley Thandi, BPI

Planner

L&M Engineering Limited

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Prince George, BC V2L3J4

Work: 250-562-1977

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Cell: 250-640-3688

Email: athandi@lmengineering.bc.ca

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Ashley Thandi

From: Chris May [REDACTED]
Sent: Thursday, May 27, 2021 12:30 AM
To: Ashley Thandi; [REDACTED]

Cc: [REDACTED]
Subject: Re: Southridge Rezoning Open House Zoom Meeting Invitation

Thank you, Ashley and Tanner, for holding the meeting and fielding our questions and concerns this evening.

I still have a number of concerns for Development Area 2, with the foremost being the increase of traffic on Southridge when comparing a Multi-Family Dwelling to Single Family Dwellings . Given how so much of the information is incomplete, I find that I have to put an analysis together myself...

Even though I feel that 30-35 vehicle is a low estimate, I will use this for the estimate of increased traffic in my calculations. Referring to the diagram below, a fair estimate for Single Family Dwellings in area 2 is around 20-25 homes. Considering an average of 3 vehicles per home, a total (maximum) of 75 vehicles of increased traffic could be expected at peak times just for a Single-Family only development. Since it is not likely that ALL vehicles will be travelling at peak times, let's consider just a little more than 1/2 of those vehicles... say 40 will travel at peak times. Now consider that there will be an additional 30 - 35 vehicles with a Muti-Family dwelling development.... basically, double the traffic this number. The part that I am most concerned about, more than the actual increase of vehicles, is that all 70+ vehicles will be travelling to the same Multi-Family Dwelling at the end of Southridge, rather than dispersing to 20 or so different homes along the length of the street. Moreover, any additional traffic throughout the day, from delivery vehicles, visitors and service vehicles will have the same focus... going to the dwelling at the end of Southridge. This is much different than driving along a street going to a specific address. Moreover, because the Multi Family dwelling is basically it's own entity, I feel that the residents within the this dwelling or complex, will not feel the same attachment to Southridge the way that Single Family home owners do. Consequently, I believe the result will be many vehicles driving faster, or essentially racing, along Southridge to get to their destination at the end of the street, and this is not going to be limited just to peak times... it will be all day long.



I have additional concerns the same as others....

- stability of the land
- services... water, sewer and drainage
- parks that will likely never get built or possibly rezoned for housing development
- Traffic Control and Pedestrian Safety
- Additional egress routes since we are at risk of interface fires

Also, in regards to the Servicing Brief Document. I do understand that if issues arise after development has been completed, they will be addressed...

However,

- If the increased traffic estimate is incorrect, there is no real way to address it - we will simply have to deal with it, endure it, or move
- If we encounter land stability issues or issues with services after development is complete and done with, the only way it will be dealt with is from our taxes... and possible tax increases.
- Promises have been made, such as the construction of neighborhood parks... and we are at 15 years and counting.

This doesn't instill any confidence for me that future promises will be kept.

Lastly, items that are required now regardless of a proposed development project being completed or not, such as the addition of traffic control solutions and water system repairs and upgrades, should not be used as bargaining chips to get a proposed project accepted.

Sincerely,
Chris May

From: Ashley Thandi <athandi@lmengineering.bc.ca>

Sent: May 26, 2021 1:46 PM

To: [REDACTED]

Cc: Nicole.Fraser@princegeorge.ca <Nicole.Fraser@princegeorge.ca>; Megan Hickey <mhickey@lmengineering.bc.ca>

Subject: Southridge Rezoning Open House Zoom Meeting Invitation

Good Afternoon Everyone,

Thank you again for your interest in attending the virtual open house for the Southridge Rezoning Project. We have provided a link to the zoom meeting below and look forward to chatting with you further this evening. We have attached a PDF document to this email outlining our virtual open house guidelines as well as a copy of the Ospika South Neighbourhood Plan.

If you have any questions prior to the meeting regarding zoom login details or require additional assistance, please do not hesitate to give me a call.

Ashley Thandi is inviting you to a scheduled Zoom meeting.

Topic: Southridge Rezoning Virtual Open House

Time: May 26, 2021 06:00 PM Vancouver

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<https://zoom.us/j/95882566415?pwd=azlqOGtHOEhhMlVHVkVUVk02MWNnQT09>

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+1 253 215 8782 US (Tacoma)

Meeting ID: 958 8256 6415

Passcode: 873987

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Yours Truly,



Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lmengineering.bc.ca

Ashley Thandi

From: Ashley Thandi
Sent: Thursday, May 27, 2021 10:13 AM
To:



Cc: Nicole.Fraser@princegeorge.ca; Megan Hickey
Subject: RE: Southridge Rezoning Open House Zoom Meeting Invitation

Good Morning Everyone,

We have addressed Steve's comments below in red:

1. Regarding the Park/School promised, and then revoked for University Heights, I do not agree with your response that the trails that were added fairly or equally compensated the change. Specifically, the paved trail from basically Osipka Blvd to UNBC is nothing more than a wide paved side walk. They are not in "green spaces" and a sidewalk is required for public safety and allowance for foot traffic. A promise of a trail network to replace the designated park at the end of Vista Ridge Dr. is not something that I can put faith in. I believe it is a requirement that it be written into any change agreement that a park be built, and built within a defined time period to ensure the promise is kept. Otherwise I do not support any change, and the area should remain as is and a park built.
 - That trail along Tyner is classified as a paved pedestrian trail that enhances the pedestrian connectivity for all residents of the University Heights and College Heights Area including those attending UNBC and as such is considered as a linear park. Parkland Best Practices constitute valuable parkland resources to be when the public has the ability to access and enjoy them which includes linear parks. While I appreciate your passion and interest for the University Heights area I would like to respectfully ask that this specific group email only entail questions, comments and concerns regarding the Southridge project to ensure that correspondence stays on topic so that it can be included with in our public consultation summary. Please feel free to send me a separate email to further discuss the University Heights area and should a topic regarding this project arise during that separate conversation about University Heights I will make sure to add that into the consultation summary.
 - The construction of the trail that will connect Vista Ridge down to Southridge Avenue and Glen Lyon Park has been Covenanted as a condition of this Rezoning Application. Should the application be approved, the Covenant will ensure that this trail is developed.

2. I've heard conflicting information regarding who the developer is. The article published by the Prince George Citizen indicated it is Century 21 that owns and is developing the land. I have also heard from a reliable source that it is rather a local developer who built the Best Western hotel on Hwy 16. That build took an abnormal amount of time to complete. Can clarification on the owners and developers be provided to the public? **A local company named Ridgecrest Development Group Inc. purchased the entire property from Century Group prior to the Rezoning Application's submission to the City. The name on the City's Staff Report to Council does indicate Century Group as the property owner however this is incorrect and will be updated accordingly on the City's end.**
3. Lastly, I would like to know what process L&M and the City are following to inform the public of the proposed development and change to OCP. I originally was informed by word of mouth from a neighbour. At which point I took the initiative to reach out to L&M and since then have received information quite openly and at a reasonable rate. I thank L&M as well as the city councillors that responded to my concerns for following up with me. However, I note that the letter for this open house that took place was delivered to me by L&M to my doorstep. It was not mailed. So my question is, will the residents of the surrounding and directly affected areas be notified of this development and request for rezoning in an official capacity? For example, mail to each residence within a certain radius? Is it documented who has been notified and how? I also look out my back window to the end of Southridge where at any time of day, many people can be seen utilizing the open (not green) space for walking. When will a notice board be installed at both area 1 and 2 to inform residents?
 - As mentioned during the meeting there are two moving parts to this application. The first is that there is a Rezoning and OCP Amendment for area 1 off of Vista Ridge and the second is just a Rezoning Amendment for area 2. Under City Bylaw and the Local Government Act, only Applications that have an OCP Amendment are required to provide further notification to property owners that are within a 30 m radius of the subject property. As such, as directed by the City of Prince George since area 1 only requires an OCP and area 2 did not, only a portion of Vista Ridge was originally notified. Therefore, only some neighbours received the initial letter from L&M. With that being said and as previously mentioned our priority has always been to be completely transparent with neighbours and while we followed what was required from us for the notification via the City and Local Government Act, we understood that further consultation for this project was required which is why we conducted the open house for all of the neighbours on Vista Ridge Drive, Southridge Avenue and a few homes on the south of Eastview this went beyond the required 30 m radius of the subject property.
 - The letter for this open house was hand delivered by L&M Engineering due to the simple fact that mailing out the letter would of taken up to a week get to your doorstep and we wanted to ensure that this virtual open house meeting occurred as soon as possible for neighbours. We also wanted to make sure that neighbours had at least 2 weeks of notification time regarding the virtual open house to allow them the opportunity to call/email us ahead of time to ask questions and express concerns prior to the meeting. L&M organized the logistics of the virtual open house, prepared the invitations and stuffed the envelopes over the span of two days (May 7th and May 10th) and because we hand delivered the invitations they were at your front door in the afternoon of May 10th opposed to the end of that week or potentially the following week if we had mailed them out.
 - As previously mentioned, the next step of the process is that the Application will head to Council for Public Hearing for which a date has not been scheduled. For neighbours there are now two additional opportunities via the City to provide comment prior to the Application heading to Public Hearing. The City is required under the Local Government Act to provide notification to neighbours within the 30 m radius of the subject property for the OCP

Amendment however to be consistent with L&M's public consultation notification area, they will be providing notification to all neighbours on Vista Ridge Drive, Southridge Avenue and the few homes on the south of Eastview. The first notification will be a request for comment letter that will request that neighbours contact the City with any questions and concerns that they might have prior to Public Hearing. This notification period will run for 2 weeks as is outlined within the Local Government Act and the City will be mailing out the letters next week. Once the Public Hearing has been scheduled neighbours the City will also provide another mail-out to all residences along Vista Ridge Drive, Southridge Avenue and the few homes on the south of Eastview which will invite neighbours to virtually attend the Public Hearing and provide an opportunity to send the City additional comments prior to the meeting. L&M will also send an email to this email group with the Public Hearing date and in that email we will provide the City's pamphlet on how to address Council and how the Public Hearing proceedings will occur.

- I would like to make it clear that the open space that you are referring to at the end of Southridge is **private property** and is not designated as green space. Once the application has been scheduled for Public Hearing signage will be posted on the property in accordance with the Local Government Act and will be on the property for 2 weeks prior to the Public Hearing.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Cell: 250-640-3688
Email: athandi@lengineering.bc.ca

From: Steve Royan [REDACTED]

Sent: Wednesday, May 26, 2021 8:22 PM

To: [REDACTED]

[REDACTED]

Cc: Nicole.Fraser@princegeorge.ca; Megan Hickey <mhickey@lengineering.bc.ca>

Subject: Re: Southridge Rezoning Open House Zoom Meeting Invitation

Hello Ashley,

Thanks to you and Tanner for conducting the session this evening. As you can see, there is a lot of questions and concerns about real issues that need to be addressed. I did have a few more items that I want noted and address:

1. Regarding the Park/School promised, and then revoked for University Heights, I do not agree with your response that the trails that were added fairly or equally compensated the change. Specifically, the paved trail from basically Osipka Blvd to UNBC is nothing more than a wide paved side walk. They are not in "green spaces" and a sidewalk is required for public safety and allowance for foot traffic. A promise of a trail network to replace the designated park at the end of Vista Ridge Dr. is not something that I can put faith in. I believe it is a requirement that it be written into any change agreement that a park be built, and built within a defined time period to ensure the promise is kept. Otherwise I do not support any change, and the area should remain as is and a park built.
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Much appreciated,
Steve Royan

From: Ashley Thandi <athandi@lmengineering.bc.ca>

Sent: 26 May 2021 13:46

To: [REDACTED]

[REDACTED]

Cc: Nicole.Fraser@princegeorge.ca <Nicole.Fraser@princegeorge.ca>; Megan Hickey <mhickey@lmengineering.bc.ca>

Subject: Southridge Rezoning Open House Zoom Meeting Invitation

Good Afternoon Everyone,

Thank you again for your interest in attending the virtual open house for the Southridge Rezoning Project. We have provided a link to the zoom meeting below and look forward to chatting with you further this evening. We have attached a PDF document to this email outlining our virtual open house guidelines as well as a copy of the Ospika South Neighbourhood Plan.

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Ashley Thandi is inviting you to a scheduled Zoom meeting.

Topic: Southridge Rezoning Virtual Open House

Time: May 26, 2021 06:00 PM Vancouver

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Meeting ID: 958 8256 6415

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One tap mobile

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+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 958 8256 6415

Passcode: 873987

Find your local number: <https://zoom.us/u/adqGAcJKgk>

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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1210 4th Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Cell: 250-640-3688

Email: athandi@lmengineering.bc.ca

Ashley Thandi

From: Ashley Thandi
Sent: Tuesday, June 08, 2021 2:54 PM
To:



Cc: Megan Hickey; Kali.Holahan@princegeorge.ca; Tanner Fjellstrom
Subject: RE: Southridge Rezoning Open House Zoom Meeting Invitation
Attachments: Staff Report to Council 2008.pdf

Hi Everyone,

Sushil thank you for your patience as we worked on providing a response to your questions below. We have provided our responses in red.

We wanted to let everyone know that we have attached the 2008 Staff Report to Council that amended a portion of the Neighbourhood Plan to allow for the 60% single family/40% multiple family split for everyone's review. We will be sending you the Virtual House Summary Report via a Dropbox link within the hour. The Dropbox link will also have a folder in it that will be accessible to you and will contain items such as the Neighbourhood Plan, the attached 2008 Staff Report to Council and the City's Servicing Design Guidelines. If there are additional documents or items that are requested by residents for viewing, we will upload them into the Dropbox folder to ensure that everything is in one primary location.

Good afternoon

Couple things you talked about as follows:

1. Possible Four way stop at saint Laurent and south ridge . Previously explored not done due engineering restrictions? **As discussed in the meeting the four-way stop is not warranted until more development occurs on the southside of Southridge. Four-way stops are typically installed once the traffic volumes from all four directions are similar. Currently the southside of Southridge has very few homes constructed, therefore there is very little traffic volume on that side of Southridge. Additionally, stop signs are not recommended to be used as a traffic calming measure. Rather they are used to assign priority at an intersection, which it is currently doing with the existing configuration. Further conversations will be had with the City to get their opinion on the matter.**

2. Water and sewer lines on south ridge age and condition of existing infrastructure because already experienced two breaks. Need to know the age ? Before 200 more developments dumped on. **The City is responsible for maintaining all existing infrastructure. The City has Asset Management plans available online that indicate which pipes need replacing based on their age and pipe material. Unexpected pipe breaks happen all the time and are unfortunate, however the City follows their Asset Management plans when it comes to replacing old infrastructure.**

3. Traffic study underplayed by mentioning number 35 vehicles increased. Like to know total actual number for 200 developments. Note incident a child hit by motor vehicle in 2016 on south ridge. Safety is concern for children who walks to school. Vista ridge drive has half finished sidewalks with no connection to St . Lawrence where are the DCC charges

and you are purposing 70 more developments on vista ridge drive further escalating safety of our children in this



neighbourhood



During the meeting the intent with using the 35 vehicles was to try illustrate what the increase would be as a result of the rezoning application which only encompasses a combined total area of 2.83 ha, as such the traffic was not underplayed. During the PM Peak the Southridge and St Lawrence intersection will have approximately 540 additional vehicles added to the intersection once the entire Ospika South Neighbourhood area which is 33.94 ha is developed. This includes vehicles leaving and entering the subdivision. These numbers were derived in the original Traffic Study that accompanied the original rezoning in 2008. The traffic study update letter was completed for the current rezoning application to determine if rezoning the property has any major impacts. It was determined that the rezoning had very little impact on the study intersections compared to the original traffic study. As a result, the recommendations from the original traffic study are still applicable. Currently the entire property is zoned to allow for the additional 540 vehicles at Southridge/St. Lawrence and the rezoning would only add 35 vehicles compared to what the developer can already construct.

Safety is a concern in all neighbourhoods which is why the City enforces that all new urban subdivisions be complete with sidewalks to allow children and adults safe pedestrian connectivity. The bottom end of Vista Ridge was developed prior to the City enforcing their current bylaw, which is why sidewalks have not been placed on Vista Ridge Drive all the way to St. Lawrence. As discussed in the meeting, it is not the developer's responsibility to install sidewalks in existing neighbourhoods. The DCC charges are allocated to the City's 5-year capital plan projects. The installation of sidewalk along

the existing portion of Vista Ridge is currently not apart of the capital project list. This is a similar scenario to a lot of areas in Prince George. The City does not have the ability to improve all areas of the City at one time. Other neighbourhoods in Prince George have petitioned for sidewalks to be installed within their existing neighbourhoods. Some of these neighbourhoods have been successful. The most recent one to be successful was the Edgewood Terrace neighbourhood.

4. Storm drain capacity as well sewer and water capacity issues. Across 2995 Vista Ridge Drive sewer system gutter is lifting up as well curve broke under stress. So system in place is not handling the development and you are purposing 70 more homes. The condition of the existing infrastructure is outside of the rezoning scope. The existing manholes and mains along Vista Ridge Drive are City owned infrastructure and they are maintained by the City. We analyze the capacity of the pipes downstream of the development; however, the replacement of existing infrastructure is the City's responsibility unless there is a capacity issue. The pipe you are referring to adjacent to 2995 Vista Ridge Drive is currently operating at approximately 3% of the full capacity of the pipe. The capacity of this line will easily accommodate the additional homes. Unexpected pipe breaks do occur, however the City tries to repair the issue as soon as physically possible. These are unforeseen events and that are managed on a case by case basis.

5. Changing to multi-use from single family use which study you firm is basing on . The entire subject property including homes located on Vista Ridge Drive and Southridge Avenue are located within the Ospika South Neighbourhood Plan. As mentioned at the beginning of this email, we have attached a copy of the 2008 Staff Report to Council in which an amendment to the Plan area was conducted in order to allow for multi-family housing to be permitted.

Multi-use developments price range. There is nothing suggesting affordable as discussed for senior or young families last night. Other than more money for developers with zero commitment for improving the area. Actually deteriorating by suggesting taking green park away replacing zoning single family use. We are currently in the land use stages of this project, as such numbers with regards to the exact prices of the homes has not yet been determined and will be done so if the Rezoning Application is approved by Council and the project moves into the detailed design stages as there are many factors that come into play with regards to housing price.

As mentioned, the 1.07 ha area zoned for Park is on private property is not within the City's Park Inventory. A review of surrounding parks and greenspace with the City found that there are a number of parks available within a 10 min walk from the subject area. As such it was determined that there is not a need for an additional park in the area with Glen Lyon in close proximity, the City already has a difficult time maintaining the current parks inventory. As such, the highest and best use for this 1.07 ha of land is Single Residential in order to bring the area up to conformance with the existing surrounding Single Residential land that is already zoned and could be developed at any time without a rezoning application.

The developer is committed to continuing the build the area up to the same high form and character standard that you see with existing homes on Vista Ridge and Southridge Drive. In addition, we had mentioned that the proposed high end townhome development will be required to proceed through to a Multiple Form and Character Development Permit if rezoning is approved. The Development Permit will allow the City to review the form and character of the buildings, landscaping, open space, parking, snow storage and the overall site plan. Once the City has approved of all of these items then a Building Permit can be issued.

6. Please show everyone actual real plan for all the housing not after changing zoning. Detailed site plans are conducted during the detailed design phase of development which would be the next stages if the rezoning application is approved. At this time, the consideration for Administration and Council is if the land use itself is the highest and best use of land. Also why media was not invited ?. It is not standard for the media to be involved during Rezoning/OCP Amendment Application Open Houses. They are involved during the Council process and L&M representatives are available to the media prior to and after Public Hearing to speak further about the project.

Also inadequate time was provided to community members to voice their concerns.

We like ensure this doesn't happen at the city public hearing. Size of development you are purposing undermine the time allowing to voice concerns. The subject property is 33.94 ha in size but the rezoning area is 1.07 ha and 1.76 ha for the Single Family and Multi-Family site, respectively. Typical Open Houses for these kinds of applications run for an hour and two hours were allotted for this project. Unfortunately, due to the nature of the virtual open house we were restricted to

our timeline and were unable to run over which would occur if we were able to meet in person. We expressed our apologies for this at the end of the meeting and encouraged neighbours to continue to use the group chat so that everyone's questions and concerns were heard and that everyone could view our responses. Due to COVID and in lieu of meeting in person, we continue to have an open phone/email policy which we also expressed to neighbours at the end of the zoom meeting.

7. Full disclosure is requested along with previous documentation regarding the city vs st dennis heights land development dispute as it was related to a previous proposed development in the immediate surrounding area to where the current multi family project is proposed. Furthermore I would like Information from the city regarding the unsuccessful attempt/proposal from The city of Prince George vs st Dennis heights to develop the additional road from Southridge connecting to domano intersecting at st Patrick rd so we can better understand why the city was unsuccessful at the time in developing this road. **As mentioned during the meeting, L&M does not have any information regarding this litigation and we advise that you please contact the City directly regarding this matter as they may be able to provide you with the information that you are looking for.**

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
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From: Ashley Thandi

Sent: Thursday, May 27, 2021 3:22 PM

To: [REDACTED]
[REDACTED]

Cc: [REDACTED]

[REDACTED]

[REDACTED] Nicole.Fraser@princegeorge.ca; Megan

Hickey <mhickey@lmengineering.bc.ca>

Subject: RE: Southridge Rezoning Open House Zoom Meeting Invitation

Hi Everyone,

Stacey, thank you for attending the meeting and following up with additional questions and concerns. We have addressed and answered your questions and concerns below:

Traffic Volumes

All of the traffic data that we use to predict future traffic volumes comes from the Institute of Transportation Engineer's Trip Generation Manual. A new manual comes out every couple years with new up to date data and we are using the most

recent edition of this document to predict traffic volumes. The document contains data from all of North America. This includes larger city data as well as cities similar in size to Prince George. This document is the de facto source for traffic data that is used in Traffic Studies across North America. The Trip Generation Manual contains nearly 2000 studies. We understand your concern with each home having numerous vehicles, however traffic studies look at the highest traffic generating hours throughout the day. This is typically an hour in the AM (when school starts/people go to work) and an hour in the PM (people returning from work). It is a common misconception that everybody leaves their homes at the same time, which is just not the case. The traffic volumes derived in the Trip Generation Manual average the number of vehicles that access/leave subdivisions during those peak hours of the day. Throughout the years we have been asked to do follow up traffic counts at intersections that we had performed traffic studies on, to ensure the validity of our numbers. We have found the traffic volumes in the manual to be quite accurate at predicting the amount of traffic that a development will generate. We do not have specific data separated out for the Vancouver region vs the North, however our follow up studies in the Prince George area have proven that the traffic volumes are being predicted with good accuracy.

Construction Traffic

Construction traffic is often an issue while developments get constructed. It was likely an issue when your home was built and it was probably similar for your surrounding neighbourhood. We understand that everyone wants to ensure the safety of their children and we are trying to take the appropriate steps to ensure overall safety. Unfortunately, controlling the permanent speed limit on City roads is beyond the scope of what a developer is able to do, however as stated in the meeting the Community Policing Division of the RCMP have been contacted to address the current speeding issues that are occurring within the subdivision. During future phases of development, the developer will consider temporary construction signage in an effort to help reduce the speeds. Unfortunately, installing permanent infrastructure such as speed bumps and crosswalks is not the answer for temporary situations. Typically, crosswalks are not used as traffic calming measures and speed bumps are rarely, if ever installed on municipal roadways in Prince George.

Snow Storage/ Snow Melt

As further development occurs, it will be the designer's responsibility to design the stormwater system to the appropriate City standards during the detailed design stage should the Rezoning be approved. These standards are put in place so that enough catchbasins are installed along the roadway to capture all of the storm water generated from rainfall and snow melt. The City is constantly monitoring the snow clearing/sanding priority list. More development in your area will likely make the City have another look at your streets position on the priority list. We understand that everyone wants their streets maintained on the day of a snow fall or a day that melts and refreezes, however the City does the best they can in trying to provide safe streets for everyone in Prince George. Similar to the rest of Prince George the City will utilize the City boulevards for snow storage and as such, they will not be utilizing the storm pond as a snow dump zone. The road right of ways are designed with the appropriate width to accommodate all of the snow storage however if this is not being done currently on your streets we recommend neighbours contact the City's maintenance crews to express this concern further.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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From: Stacey Larsen [REDACTED]

Sent: Thursday, May 27, 2021 1:23 PM

To: Ashley Thandi <athandi@lmengineering.bc.ca>; [REDACTED]
[REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: RE: Southridge Rezoning Open House Zoom Meeting Invitation

Hi Ashley et al,

Thank you for hosting last night and facilitating this dialogue. I was comforted to hear that my fellow neighbors share and voiced concerns similar to mine. I really hope the water main issues/upgrades are pro-actively addressed. A question that arose for me after I muted last night again pertains to something Tanner was explaining. He had mentioned that the traffic expectations were based on provincial-wide averages. Being someone who moved up here from the lower mainland in recent years, this concerned me. I have noticed that down there (where likely a bulk of the volume of population & studies originate) most cities have moved towards mass transit & walk friendly scores that enable a bulk of local residents to live without being reliant on personal vehicles. That is not the case up here. To live in this neighborhood, whether it be owners or tenants – everybody drives everywhere and has at LEAST one vehicle per occupant. (I also agree with what a neighbor mentioned on the call regarding the “work from home” protocols that have been in place for many during the last 15 months impacting “recently” measured peak flow rates) Do you have data that has been regionalized to see the high and low end of those averages or that provide distinctions between “metro Vancouver” vs. Interior or Northern stats?

I have noticed that in this neighborhood, houses often have 5-7 vehicles associated with them. Most houses seem to have at least one suite populated (if not more). With the addition of 70 houses at the top of Vista Ridge, that could translate to 350-490 more cars travelling up and down this residential non-arterial tier 3 (low-priority) street. Even if Eastview is connected prior to completion of these homes for work crew/industrial access, that still does not restrict these new resident vehicles from utilizing Vista Ridge instead of St. Lawrence. As my neighbors mentioned last night, both sides of the Vista Ridge are often jammed with vehicles allowing room for only 1 vehicle to pass between them, and these vehicles are driving WAY too fast. With the limited visibility and distance between the parked vehicles and the speed of the moving vehicles, it seems it will just be a matter of time before a fatal accident will happen. For example if vehicle speed vs. visibility & reaction time was measured on Vista Ridge where the current access path that connects St Lawrence Park – Glen Lyon park (running between St Lawrence-Vista Ridge-collection pond/AG area where Southridge currently ends) crosses – it would likely point to the need for speed limiters (bumps) or a cross walk or something there to slow people down. In effort to proactively avert a tragic injury to a child or beloved pet, multiple of us local residents have attempted to motion to drivers (local residents and construction workers) to slow down with a net result of being given “the bird” and other offensive gestures/words. This burden should not be on us, it should be a part of the planning before further expansion begins.

Finally, another question that arose for me during the call last night pertains to snow & melt. As was mentioned on last nights call, Vista Ridge turns into a skating rink slope in Winter with Sunny day melt & night re-freezing on roads that don’t get plowed or sanded with any reliability. As up-slope has continued to develop, there is less and less space for the snow to be dumped when the city does decide to come and tend to it; this in turn results in snow piles spilling into the road thus narrowing it even further (and contributing to greater melt running downslope & re-freezing back into

slippery ice). Is there any plan to create a "snow-dump" zone strategically positioned to melt/drain into the noted collection pond for this snow to be taken to so to ensure Vista Ridge remains passable?

Thank you,
Stacey

From: Ashley Thandi <athandi@lmengineering.bc.ca>

Sent: Thursday, May 27, 2021 10:23 AM

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: [EXTERNAL] RE: Southridge Rezoning Open House Zoom Meeting Invitation

Good Morning Everyone,

Thank you Ryan and Ron for providing your comments and concerns below. We have noted them and will be contacting the City's Transportation Division regarding the St. Lawrence and Southridge intersection and will let you know their response as soon as we receive it.

With respect to the speed on Southridge Avenue I will be contacting Linda Parker who is the RCMP Community Policing Officer Speed Watch Team can also be stationed on Southridge Avenue to assess speed limit ranges. As mentioned during yesterday's meeting, data collected from the Speed Watch Team will then be forwarded to the RCMP Traffic Unit which may allow Southridge to be considered for a reduced speed limit. Prior to my call, I will require some additional information to provide to Linda regarding the exact area of Southridge that the speeding occurs (or if it is the entire street) and the approximate time during the day which the speeding occurs. With this information she can then get the Speed Watch Team to head out to your area to conduct their assessment. If Ron or Ryan wouldn't mind providing me with this information in a separate email that would be appreciated.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

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From: Ryan Levesque [REDACTED]

Sent: Wednesday, May 26, 2021 9:18 PM

To: Ronal Beauchesne [REDACTED]

Cc: Ashley Thandi [REDACTED]

Subject: Re: Southridge Rezoning Open House Zoom Meeting Invitation

I agree 100% with Ron's comments and I am also a resident on Southridge avenue and the traffic increase is my main concern especially with having young children playing in the front yard and walking to school. Traffic is already an issue especially at the intersection of St. Lawrence and Southridge and adding this amount of housing will only compound the problem. I would like to see a controlled intersection and additional speed signs posted prior to any increased housing development taking place.

My other concerns.

We have all seen the current development take place over the last few years to expand housing on Southridge and Vista and the construction traffic alone also causes issues with large trucks and equipment speeding up and down residential streets (During high traffic times) as well as leaving a large mess of mud and gravel on the streets that does not get cleaned up quickly. Left over Building debris materials and garbage are left on empty lots and get scattered across the neighbourhood for residents to deal with. I would like to see more accountability on builders and developers to deal with these issues in a timely manner.

Developers and the city need to understand that Southridge is the main artery to the elementary school where kids are walking and all traffic for the area of upper College Heights funnels through the intersection of Southridge and St. Lawrence with no alternative route other than side streets.

These issues should be addressed prior to any further developing or building taking place.

Regards,

Ryan Levesque

On May 26, 2021, at 8:08 PM, Ronal Beauchesne [REDACTED] wrote:

My concerns are with the traffic as well as but I live on Southridge and I cant speak to Vista Ridge. I have called the city about the excessive speeds and they say they will look into it but they do nothing.

The junction of Southridge and St. Lawrence is also very dangerous and something needs to be done about this, especially in the winter.

My feelings are that there are a bunch of promises to fix this junction as well as deal with traffic once the project has been done but in my mind these are already large issues that need to be fixed before these projects are approved. If these were not an issue then we all wouldn't be bringing them up.

I don't feel confident about any promises being completed after the project, they need to be dealt with before hand.

Thanks,
Ron Beauchesne
7645 Southridge Ave

On Wed, 26 May 2021 at 13:46, Ashley Thandi [REDACTED] wrote:

Good Afternoon Everyone,

Thank you again for your interest in attending the virtual open house for the Southridge Rezoning Project. We have provided a link to the zoom meeting below and look forward to chatting with you further this evening. We have attached a PDF document to this email outlining our virtual open house guidelines as well as a copy of the Ospika South Neighbourhood Plan.

If you have any questions prior to the meeting regarding zoom login details or require additional assistance, please do not hesitate to give me a call.

Ashley Thandi is inviting you to a scheduled Zoom meeting.

Topic: Southridge Rezoning Virtual Open House

Time: May 26, 2021 06:00 PM Vancouver

Join Zoom Meeting

<https://zoom.us/j/95882566415?pwd=azlqOGtHOEhhMlVHVkVUVk02MWNnQT09>

Meeting ID: 958 8256 6415

Passcode: 873987

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Yours Truly,



Ashley Thandi, BPI

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