
Subject: South ridge and Vista ridge development.

From: sushil thapar Redacted

Sent: Tuesday, June 8, 2021 9:23 AM

To: 311 <311@princegeorge.ca>; Mayor <MAYOR@princegeorge.ca>; mayorandcouncil <mayorandcouncil@princegeorge.ca>

Subject: South ridge and Vista ridge development.

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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?
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.
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





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.
 5. Changing to multi-use from single family use which study you firm is basing on . 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.
 6. Please show everyone actual real plan for all the housing not after changing zoning.
Also why media was not invited ?
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.
 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.
Also calls made to city of Prince George planning development with no response. Is that normal business for City of Prince George.
In the last I have asked same questions to LM engineering with no answers. Over two weeks know. If they have no answers what kind of engineering is behind this proposal.
- Thanks
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