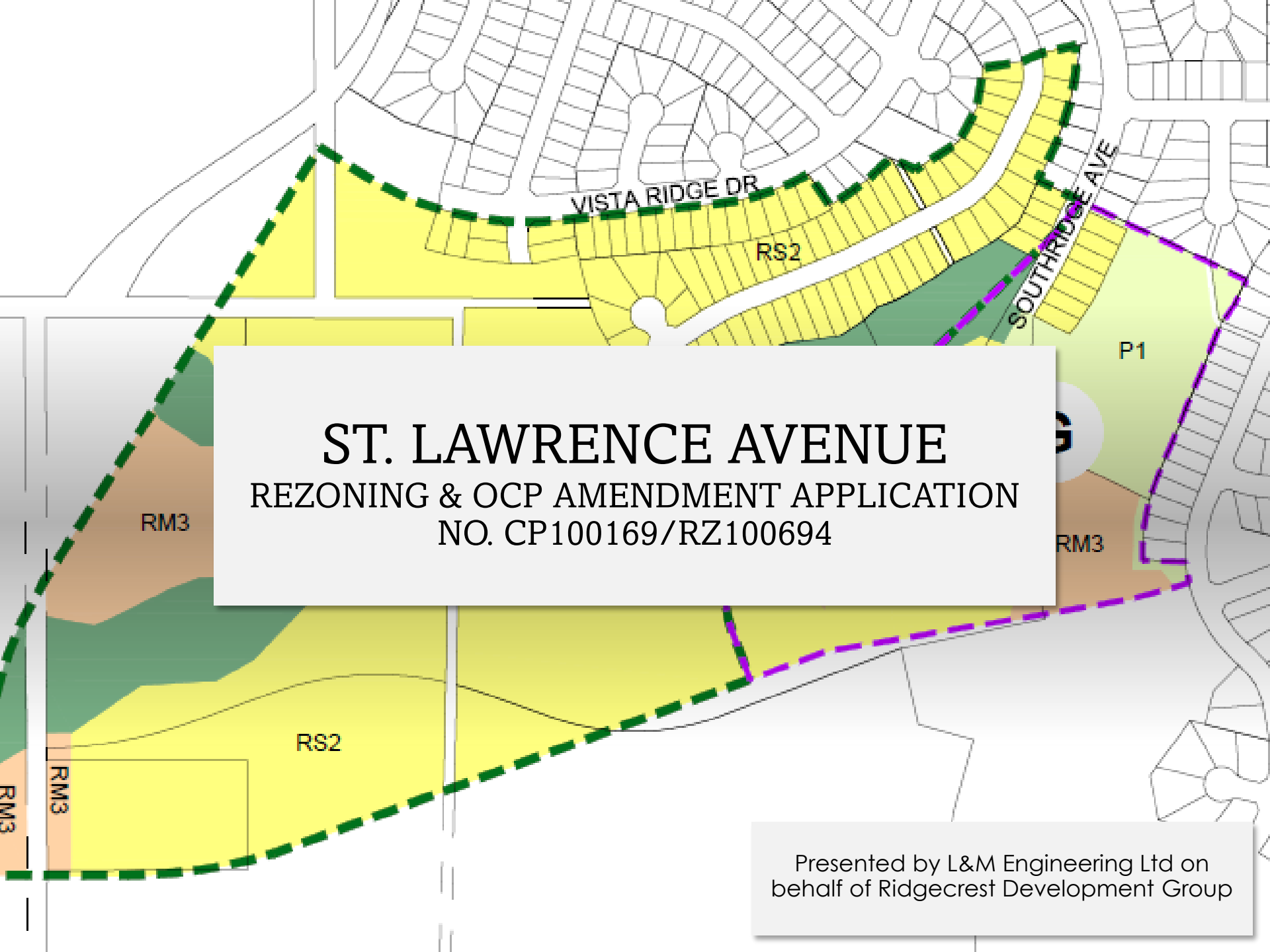


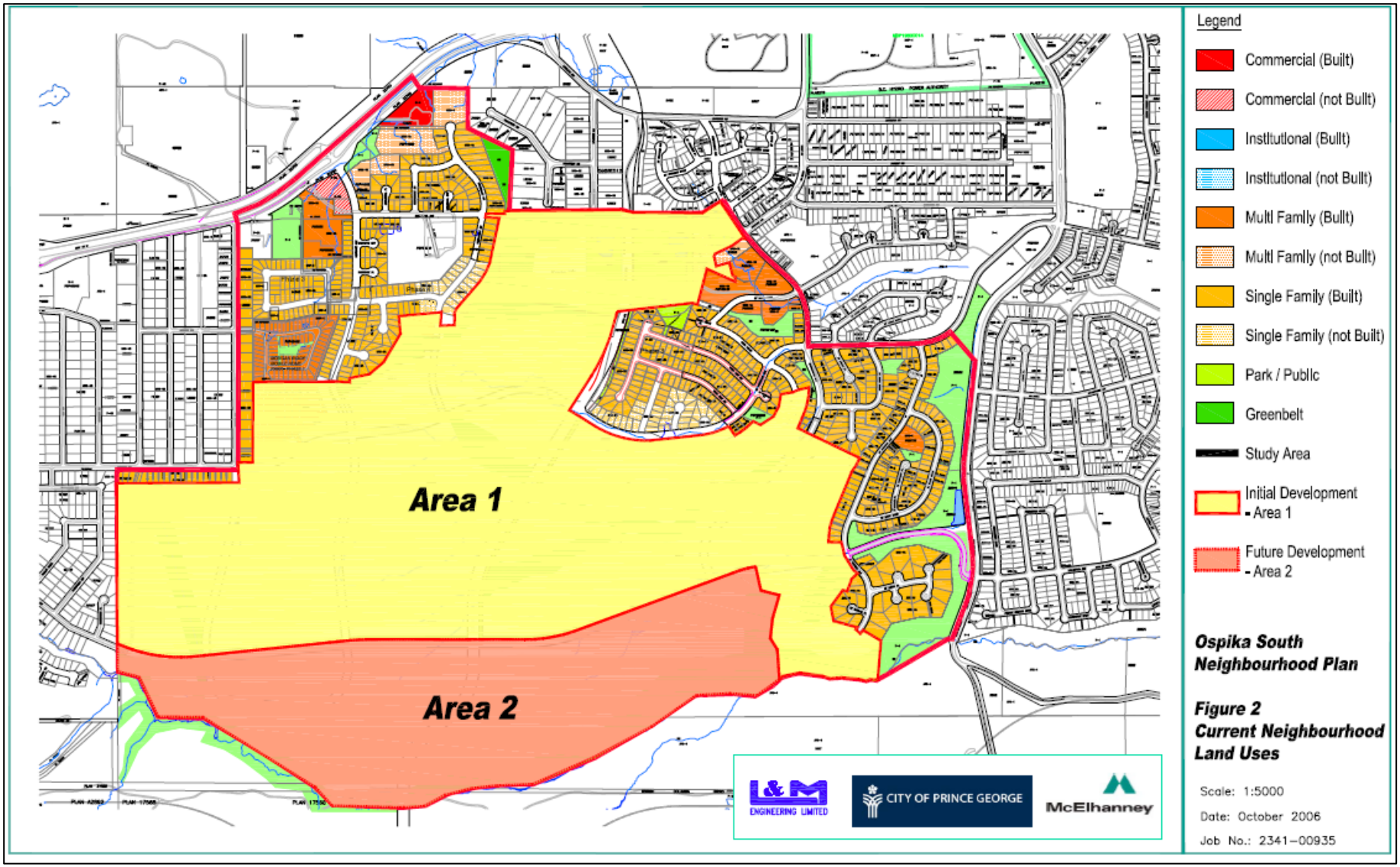
ST. LAWRENCE AVENUE

REZONING & OCP AMENDMENT APPLICATION NO. CP100169/RZ100694

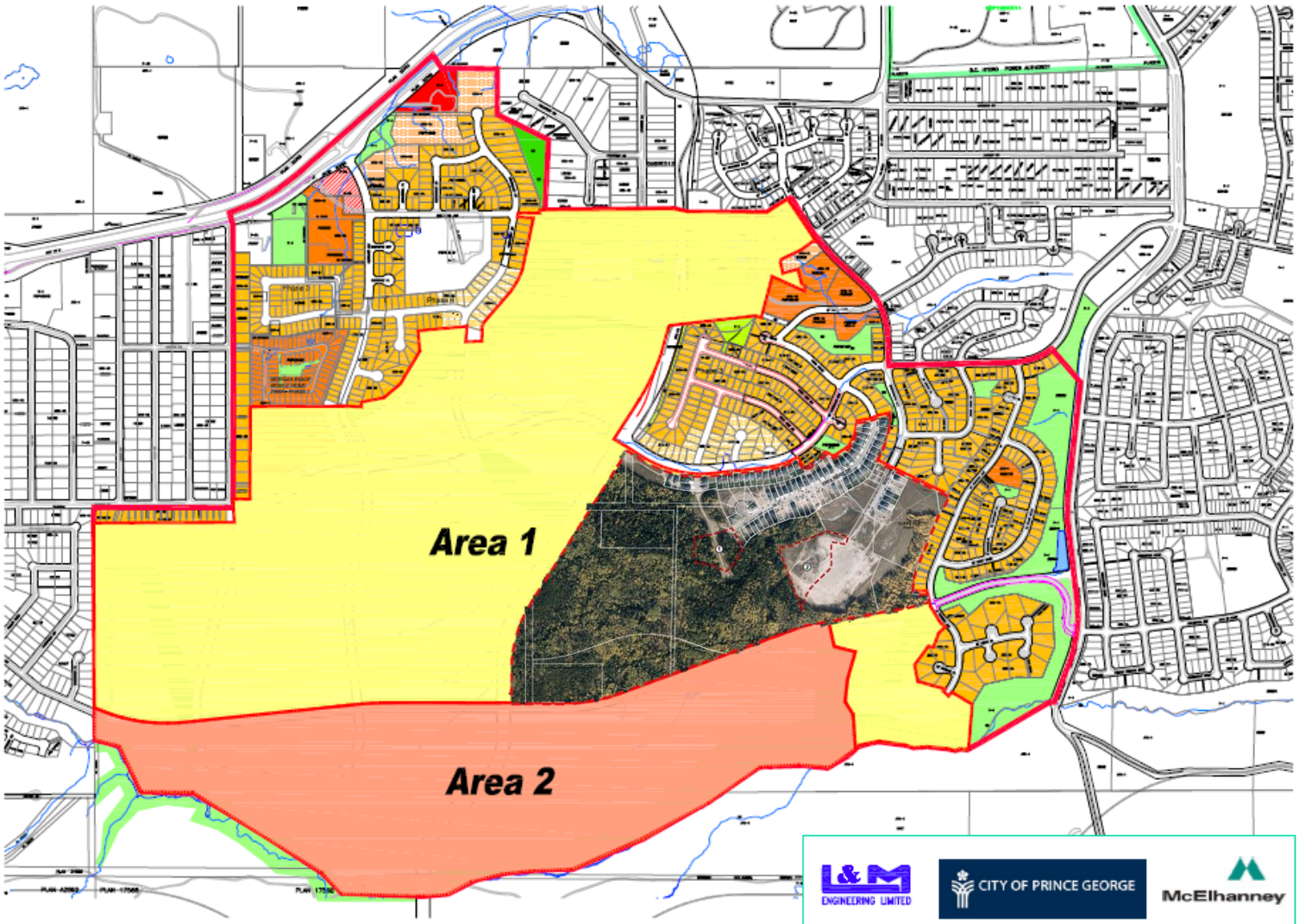
Presented by L&M Engineering Ltd on behalf of Ridgecrest Development Group

Subject Property

Ospika South Neighbourhood Plan



Ospika South Neighbourhood Plan



Legend

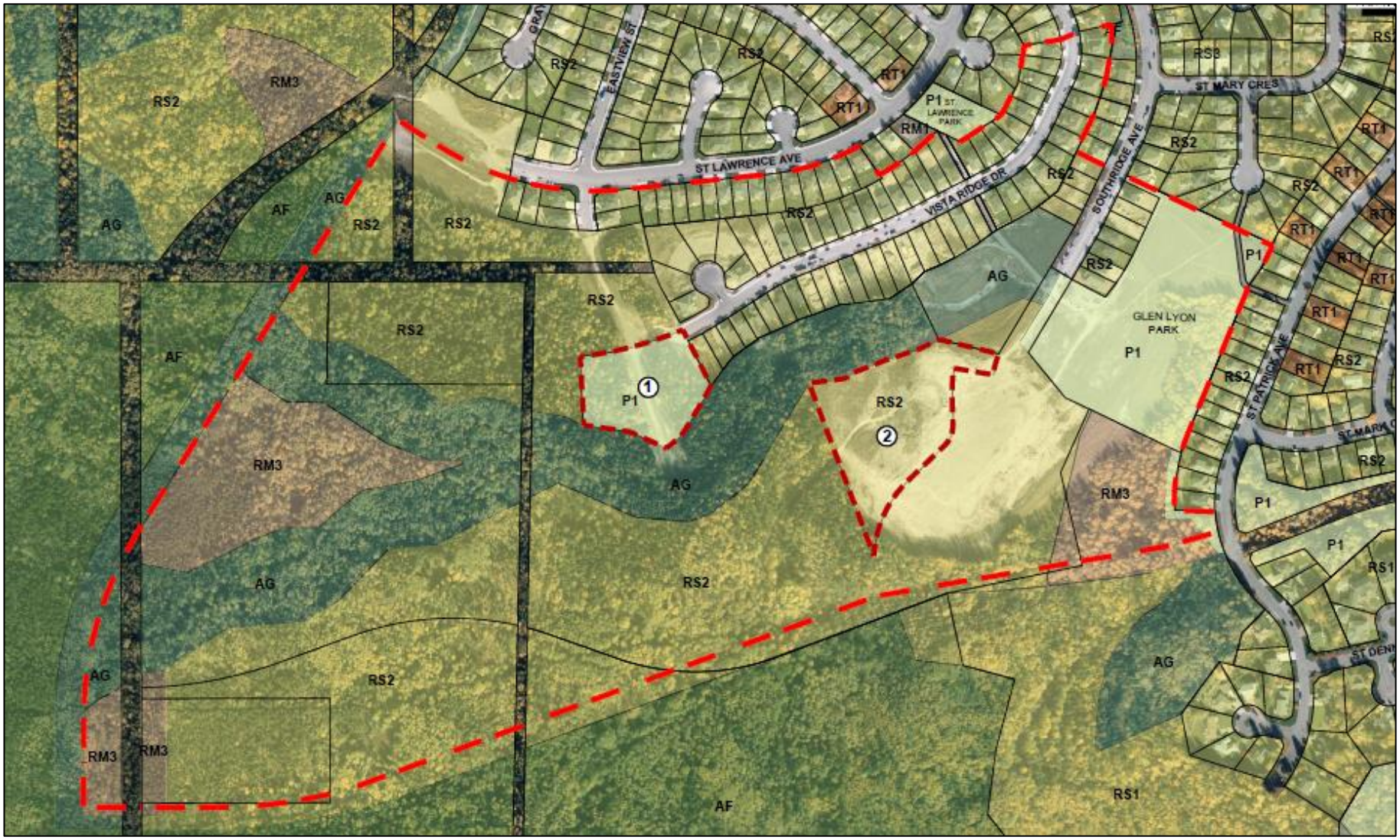
- Commercial (Built)
- Commercial (not Built)
- Institutional (Built)
- Institutional (not Built)
- Multi Family (Built)
- Multi Family (not Built)
- Single Family (Built)
- Single Family (not Built)
- Park / Public
- Greenbelt
- Study Area
- Initial Development - Area 1
- Future Development - Area 2

Ospika South Neighbourhood Plan

Figure 2
Current Neighbourhood Land Uses

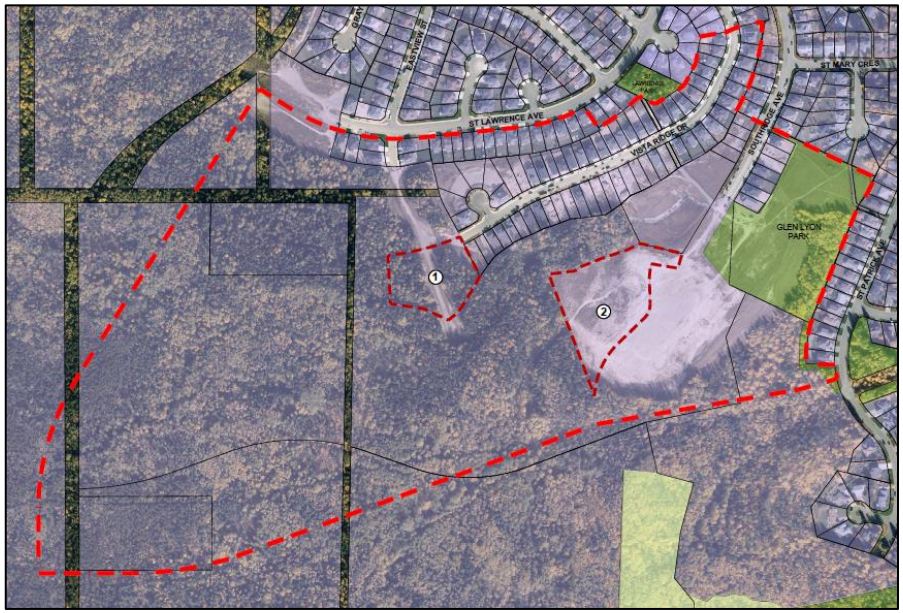
Scale: 1:5000
Date: October 2006
Job No.: 2341-00935

Existing Zoning Designations



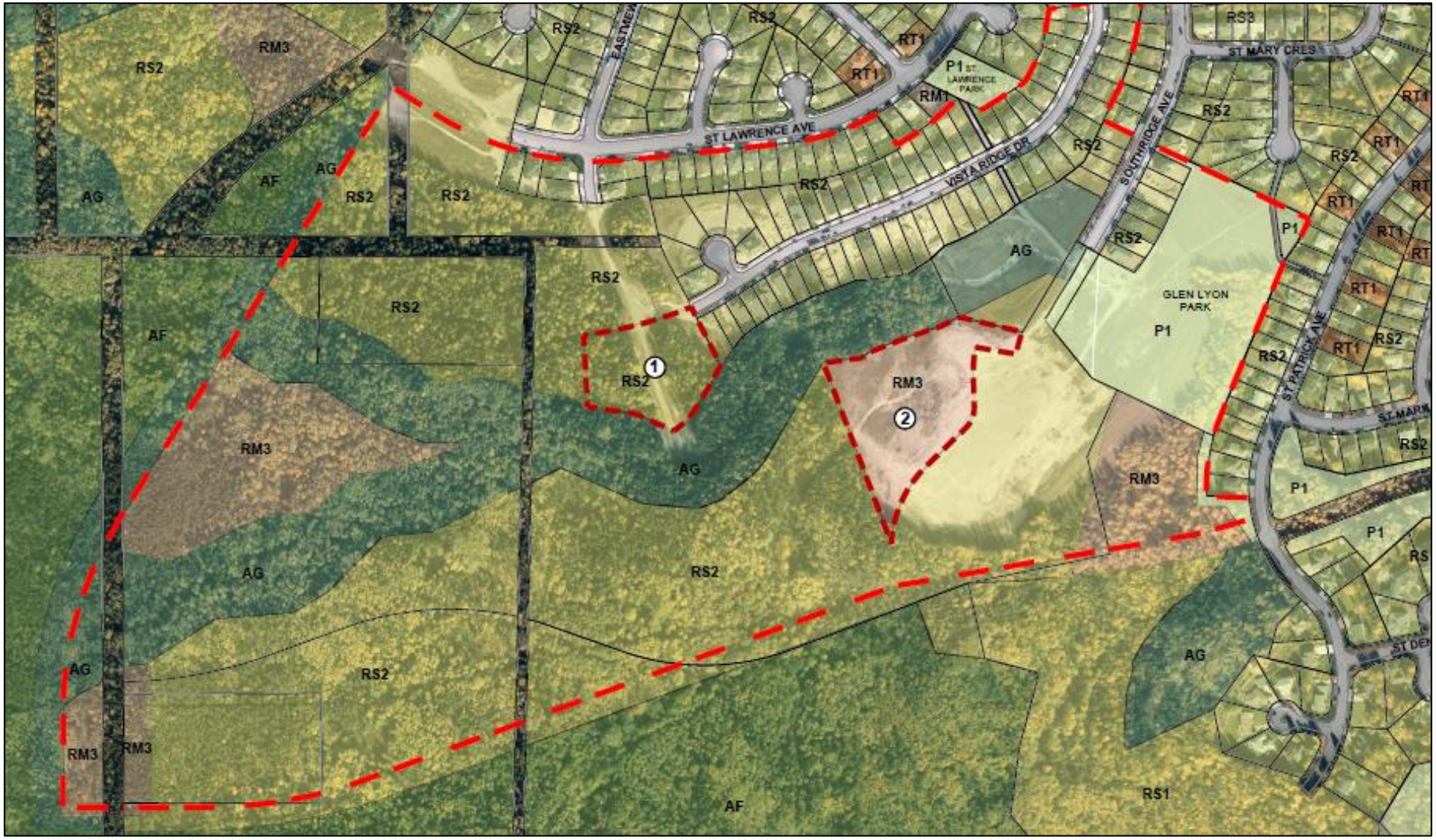
Existing & Proposed OCP Designations

Existing OCP



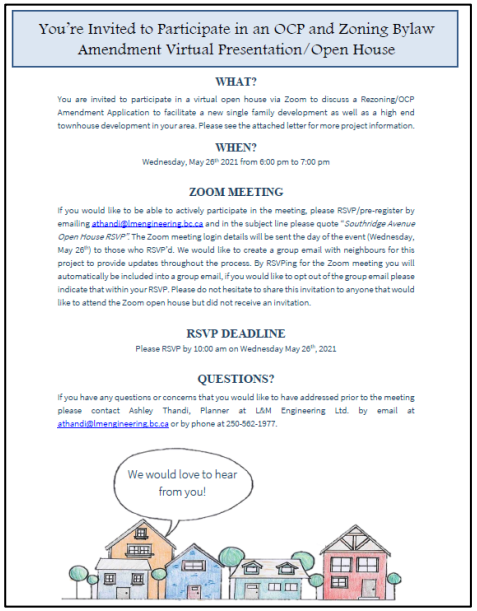
Proposed OCP

Proposed Zoning Amendments



Virtual Open House

- **Virtual Open House held via Zoom**
  - May 26th, 2021
  - Advertised via hand delivered invitations on May 10th, 2021 to homes on Vista Ridge Drive, Southridge Avenue & homes on the south of Eastview
- **Public Comments:**
  - Common Concerns:
    - Traffic, multiple family housing form/density, removal of zoned park area, capacity of Southridge Elementary & concerns regarding capacity of infrastructure
- **Virtual Public Open House Summary Report**
  - Included with Staff Report to Council
  - Includes all neighbour correspondence received by L&M up to June 8th, 2021, all questions and comments received during Open House & L&M's response to questions and comments received during the Open House



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

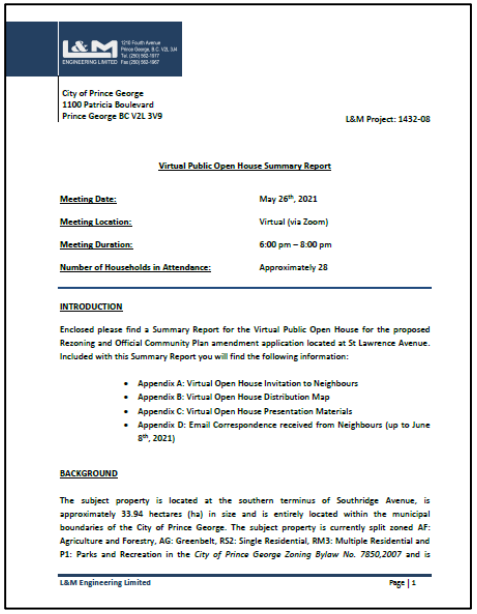
If you would like to be able to actively participate in the meeting, please RSVP/pre-register by emailing athandi@lmengineering.bc.ca and in the subject line please quote "*Southridge Avenue Open House RSVP*". The Zoom meeting login details will be sent the day of the event (Wednesday, May 26th) to those 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.



L&M ENGINEERING LIMITED

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

L&M Project: 1432-08

Virtual Public Open House Summary Report

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

L&M Engineering Limited Page | 1

Traffic Impact Study

TRAFFIC IMPACT STUDY (TIS)

- Original TIS for Area F and Area G approved in April 2009. TIS Update Letter approved in June 2021 and indicated that 2009 TIS recommendations still valid

- TIS Recommendations Include:
  - Restricting development on St. Patrick Avenue until an extension to Glen Lyon Way is made in a westerly direction commencing at St Patrick Avenue and terminating at the future Southridge Avenue extension or until the City constructs an extension to Glen Lyon Way in an eastward direction commencing at St Patrick Avenue and terminating at Domano Boulevard.

  - Installing a 4-way traffic stop at Southridge and St. Lawrence to replace the existing two way stop signs on Southridge Avenue after the construction of approximately 350 dwelling units within the study area. Since the 2009 study, 115 of the 350 dwellings have been constructed, therefore the 4-way stop should be installed after 235 additional dwellings are constructed.

Thank you for your consideration