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**Subject:** Western Acres Subdivision proposal - comments

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**From:** Lauren Phillips <Redacted>  
**Sent:** Thursday, July 22, 2021 11:02 PM  
**To:** cityclerk <[cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)>  
**Subject:** Western Acres Subdivision proposal - comments

Hello CPG representatives,

The following proposal has come to our attention: authorization issuance land use contract no.LU 28-76, bylaw no 2910, 1976, Discharge bylaw no 9136, 2020.

More specifically the design of a very large subdivision that will wrap around our home and property at 7840 Hwy 16 West.

We have several concerns that we would like brought to the City's attention.

1. **WATER:** Water concerns for our well, which presumably accesses the same aquifer as the newly upgraded Western Acres system... we have already noted reduced flow.
2. **TRAFFIC:** Increased traffic concerns on Highway 16 West as it reduces from 4 lanes to 2 lanes, causing a bottleneck shortly before the Western Road intersection, at our frontage road and Jutland Road. Traffic volumes have already increased significantly over the last few years, often making it difficult and dangerous to turn during peak hours out of our driveway. When we met with CPG representatives from the transportation and planning departments a couple years ago, they noted that this corridor is indeed getting busier. The proposed addition of more homes in this area will exacerbate a growing problem.
3. **WILDLIFE:** This area has huge wildlife value - we frequently have moose, deer, bears, coyotes, and smaller wildlife frequenting the area and our property (coming from the adjacent larger property in question), and these critters would be heavily displaced by the proposed development. We have a resident lynx that would surely not adapt well to a more fractured and developed landscape.
4. **FIRE:** From an interface fire behaviour perspective, the current fuel types on the property in question are predominantly composed of deciduous stands with intermittent coniferous regen and occasional coniferous vets, as it was logged twenty or so years ago... as a result the fuel types do not pose a huge threat in their current state, but are certainly still flammable in the face of a large fire. However, introducing more homes and increased human presence could actually increase the risk of human-initiated wildfire starting on the West side of town (especially during spring yard cleanups and summer backyard firepit season), which could then spread to nearby properties and greenbelts, and ultimately threaten Prince George. This is based on a detailed analysis of predominant wind directions, fuel types, and interface fire modelling conducted for CPG in 2009-2010 by B.A. Blackwell & Associates. Any time more people are introduced into urban/wildland interface areas, the risks increase.
5. **URBAN SPRAWL AND CLIMATE IMPACTS:** We are all aware that our community needs to focus on densification and building a livable/walkable city downtown and in neighbourhood communities that meet all of ones' needs, and we applaud the huge strides taken in that direction by CPG in recent years. The proposed development would contribute to the opposite; more people living in the outer reaches of the city, without access to transit, and a long way from work/school/shopping/amenities. This flies in the face of plan after plan, and study after study, that speak to the health of a city with a strong downtown core and areas that allow people to live, work, eat, play, study, and recreate in their

neighbourhood... strategies that run counter to what is proposed here. Prince George already has many suburban/rural neighbourhoods both inside and outside city limits, with property sizes ranging from 0.2-30 acres and larger. New development should be targeted at what's lacking: attractive and exclusive condos above shops in town for young professionals and recent retirees, physically- and financially-accessible options for seniors, students, and people with disabilities, communal living options that support a variety of cultural backgrounds, and more. Furthermore, as taxpayers, our citizens and government are already struggling to maintain existing infrastructure... furthering the sprawl and adding more kilometers of road, water, sewer, etc incrementally adds to these problems over time - short term gain, long term pain.

While we do worry about the impacts on our own property through adjacent neighbours, noise impacts, lack of privacy, and visual quality impacts, our larger concerns are outlined above.

We understand that the property in question is privately owned and we certainly appreciate the owners' interest in developing it. Thank you for the opportunity to comment, engage in the process, and be active stakeholders. We look forward to working together to find mutually agreeable approaches to development in this area.

Sincerely,  
Dean Price and Lauren Phillips  
7840 Highway 16 West