

WELCOME

Site360 Consulting has been hired by the City of Prince George to prepare a Neighbourhood Plan for the former Prince George Golf and Curling Club (P.G.G.C.C.) site. Based on preliminary input from City staff, we have prepared three distinct options for your review and input.

We have put together several panels highlighting the neighbourhood context, design principles, preliminary neighbourhood concepts, and corresponding character images.

Members of the consulting team are available to answer any questions you may have. We would appreciate hearing from you on the comment sheet provided with any written opinions. Following tonight's Open House, it is our intent to review your feedback and incorporate it into a preferred neighbourhood concept.



1.0 DESIGN COMPACT PEDESTRIAN FRIENDLY NEIGHBOURHOODS

- 1.1 Provide a coherent neighbourhood pattern with interconnected streets to encourage walking and biking between neighbourhoods.
- 1.2 Site all buildings to address the public realm and promote approachable building design.

2.0 FOSTER A HEALTHY VIBRANT AND DIVERSE COMMUNITY

- 2.1 Encourage a wide variety of housing options for different age groups, incomes, and household sizes.
- 2.2 Provide live/work options within neighbourhoods.
- 2.3 Plan for "aging in place" for a maturing population.
- 2.4 Accommodate a diversity of lifestyles and life stages.

3.0 CREATION OF AN INTEGRATED PARKS AND ENVIRONMENTAL NETWORK

- 3.1 Public open spaces will be easily accessible from surrounding neighbourhoods.
- 3.2 Parks and open spaces will be designed to accommodate a wide variety of active and passive recreation opportunities.
- 3.3 Environmental responsibility will be a cornerstone of design for all parks and open spaces.

4.0 PLAN FOR ALTERNATIVE TRANSPORTATION AND NETWORK COMPATIBILITY

- 4.1 By creating a pedestrian friendly community with a linked system of streets and open spaces, we will encourage walking and cycling within the neighbourhood.
- 4.2 Establish a transit friendly street network and collector routes.
- 4.3 Provide live/work opportunities within the neighbourhood to reduce auto dependence.
- 4.4 Ensure compatibility with broader City-wide transportation corridors and initiatives.

5.0 PROMOTE AN ECONOMICALLY VIABLE MIXED USE NEIGHBOURHOOD

- 5.1 Design a neighbourhood to be an integral part of the community.
- 5.2 Support a neighbourhood with compatible land uses and densities to meet market demand.
- 5.3 Encourage local employment opportunities.

6.0 UTILIZE NEIGHBOURHOOD-FRIENDLY ARCHITECTURE AND LANDSCAPE APPROACHES

- 6.1 Establish building forms, site planning principles and landscape standards appropriate to quality urban spaces thus avoiding the appearance that characterizes some 'strip plaza' type developments.
- 6.2 Provide appropriate buffering techniques between developments of dissimilar land uses through site planning, building design and landscaping elements.
- 6.3 Establish an urban streetscape defined by attractive buildings located close to the street edge within a landscaped setting.
- 6.4 Minimize the negative visual effect of extensive areas of surface parking visible from public views.
- 6.5 Control and organize outdoor display areas as positive streetscape elements and locate and screen outdoor storage from public views.
- 6.6 Provide development which incorporates and integrates landscaping as a significant streetscape element.
- 6.7 Integrate signage into the site plan, architecture and landscape design that provides effective communication without detracting from the landscape.



Market Analysis:

Development Consulting Group of Vancouver has been retained as part of the Neighbourhood Plan team to prepare a development opportunity analysis for the study area. The purpose of the development opportunity analysis is to determine the market potential for a variety of land uses that could be developed within the neighbourhood plan.

A draft market potential assessment has been completed and this information has been utilized as a basis for the three concept development options. This market potential assessment considered population trends, auto mall analysis, retail market analysis, hotel market analysis, residential and golf course market analysis to determine a range of potential absorption rates for each land use.

A high absorption rate would be achieved over a 10 year period in a "best case" market scenario. Alternatively in a more difficult economic market over a 10 year period a low absorption rate has been considered.

High Absorption Option:

The high absorption land use scenario is illustrated in Concept One.

Concept One features a broad mix of commercial, recreational and residential opportunities.

Low Absorption Option:

The low absorption land use scenario is illustrated in two alternative plans. In a low absorption land use scenario, approximately 23 acres will not be needed within the next ten years. As such, two different plans have been produced to illustrate how this "residual" acreage could be allocated for future land uses.

Concept Two features a broad mix of commercial, recreational and residential opportunities. Additionally, this concept accommodates a higher concentration of commercial uses and allocates the majority of the "residual" 23 acres to future commercial uses.

Concept Three features a broad mix of commercial, recreational and residential opportunities. Additionally, this concept accommodates a higher concentration of residential uses and allocates the majority of the "residual" 23 acres to future residential uses.





0 50 100 500m

Scale 1: 5000

P.G.G.C.C. NEIGHBOURHOOD PLAN

April 2008



Development Consulting Group McElhanney

NEIGHBORHOOD CONTEXT

REDUCED





P.G.G.C.C. NEIGHBOURHOOD PLAN

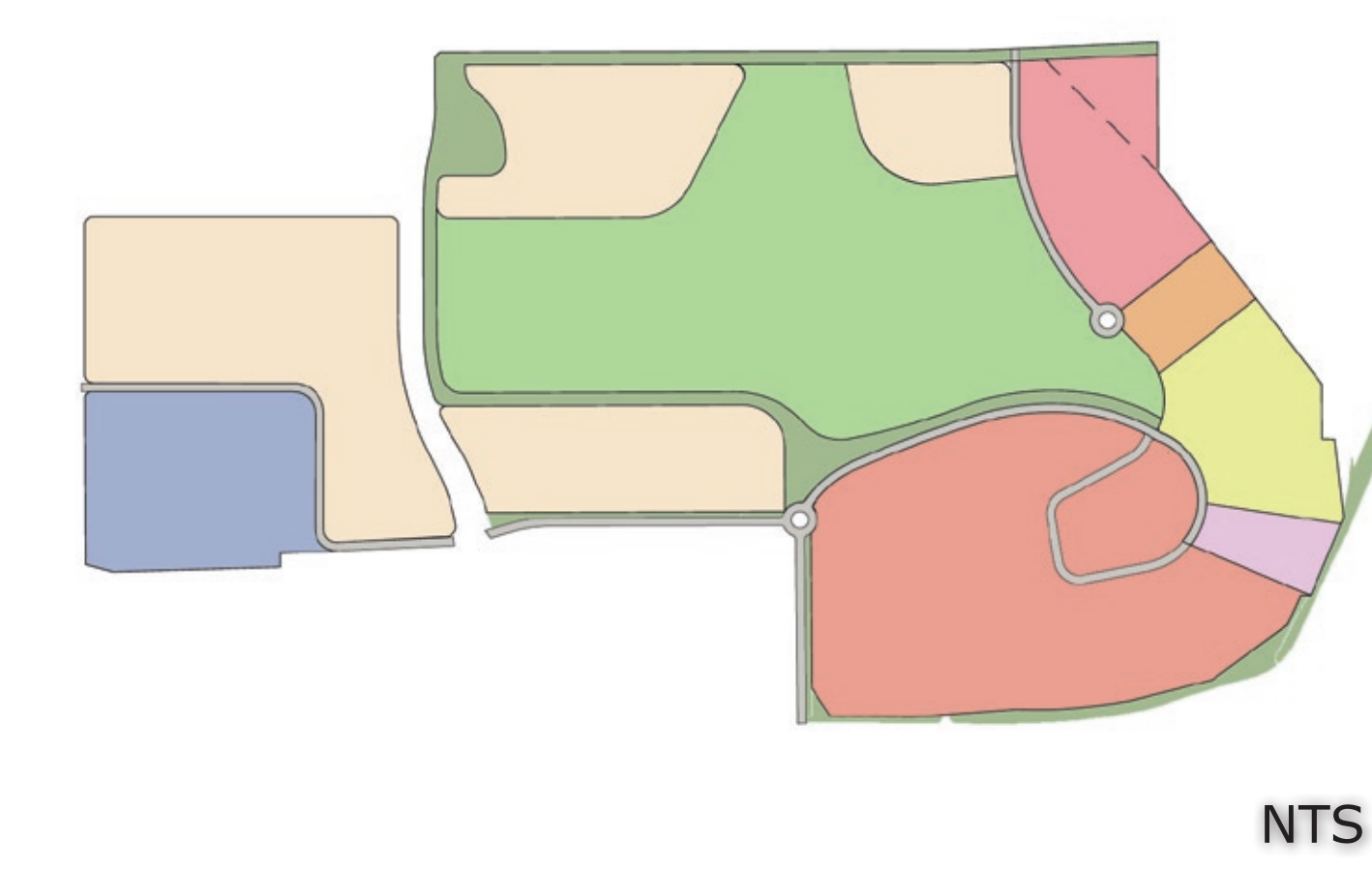
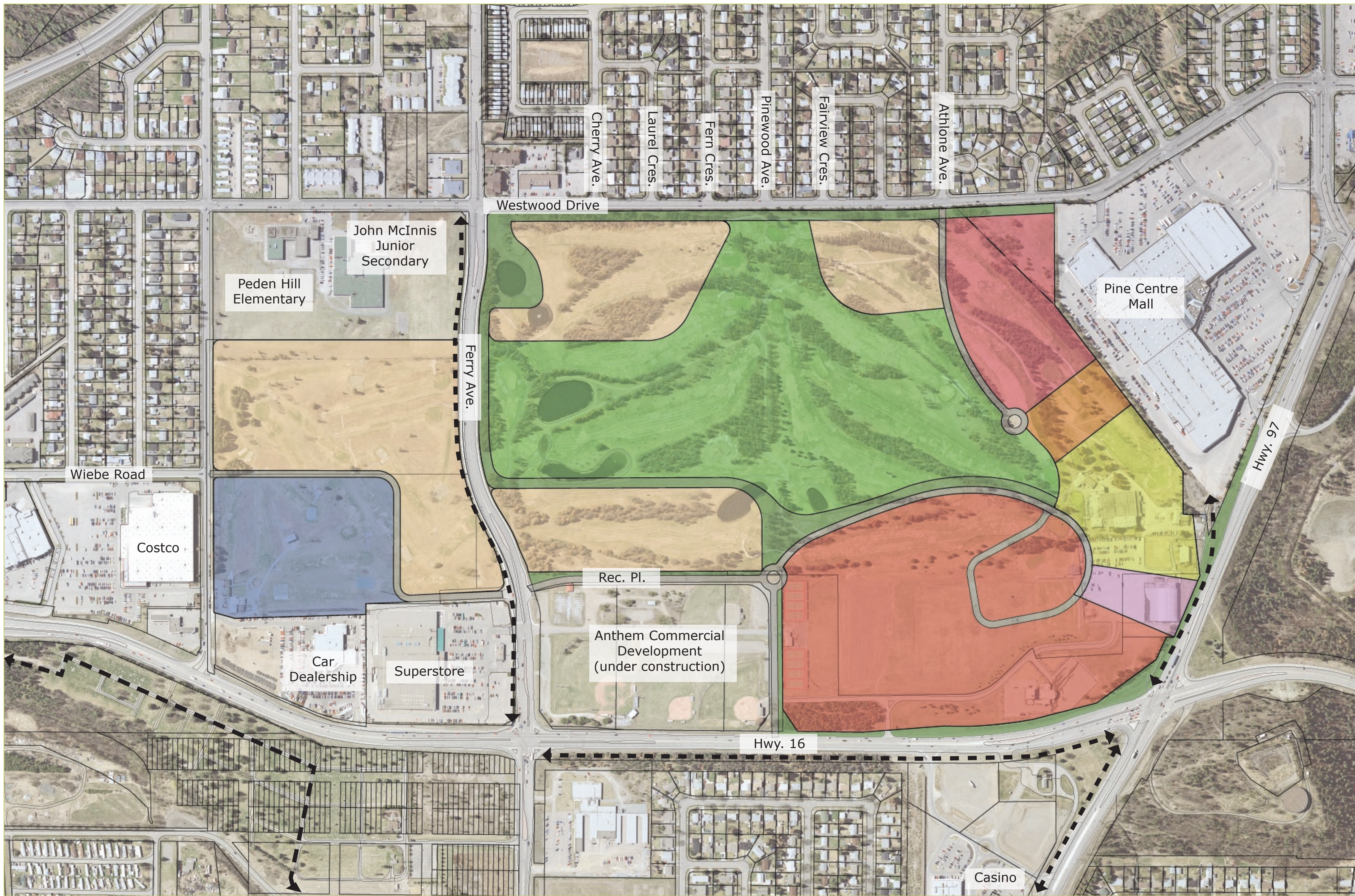
April 2008

EXISTING CONDITIONS - SITE PHOTOS



Development Consulting Group McElhanney

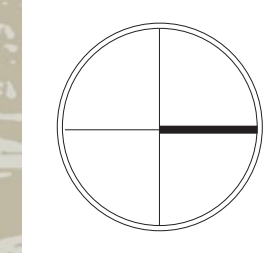


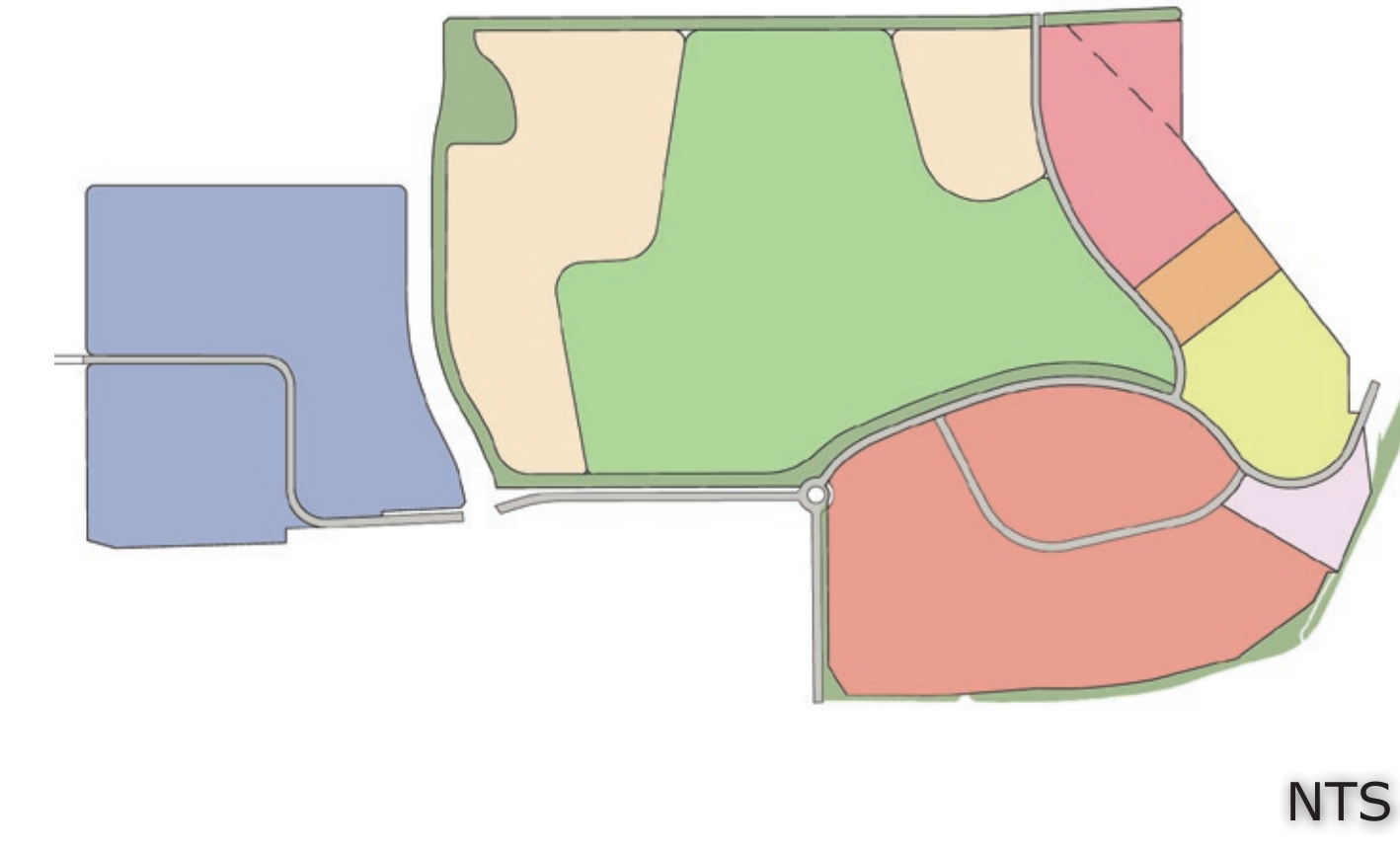
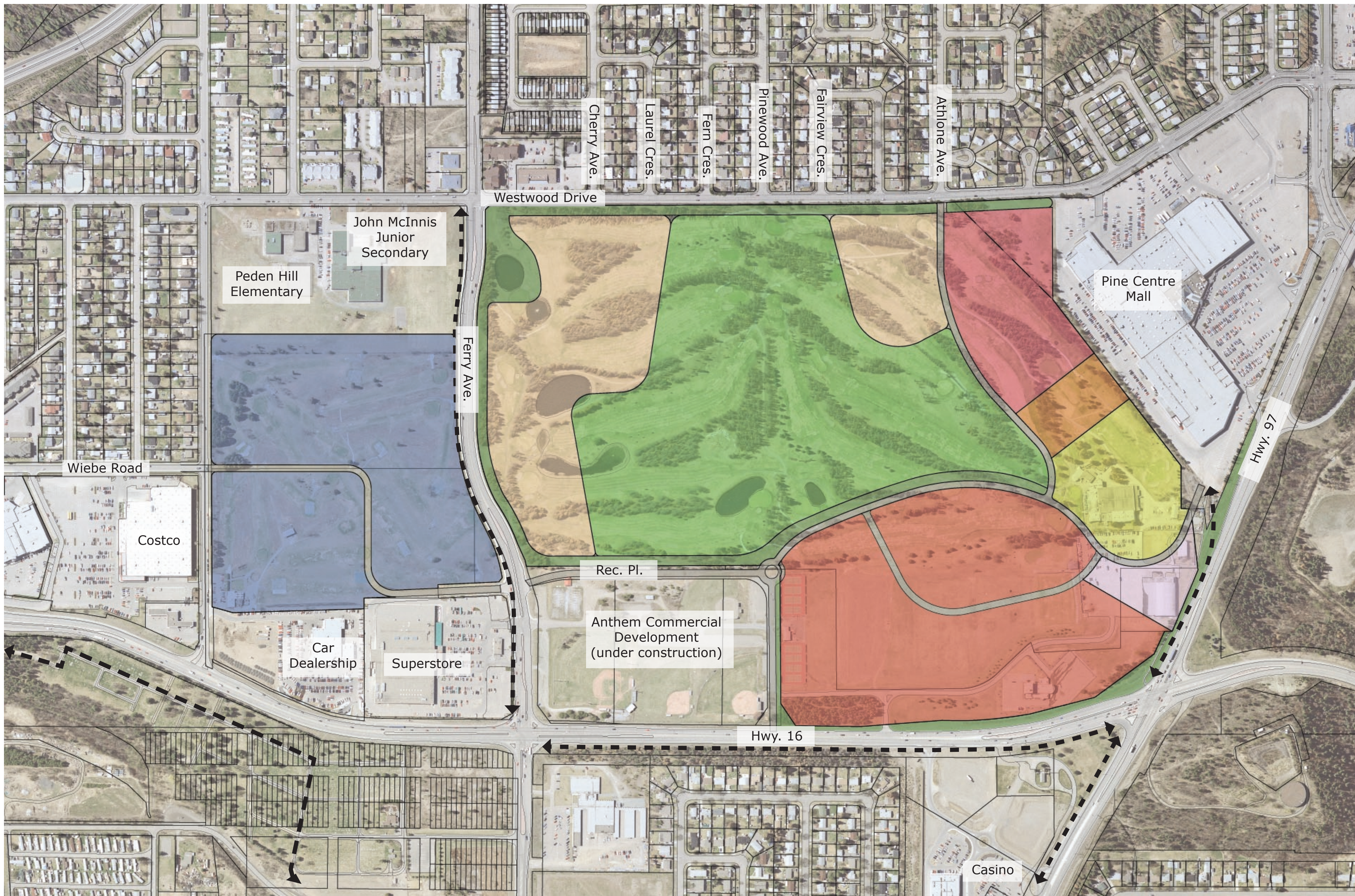


LEGEND











	Overall Site Area	193.35 Ac. (78.25 Ha.)
	Pine Centre Mall Expansion	
	Existing Land	3 Ac. (1.2 Ha.)
	Proposed	7 Ac. (2.8Ha.)
	Total	10 Ac. (4.0 Ha.)
	Auto Mall	50 Ac. (20.2 Ha.)
	New Public Par 3 Executive Golf Course and Driving Range	47 Ac. (19 Ha.)
	Hotel Site	2 Ac. (0.8 Ha.)
	Highway Commercial	15 Ac. (6.1 Ha.)
	Senior 'Independent Living' Residential	3 Ac. (1.2 Ha.)
	Medium Density Residential Town Homes / 4 Storey Condominiums	29 Ac. (11.7 Ha.)
	Golf Course Clubhouse / Curling Rink / Tennis Courts and Associated Parking	8 Ac. (3.2 Ha.)
	Linear Park / Open Space	T.B.D.

Existing Pedestrian Trail Connections



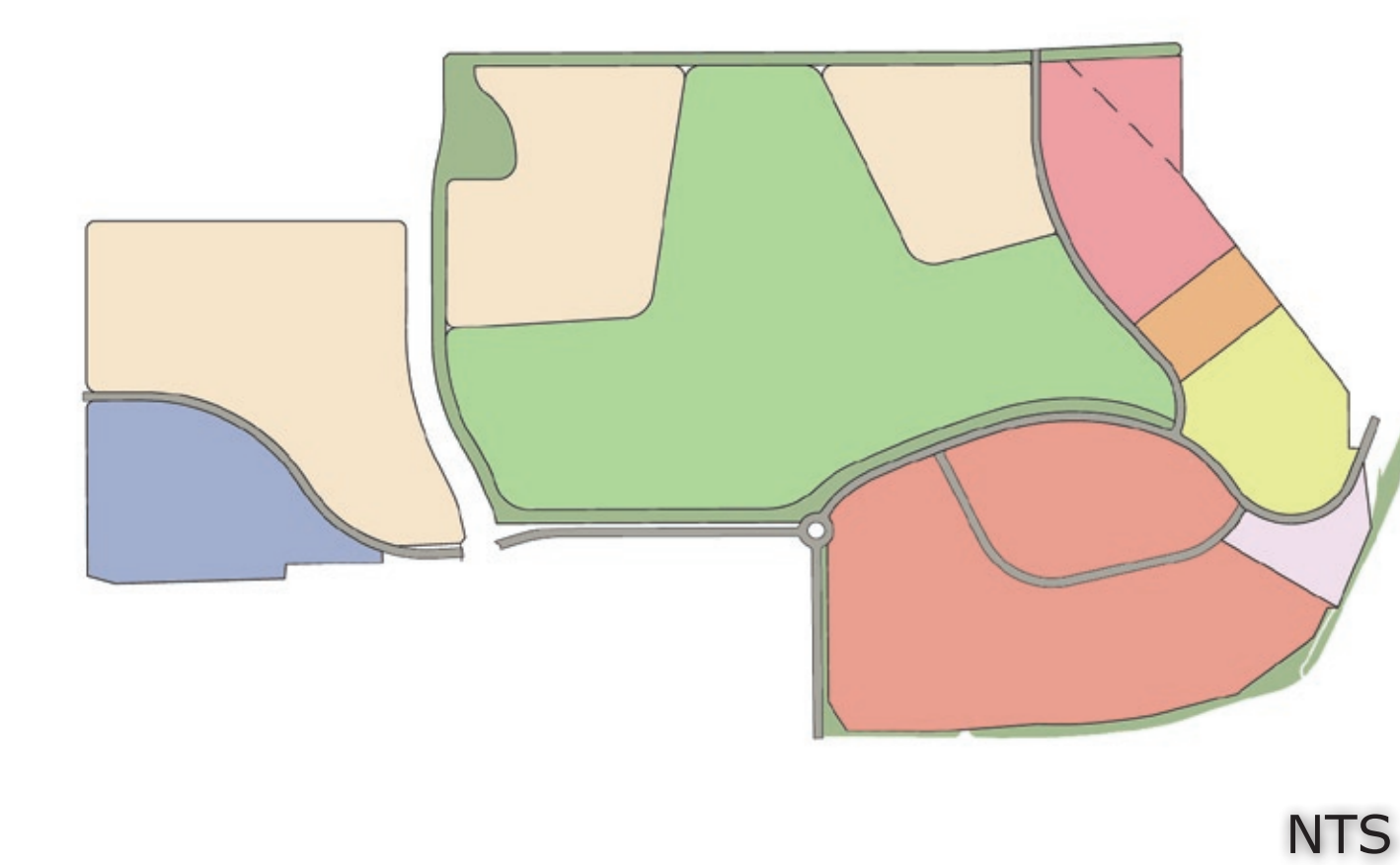
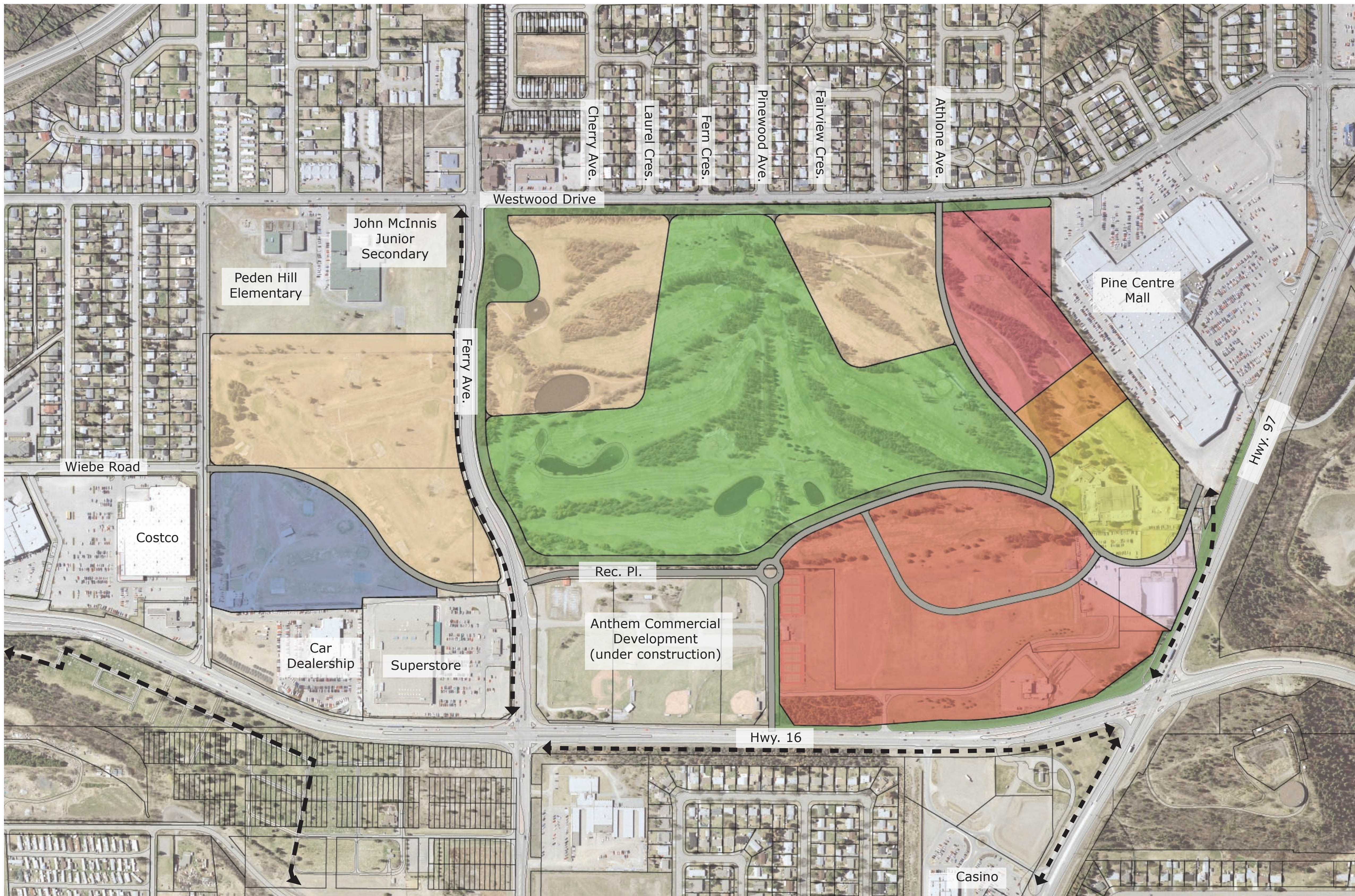


LEGEND

	Overall Site Area	193.35 Ac. (78.25 Ha.)
	Pine Centre Mall Expansion	
	Existing Land	3 Ac. (1.2 Ha.)
	Proposed	7 Ac. (2.8 Ha.)
	Total	10 Ac. (4.0 Ha.)
	Auto Mall	40 Ac. (16.2 Ha.)
	New Public Par 3 Executive Golf Course and Driving Range	47 Ac. (19 Ha.)
	Hotel Site	2 Ac. (0.8 Ha.)
	Highway Commercial/ Commercial	33 Ac. (13.4 Ha.)
	Senior 'Independent Living' Residential	3 Ac. (1.2 Ha.)
	Medium Density Residential Town Homes / 4 Storey Condominiums	21 Ac. (8.5 Ha.)
	Golf Course Clubhouse / Curling Rink / Tennis Courts and Associated Parking	8 Ac. (3.2 Ha.)
	Linear Park / Open Space	T.B.D.

 Existing Pedestrian Trail Connections





LEGEND

	Overall Site Area	193.35 Ac. (78.25 Ha.)
	Pine Centre Mall Expansion	
	Existing Land	3 Ac. (1.2 Ha.)
	Proposed	7 Ac. (2.8Ha.)
	Total	10 Ac. (4.0 Ha.)
	Auto Mall	40 Ac. (16.2 Ha.)
	New Public Par 3 Executive Golf Course and Driving Range	47 Ac. (19 Ha.)
	Hotel Site	2 Ac. (0.8 Ha.)
	Highway Commercial	10 Ac. (4 Ha.)
	Senior 'Independent Living' Residential	3 Ac. (1.2 Ha.)
	Medium Density Residential Town Homes / 4 Storey Condominiums	44 Ac. (17.8 Ha.)
	Golf Course Clubhouse / Curling Rink / Tennis Courts and Associated Parking	8 Ac. (3.2 Ha.)
	Linear Park / Open Space	T.B.D.

Existing Pedestrian Trail Connections

Scale 1: 5000





P.G.G.C.C. NEIGHBOURHOOD PLAN

April 2008



Development Consulting Group McElhanney

CHARACTER IMAGES - HOUSING





PGGCC Neighbourhood Plan Public Open House, May 8/08

COMMENT SHEET

1. *What aspects of the Neighbourhood Plan are you primarily interested in?*

Recreation 100 Commercial Property 78 Housing 44

2. *Of the concepts presented, which do you prefer?*

Concept One 23 Concept Two 97 Concept Three 24

3. *Why do you prefer this option?*

Concept 1

- Faster to complete and fill and use.
- Housing is more spread out.
- This is the best plan of all three.
- It is not overpowered by building sites. It has more openness for breeze flow which could mean faster snowmelt for longer seasonal use of recreational area. Less traffic jams with more exit availability and nicer to look at from more access.
- This concept could accommodate the tennis club with some modifications.
- More potential property for recreation. Tennis court layout may be better suited in the yellow marked area.
- Room for racquet club facility with badminton/tennis.
- Residential buffer to school. Residential across from Range Road.
- Residential buffer to school and other residential areas.
- I like the bigger Par 3 course. Give it more greenery. I believe it would make that part of Prince George more appealing.
- Purchasing a townhouse and utilizing the number of services to be made available.
- I prefer the less commercial – there is enough in the two concepts with the automall and Pine Centre development.
- Because of the roadway plan.
- I feel we have enough commercial in this area plus the automall and some more north of Costco (Plan #1). We need more high end housing and recreation (a nice golf course). This could be the “Jewel” in our crown if done right – the talk of BC, even Canada.
- Less commercial – may go ahead quicker. Automall should go behind Wood Wheaton. We need a more appropriate centre point.
- Commercial property away from schools. No connection between Highway 16 and Westwood.
- It has less commercial area. It has more “green” or golf course area where it counts. Need shopping developed downtown not on highway.
- There is not much choice as all three plans are so similar.

Concept 2

- Great retail opportunities for Prince George. Cleans up the area.
- A good mix of commercial, residential and green belt with the par 3 course in the center of the development.
- I like the idea of housing around the golf course.

- Get it done ASAP.
- It lets Pine Valley fit in with the commercial development that is already there. The existing golf course will be in place already for the 18-hole par 3. I like the senior housing, hotel placement. There is already enough residential around here. Good mix of the three. We need that green space.
- I prefer this option because there will be more residential on Ferry. I think there will be better access to Ferry. Westwood is too congested with traffic already.
- I like this concept because it has more residential along Ferry Ave. Hopefully will keep some traffic away from Westwood Drive. Westwood will need to go four lanes.
- To make this economically viable for any potential purchaser, I do not want the City to take over this property. I believe local entrepreneurs would handle future development responsibly.
- The only one that may be acceptable to purchasers. Am pleased to see curling building will say.
- Like commercial dealership. Par 3 is good.
- Good mix.
- The commercial concept for Pine Valley appeals to me. This type of commercial will be important to future years. The residential component also is appealing.
- It does a good balance of residential that is spaced out. One aspect I dislike in all plans is the automall front and centre on one of the prime corners in Central BC.
- Because I recognize the commercial development started by the car dealer and superstore and builds on it.
- Prince George requires a larger volume of commercial property in the bowl. Currently the Carter light industrial area is the preference of most companies operating in Prince George. There are a number of companies that are growing and wish to relocate to property in the bowl and are unable to do so.
- This is most commercial.
- It looks as though it is the best mix of commercial, recreational and residential.
- Interested in purchasing commercial property in this area.
- It is the best mix of recreational, commercial and residential for the area.
- This is a concept that is more likely to be accomplished. Something needs to be done sooner than later.
- Less commercial proposal. We need to keep the curling rink as is. Low cost housing for seniors.
- Commercial is going to be required in Prince George. This concept gives a great mix of commercial, residential, and recreational.
- This option provides the greatest degree of financial success while retaining the community sport facilities and reasonable housing components.
- There should be no residential or even golf courses. This land is located at the intersection of two of the main highways of BC.
- Evenly distributed. More commercial less population.
- I like the idea of the Par 3.
- More commercial property. Closer to downtown core.
- Like the residential area. Have to have commercial to make it viable.
- As a Pine Valley golfer it will be a nice choice. I think more commercial should be added.
- The road system seems to have more outlets for traffic.
- More housing, less commercial.
- Like residential on the golf course. Residential should not be next to commercial.
- This area needs some recreation areas. I like the walking paths.
- Residential next to golf course and not next to commercial.
- More commercial and light industrial.
- I like the mix of residential and commercial. It would appear to be a win-win for all concerned. Pine Valley users are being looked after.

- It balances seniors housing along with retaining the curling rink. It allows for more commercial land near Costco which would mean a larger resale and a break even proposition for local taxpayers.
- This plan will provide both commercial and recreational, giving the plan a viable and business plan.
- There has to be commercial use made of some of the property to make the plan financially possible and viable.
- There is enough housing in the area and this is an opportunity to consolidate some commercial where everyone in town has equal access. Should be a great tax base.
- Economic sense for the City. We have lots of housing developments elsewhere in PG.
- Do not like any of the concepts that retain the car mall where it is. The car mall should go in the old Pine Valley.
- Need more shopping in PG. Par 3 Golf course.
- Par 3 golf course with driving range in this location. More shopping close to downtown.
- A minimum impact on our view from our residence. Am not interested in the commercial development.
- Best option for use of land.
- It is nice to have more shopping in the downtown.
- The general plan is okay but would like to see more commercial and less housing.
- I don't prefer any really. The automall portion is terrible. We don't need anymore car lots.
- More commercial property available. Less cost to the City.
- Not really preferred but it has the most commercial space. W need more commercial space.
- There seems to be enough residential subdivision and there are now commercial lands available in the bowl.
- Delete the automall completely. Remember the Fred Walls & Son fiasco. Cars and trucks as we know them are on the way out. We need better bus service so people can get to the area by bus.
- Better utilization of space, residential more concentrated.
- Would like to see the commercial area surrounding course expanded and centralized.
- Keep the current commercialization of surrounding area going and keep commercial areas separate.
- Centralized commercial area is a great idea.
- Receives the greatest return on the land.
- Illustrates more commercial and less residential.
- Commercial.
- More commercial.
- More business for Prince George.
- More commercial.
- This option has the best mix of uses.
- Commercial.
- It gets the best value out of the land.
- Best us of land for current and future PG development.
- Executive Golf Course.
- The sale has already failed twice. The Golf Club and the City cannot afford to have it fail again.
- Good for Pine Valley and recreation.
- We need commercial property to make it a viable investment.
- Job creation.
- Opportunity to develop PG. Create jobs.
- Better tax base for the City.

Concept 3

- A lot more open roads – seniors could move into condos then to senior residences. I think we probably need more central low rise housing (condos and apartments).
- Less commercial development (slightly).
- There is more room for housing. Access to Pine Centre onto the side road.
- Smaller automall and less commercial.
- I feel the road systems are better. Road access to Pine Centre then Massey is important. Mixing the residential with recreational and commercial is better.
- More residential areas close to the schools. Maintains the green space/golf course. However, there is too much highway commercial – it's not a neighbourhood.
- More residential, less commercial. Need to keep shoppers downtown not out on the highway.
- I like the idea of the senior independent living unit facing onto the golf course and in close proximity to Pine Centre Mall. A closed access from the senior residence to the mall would be a great idea.
- This option provides additional housing which looks nicer around the golf course. More pleasing to the eye than commercial lots. Gives the existing residential area a nice view of the golf course.
- I would hate to see further “big box” or “automall” development in this area. Whether we like it or not, we will not be buying many vehicles in the future. If we are, they will be very small. Do not allocate prime center city land to big business, particularly a business that will soon be of the “dinosaur” variety, such as automobiles/trucks.
- I understand why Concept 2 is the best money deal but I think the more green space or non-commercial we have on the main highway is best for the look and health (clean air) of our City.
- Less space for automall. More space for housing, townhomes.
- Traffic flow options are better. Still poor. No commercial backing on schools. Pine Centre access to automall.
- Low density – keep golf course as big as possible. Seniors housing. Curling rink remains here.
- More housing – quality housing in a central area.
- Better access to automall. There is sufficient commercial allotment in Concept 3.
- More green space. More residential area.
- Just looks neat. Nice greenbelt/park to offset the commercial at Ferry and Recreation Place.
- It looks like a good variety.
- The road system is somewhat better, access to Pine Centre and therefore Massey is essential. The residential is broken up and mixed with commercial and recreational. This makes a more interesting City and may help traffic flow.
- More housing. Avoids extensive commercial on main highway entering City.
- Your housing development is more spread out and not concentrated in fewer locations.
- More shopping.

Undesignated

- The one that has the most residential land (this is hard to figure out) and there needs to be space allocated for a public park.
- Strongly suggest a smaller area be allocated for the auto park.
- More shopping.
- Senior housing – one storey at reasonable rate for seniors.

- Because of the housing – there's more golf area and more housing along Ferry. That's a wide highway and easier access. Better than Westwood.
- I don't like any – they are nearly all the same. I believe that there should be more residential and why not put green space along the highway?
- All the options have a huge automall on the corner. I am not in favour of any kind of automall at that location. I think it would be an eyesore at the entrance to town. Is this the image we want to project for Prince George? Take down a theatre to sell cars. – crazy – when we want to reduce the dependence on cars.
- None of the options above maximize the commercial potential of this property.
- The City appears to want to turn the core of the City in the same ugly mass that Kelowna has become. Why an automall and especially on the corner of Highways 16 & 97. The playhouse should be retained and the proposed performing arts centre should be next to it. Putting the performing arts centre down town is stupid as there is no parking. Put the automall on the Aspen Golf Course. There should be a wide green space along Highway 16 and 97 with a multi-purpose trail. If a hotel is wanted, put it by Highway 16 where the access to Recreation Place is.
- Leave it green.
- If the dead trees were removed a year or two ago, there would be no movement of the Prince George course out of town. The green space which people see when they come to town would remain.
- It is a shame to devote so much leisure woodland to an automobile sales centre. We do not need to use a piece of prime land and introduce it to our City for the sale of automobiles.
- Leave Pine Valley course alone. Used by seniors and young golfers. Waste of money to change course.
- Plan 2 has connection between Pine Centre Mall and Costco which will reduce traffic using Westwood. The link may cause no need to 4-lane Westwood. Less impact on Westwood neighbourhood.
- The last thing we need on the corner of Hwy 97 & 16 is an automall. Leave it as green space. I am already disgusted at the ugly set up of River Point. .

4. *Are there any changes that you would make to your preferred option to improve it?*

Concept 1

- A little less recreation.
- I don't like the idea of an automall at the front of the property along Highway 16 east. I hope the curling building will stay.
- Keep the ponds and all the green areas. Decrease size of automall area. Move independent living to outer, less car pollution area away from Parkwood Mall and expansion.
- Combine Racquet Club that allows for badminton and tennis. It will increase user amount.
- Combine racquet club possibly in conjunction with curling/golf facility.
- Combine racquet club in conjunction with curling/golf facility.
- We would like to have badminton included with any proposal regarding relocating the tennis courts.
- Possible relocation of racquet club facility to Range Road/Pine Valley area.
- Walkway or trail connection to recreational component of development green space or park/trail system along Range Road. Don't connect Wiebe Rd.
- Do not connect Wiebe Rd. with Recreation Place. The traffic on Range Road will increase even more.

- Include the water pond on 14th hole.
- As many condo/townhomes/senior residences as possible around the golf course – with as many units as possible overlooking the course.
- Need to deal with traffic flow from residential property between Ferry and Range. All will loop through school zones Ferry, Range, Westwood, all have school zones. Poor placement of hotel (no access). The Ministry of Highway has repeatedly denied a light at Range (and restricted access to off of and onto Highway 16) based on traffic flow on a highway and danger at the intersection. The commercial and residential traffic needs to go somewhere.
- There is no pedestrian trail along Highway 16.
- There should be space allocated for a public park.
-

Concept 2

- A small amount of town housing at the west end of the commercial property in old Pine Valley.
- Needs more access to Ferry and Westwood. Therefore Westwood would have to go to 4-lane. Would be nice to have senior complexes close to Pine Centre. Also like the walking path idea but also need four lanes on Westwood Drive.
- More access from proposed housing to Ferry and Highway 97 (not all onto Westwood) with lights. Senior housing along Pine Centre Mall. Need traffic light onto Westwood from Pine Cres.
- I am concerned about visibility of any “car lot” located on the main corner in PG despite what is being promised.
- Subject to changes negotiated between purchaser and City.
- Good to move Pine Valley.
- I would prefer that the automall be on Pine Centre, which would coordinate with Wood Wheaton who is already there.
- I would question the size of the automall and the potential to fill it relatively quickly.
- You need more commercial. Decrease the residential. We need more commercial property in that area.
- The frontage properties should be commercial to take advantage of the existing roads and highways.
- Increase commercial components.
- There are already lots of golf course in PG.
- Traffic patterns on surrounding area. Westwood/Ferry are currently major issues (we are residents on Westwood Drive).
- Pine Valley or Similar par 3 golf course should be kept in plan to help with greenspace.
- Make sure the Par 3 is Executive.
- Small amounts of housing on Ferry.
- Westwood Drive made into a 4 lane road with signal lights where they are needed. Must have better bylaws for snow removal and noise at Pine Centre Mall.
- Widen Westwood Drive to 4 lanes. No snow clearing at Pine Center after 12 a.m.
- Make commercial area for car dealership extended along Recreation Place to Ferry Avenue.
- Extend automall along recreation place to Ferry Avenue taking in parts of Hole #3 and all of Hole #17.
- As there is little or no commercial or light industrial land available in Prince George, this would be a great opportunity to create some.
- I would like to suggest that housing (seniors) be considered also within the design of the golf course if there is room.
- I would add more Commercial. Anything to increase our tax base.

- Get rid of the car mall, keep the Playhouse and a performing arts should be located next door. Also add a theme park for visitors.
- Like the commercial area. Good to have more stores, etc. close to downtown.
- Less commercial. More residential.
- Regarding housing, let's get more senior units and low cost housing, ranch style. Keep curing and golfing as is.
- More use of Highway 16 and Ferry for commercial space.
- No road between clubhouse and course.
- More commercial property.
- More commercial and recreational usage, less housing.
- Make it more attractive to potential developers, otherwise the entire effort will fail.
- A decent par 3 course is necessary.
- Should not be primarily residential.

Concept 3

- Reverse the senior component. The devil is in the details – and I'm sure money is an issue if the new golf course is to be built. Which offers the most bang for the buck – Residential or commercial? I do like seeing the par 3 course kept.
- More land set aside for seniors housing – we are in desperate need of more seniors housing in PG and this is a good location and wonderful opportunity to do more.
- Need some park land for non golfers. Westwood Dr. will be busy and no one is happy to make it into a 4 lane highway.
- Reduce area of automall and commercial even more. Why do we need an automall? Auto sales should be dispersed throughout the City and the rest of the commercial area covered by this plan.
- The seniors housing is isolated. It should be part of the residential areas so that it's part of the broader neighbourhood and not a 'ghetto'. Omit the hotel (should be downtown). Omit the Pine Centre expansion (large parcel that they do not own).
- Make it pedestrian and cycle friendly. Take away automall. I see you have a linear park (very nice). Must be adequate public transit. Curling club and tennis club are very important. Glad to see they're in all concepts.
- Smaller automall – bigger golf course.
- Move the automall further away from the golf course and keep the land visually appealing.
- I hate the elitist terminology related to "executive" golf course. Keep the elements that work from 1 or the other of the existing golf courses and create a new one. Until the pine beetle destroyed the landscaping our 2 city golf courses worked very well for the citizens and taxpayers of Prince George.
- Make sure there is as much greenery on highways as possible and townhouses are not jammed too close to golf course. Leave a green buffer between schools and commercial on plan 2.
- More dedicated "green" space isolating blocks. Not just centre block. Improve flow of traffic along Westwood/Ferry to Massey. Wrong place for hotel site. Maybe close to Anthem Com Dev.
- I once belonged to a course in Calgary with holes on both sides of road. I would like some consideration for an underpass under Ferry which would allow joining Pine Valley to PGGC.
- If possible, reduce the size of the automall. Could the automall be on the old Pine Valley site? As long as space is leased, does it matter where?
- Need for parkland and access to the housing from Pine Centre Mall without tracking onto Westwood. Need for sidewalk on Mill side.
- Plough under Anthem Development. It is poorly planned; poorly designed.

- Decrease size of automall. Maybe increase the highway commercial on the old Pine Valley site to half the site.
- Why do we need another car dealership and box stores?
- Rethink the park aspect of the plan. Maybe add park space to the residential behind J. McInnis School. Not sure about the hotel on the corner.
- More usable park space for neighbourhoods. Option 3 to provide traffic flow development within existing pine centre site so cars can easily access the bypass north and south. Green around a side doesn't seem functional. Need walking/bicycle access through site – connecting through golf course??
- More shopping, stores, etc.

Undesignated

- We need to consider the animals that would be displaced by this plan. We need to conserve some of the land as parkland to allow corridors for animals to travel from the river to Cranbrook Hill. We should have some parkland adjacent to Pine Centre so that visitors to our City and citizens can picnic and stroll or cycle after they shop or attend a function at Vanier Hall.
- Move Pine Valley (par 3) out or make it only 9 holes and new PGGC in North Nechako. Put in walking/bike parks, creek and lawn and picnic/seating areas. Move automall to different section. Utilize the green space so more people will use it like the aforementioned walking path along with a smaller park. This will ease or make the commercial more tolerable.
- There is already too much traffic on Westwood. Cannot get out of our driveway. Put most of the housing on Ferry and down by the Pine Centre (good for seniors).
- We do not need an automall.
- Get rid of the automall. This is old fashioned and discredited many years ago. We need to have attractive entrances to the City – not lines of pick-up trucks.
- I am concerned about the removal of the Playhouse. It is a vital part of our community and removal of it before another facility is available would be a travesty.
- Golf course should keep Westwood side.
- Having an automall at the gateway to the City is no way to greet visitors. Unattractive! I'm extremely concerned with the plans involving removal of the Playhouse. This facility is vital to the City. It is used by many different groups and there is no other suitable venue in the City. The arts and culture of PG would suffer greatly.
- Yes, more commercial.
- Leave it green.
- Do not put an automall at the intersection of Highway 97 and 16.
- There is far more to life in a City than the ability to shop. I realize money talks but it is important for our City Council to think long and hard before destroying a viable golf course.
- No automall on corner for all 3 concepts.
- You have beautiful land to use. Where is the residential? It's all high density.
- Leave Pine Valley alone.
- I prefer to keep the land along Westwood as golf course which will impact residential area less.
- Do not build more commercial complexes along the highway. One of the nice things about PG is the greenspace at the corner of Highway 16 and 97 as you come into PG. The City should buy this space and make it into a park. Lifestyle is important, not just making money. I know the property has to be bought from the golf club. Can't it be made visually pleasant and not ugly. I used to live in Kelowna in the 60's – 70's when it looked nice. Now if you drive into Kelowna from the North it is a disaster. It is ugly and not a welcoming site at all. We have already built a disaster by taking out the ball fields and making it commercial. My main point regarding any plan is – do not build an

automall, leave as much green as possible, and we need Performing Arts Centre – why not improve the Playhouse and make the whole complex into an Arts Centre.

- Why do we have to have to have commercial development lining the Highway. Surely if the commercial development is attractive and where the public wants to go they will find the stores, etc.

5. Do you have any other comments for us?

- Sooner the better. The rollerdome is an eyesore at the entrance to PG.
- Concept 1 does not offer emergency access from both directions for fire, ambulance, etc. I like the roundabouts. I don't see the walking and bike trails on the plans so I would have to see more detail to learn to like it.
- I like keeping the par 3 golf course. I like the access for seniors to the golf course and the Pine Centre mall.
- What are your reasons for the auto malls (besides money)? Will the theatre be razed? Or could it be moved? Will the Pine Valley golfing rates follow onto the "new" course?
- Green space in this area must be maintained. The 2 golf courses, horseshoe pitch, and ball diamonds (all green) use to provide a welcome sight upon entering PG. Most of that already has been lost. In no case should the golf course be reduced in size from what is shown (it should be enlarged). As much as possible, it should touch, or at least be visible from Highway 16. What is an "executive" golf course? If that means classy and expensive, the executive idea should be dropped in favour of a course that is well done, in a simple way. Let the new PGGCC and Aberdeen be the "executive" clubs. This one must favour families, seniors, and young people (much like Pine Valley does now) and be reasonable (i.e. low cost) in price. Please note I am not a golfer. Any residential development must incorporate extensive greenbelt and park areas similar to the greenbelts know as Gladstone Park in College Height. I.e., interlocking greenbelts connecting throughout the whole area. Greenbelts should be a minimum of 150 feet wide.
- All too auto oriented despite the "walkable" principles professed as the basis. Downtown will continue to languish when auto-oriented highway commercial areas are continually expanded. Allow the residential area south of/adjacent to the schools to include a range of housing types and cost/income levels. Keep the golf course as green space. Place residential facing Ferry and Westwood that is connected to the street, and keeping the greenspace as more contiguous whole behind. Make the automall smaller (what happens to the existing auto dealer locations?). Make the highway junction attractive – all four corners should be green/ with the substantial landscaping that says to visitors and residents "Welcome to Prince George – the City in the forest" (not a gambling, Hummer-driving mecca). This land is an opportunity to "walk the talk" – re: liveable, walkable community and neighbourhood.
- I cannot understand why such a large area is devoted to an auto mall when we all know that to improve our environment we need to lessen our dependency on the automobile. As a member of the tennis club, I would very much appreciate having the new location of the club built before any renovations around the club occur.
- Maintain as much green space as possible. Need residential to support the existing commercial. Must be pedestrian and cycle friendly. Auto Mall inappropriate. Tennis club would like indoor court.
- I like the idea of residential area close to the schools instead of commercial.
- Remember that we will prefer to travel shorter distances to work in the future so make this development a pleasant mix of residential and corporate, but not "big box". Think of residential close to restaurants to parks and remember to have a focus on places for the public at large to meet, i.e. a park where large gatherings or events could happen.
- Build more attractive commercial buildings than those that have already been built in Riverpoint. Keep the curling club and club house in place.

- What are the time lines? Would Pine Valley golfers always have a course to golf on? You knew last year that Pine Valley was moving. Why were memorial trees encouraged last year?
- Don't doddle. Get the new golf course built and moved over and do both courses at the same time in the new location.
- All three proposals push more traffic through school zones. Including Westwood School by way of Athlone. Athlone & Westwood a nightmare. What Existing Pedestrian Trail connecting along Highway 16??
- Am very pleased that we are keeping curling rink. I don't like automall concept at all. We already have big dealerships. Why more on the prime corner of the City?
- Need to be aware of new 'green' concepts in subdivision and housing developments. Make automall attractive and "green".
- I do not want an automall. The curly rink and golf club should remain. More green space, less blacktop. Use imagination for commercial buildings. Anthem development is ugly. Warehouses for stores.
- Curling must stay part of the plan. Ranch style housing.
- If you do the automall please do it well. I realize knowing where it is important but the aesthetics of this city can really use help. We no longer need to short change ourselves in this area.
- Landscape should use local plants and be viable. Avoid assumptions about snow removal conflicting with landscape.
- Like to see one level housing, 1600 square feet, one above the other instead of 2 stories of 800 square feet.
- Hopefully any townhouse will be strata. Not another Beech Cres. Not a good idea for commercial property behind school.
- Please do something about traffic from Westwood to 22nd - then onto Highway 97. Also if there are condos, make sure they are strata. Not like Beech Cres. Also should not have commercial property bordering the school.
- An area should be set aside for a public park.
- Traffic at Westwood and Ferry Ave is a big problem at present. As a local resident this would be a very big concern.
- Instead of spreading commercial developments up all over the City grouping to make "Shopping Districts" makes more sense.
- I believe there is lots of room in the Prince George area for expansions of residential properties. Viable cost effective highly visible, high tax based industrial property is a net benefit to the continued viability of our City.
- There is not nearly enough commercial property in this area. Carter industrial area fully used and we need more property like that in this area. There is already too much residential development in the works. Who is going to purchase these? We need more commercial or light industrial.
- Why any more auto outlets?
- The sooner the better! Let's move forward with relocating PG Golf Club.
- My concern would be City council can change zoning on a "whim".
- What about access?
- It has to work. Get the job done.
- Have better maintenance re trees and berm areas around the mall.
- Widen Westwood and install traffic lights where needed.
- Concept One completely unacceptable. Concept Three – no consideration. Concept Two is the only one that makes sense especially for residential. Really like housing designs.
- Concept One is not acceptable due to residential next to commercial. Concept Three is not viable. The only option is Concept 2 with suggested modification like the housing designs.

- Not a good area to have single dwelling houses. Maybe a little multi-residential would be okay.
- It would appear we have too many residential lots on the drawing board. Where are the people coming from?
- A golf course is such a great idea – Par 3 and Executive!
- Where are the access roads to be – for the residential areas and for the recreational areas? Presumably the access to the automall will be from the highway?
- Let's do it this year. No more delays.
- New Par 3 is good with driving range, recreational areas.
- The Par 3 would be great.
- Driving range attracts people to the golf course.
- There needs to be a realistic study on children using Westwood for travel to and from school. We need to know our children are going to be safe.
- It is nice to have the golf course and driving range in the proposed area.
- Forget the automall idea. We need the greenbelt – right now all we have is Fort George and Rainbow Parks close by.
- Get rid of Playhouse.
- The sooner the WP can be approved so the new golf course can proceed.
- Design cannot jeopardize new course development.
- Our only concern is traffic on Westwood Drive. It is bad enough now and new development would surely increase the amount of traffic.
- Seniors housing – one storey, not two storeys at a reasonable rate for seniors. Ranch style housing.
- We need a lot of green space! Senior housing around the golf course should happen and the houses should be one story only (ranch style) at a reasonable price. Ranch style and more acreage needed. A golf course where you can buy your own golf carts. Curling building should stay.
- Make sure good traffic flow in winter. Cleared pathways in winter. No tarmac in automall area. Very little cement. Make sure homes are well built, affordable and looks good.
- Would like to have lots of green area around car lot.
- We would like open, continued discussions with the City – Rob Prideaux (PG tennis club 964-0370)
- I look forward to working with the City and Dan Milburn in the next few weeks and months. – Rick Barkowski (PG tennis club 563-9964)
- Dan Milburn very positive and helpful. Glad to see the green space around car mall.
- Don't like the lack of trail system on Range Road. Concept 2 treats the Range-Wiebe intersection like the backside of the moon. People along Range Road would appreciate buffer to anymore commercial activity/traffic. There are real concerns about a development that would decrease property values and quality of life. If done right the development could benefit all players.
- Do not like Concept 2. Turn Range Road into a long cul de sac so traffic would be forced to use Ferry Ave (4 lane road) vs Range Road. This would reduce traffic past the schools.
- Do not go 4 storeys high on the condo developments. 2 storey is plenty and for retired living, less stairs. Some should be single story for easy access.
- You have done an excellent presentation. Good luck. How much is it going to cost?
- Boomers finally will have a place to semi-retire (condos) and then fully retire (senior residence) and recreate – tennis/golf/curling/etc.
- We had the appropriate land use – recreation! Now we are in the process of paving everything.
- Accessing Pine Centre to Athlone (to Ospica) will cause even more traffic problems in a bad traffic area. Residential neighbourhood should not face the back of brick. Face residential to residential along Ferry and adjacent golf course to the area.

- Thank goodness the City “fathers” and “mothers” that the curling rink is staying put and the tennis area will be part of development.
- Please rename Recreation Place (?Box Stone Alley might be more appropriate). Moving the tennis courts before any further building would be greatly appreciated.
- Happy that there’s gong to be a golf course still there. Really do not want a four lane highway on Westwood.
- Keep the curling rink and clubhouse.
- Curling rink stays where it is.
- I am also concerned about the future of the playhouse and its replacement.
- No automall at that corner of Highway 97 and 16. Use that prestigious site for something beautiful. I.e. performing arts centre. In the proposal the City has developed Prince George would look no different from Kelowna, Medicine Hat or wherever - - nothing but big box stores and car dealerships. Let’s be original and not follow the accepted, but boring style of every other place in BC, Alberta, and elsewhere.
- I would like to see Golf Course stay where it is and the Curling Club stay where it is.
- I am also concerned about having an automall at the busiest intersection in the north and at the entrance to our City. What an eyesore!
- I have concerns with moving Pine Valley Golf Course to the PG Golf Course site. If they upgrade it, it may become too expensive to play. Also the PG Golf Club is moving because it doesn’t want to re-landscape but the City is going to do the same when it moves the Pine Valley course. That’s Nuts! The proposed automall site would make an excellent place for the Performing Arts Centre. Leave the Playhouse and incorporate it into an “Arts Area” surrounded by a park would be a great entry feature to the town. We take visitors to see UNBC as it is beautiful. I don’t want to show them an automall but I might for nice theatre complex. Keep Pine Valley where it is, make some of the old golf course into a park surrounded by house and apartments with trails. If Pine Centre is expanded keep it all under one roof not spread out like West Gate.
- Although a “PG Regional Performing Arts Centre Society” has recently been formed to investigate options for a large Performing Arts Centre downtown, this is many, many years from any tangible results, and even then both structures should be maintained. They will serve different groups in different capacities and can only help the culture of PG.
- Please do not lose the confidence and participation of the “third: developer to entertain developing this sight.
- All in all a silly plan, and a plan that does not address the City’s needs or wants. The emphasis has to be making this City a better place to live, not an eye sore.
- Leave it green.
- If you are not careful, we are going to end up living in a concrete jungle.
- Westwood traffic a concern. Lorne Crescent access left onto Westwood is a problem on weekends.
- Why are we hiring a Kelowna company to come in and develop this? Where is the developer? You make it way too hard for them.
- Don’t waste more money.
- It is very important to build a link between Pine Centre Mall and Costco, which will not cause traffic problems on Westwood Avenue.
- It’s about time 1st Avenue, another ‘gateway’ into Prince George was cleaned up. There appears to be very little thought given to animal/wildlife access to Cranbrook Hill from the river.
- Good that you’re keeping the Par 3 course for seniors, young and old, school, YMCA etc.
- A prompt decision will help the golf club to move forward on its future plans.
- Let’s get on with it.
- Just make sure that the plan goes through.
- Move a little faster in the zoning process. It shouldn’t take years to decide on zoning.

- Prefer to see a developed plan for when the golf course relocates.
- Would like to see a good developmental plan in place when the golf course is moved.
- Something should be done soon or investment will move on.

KEY CHANGES SINCE MAY 2008 OPEN HOUSE

- **Retention of Pine Valley Par 3 Golf Course in existing location.**
- **Introduction of wider variety of housing options, including single family detached.**
- **Introduction of Neighbourhood Commercial, Mixed Commercial/Residential use sites.**
- **Focus on creating a neighbourhood with park space as an integral feature.**
- **Rather than Specific Options, the plan is a general plan with ranges of land use areas.**
- **More detailed land use planning including:**
 - **Demonstration plan showing potential building sites, parking and landscape features.**
 - **Proposed road networks and future major utility corridors.**
 - **Proposed park and pedestrian networks, including relocated tennis courts.**
 - **Potential Transit Station.**
 - **Proposed landscape buffer to Highway 16.**



KEY COMPONENTS OF 2010 PLAN

- **As the Pine Valley Par 3 Golf Course has been retained in its existing location, the scope of the plan was reduced to the remainder of the site. This provided the opportunity to create passive and active open space that was not required for golf course use but rather could be used to anchor a new residential neighbourhood.**
- **The general softening in the commercial sector of the economy has allowed a wider range of residential uses, including single family residential, to be included within the plan area. This drives the need for different kinds of open space, more local roads and a broader scope for pedestrian networks. The lower density forms of housing are also the most likely forms of development to be financially viable as they can be phased in relatively small numbers. The lower density forms of housing have been primarily located adjacent to the existing residential development so that there is an appropriate transition in land use from the existing residential to the proposed residential.**



KEY COMPONENTS OF 2010 PLAN

- **The current plan includes Urban Design Principles for all land uses proposed in the plan. These principles provide the framework for more detailed design guidelines to be implemented concurrently with re-development of the site.**
- **A sequential implementation framework has been provided to ensure that re-development does not occur in advance of the necessary regulatory controls.**
- **The plan addresses potential sustainable initiative that could be pursued in conjunction with the open space areas shown in the plan. The alternatives could range from simple storm water management to options for District Energy systems.**
- **The plan allows for the retention of the PGGCC clubhouse and proposes that the functions could include the relocation of the tennis facilities that would eventually be displaced by re-development.**



CITY ISSUES UNDER CONSIDERATION

(in no particular order)

- **Need for high quality landscape and aesthetic design standards, particularly along Highway 16 frontage.**
- **What is the right amount of Commercial? Concern with creating too many commercial opportunities outside of the downtown core and the overall impact to the supply of commercial land in the City.**
- **Location of Seniors Housing should have a strong connection to green space.**
- **Concern with the amount of residential competing with residential opportunities downtown.**
- **Need to determine how the City will regulate and maintain the amount of green space shown in the plan.**
- **Need to regulate a certain amount of maintenance for lands while they wait for re-development – need to avoid “unsightly premises”.**
- **Need to determine the cost of all of the improvements shown in the plan and determine how they will be funded.**

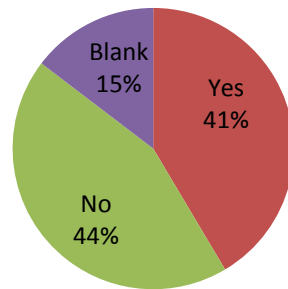


Request for Comment Summary: July – August 2010

Do you think the plan represents a neighbourhood that you can see yourself living in?

Yes	17
No	18
Blank	6

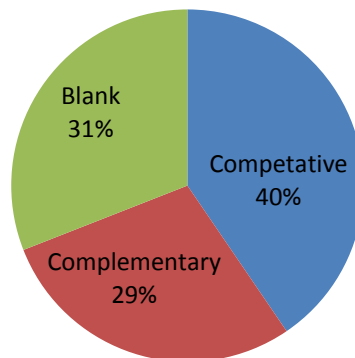
Do you think the plan represents a neighbourhood that you can see yourself living in?



Do you think the plan is complementary or competitive to the goals for the downtown?

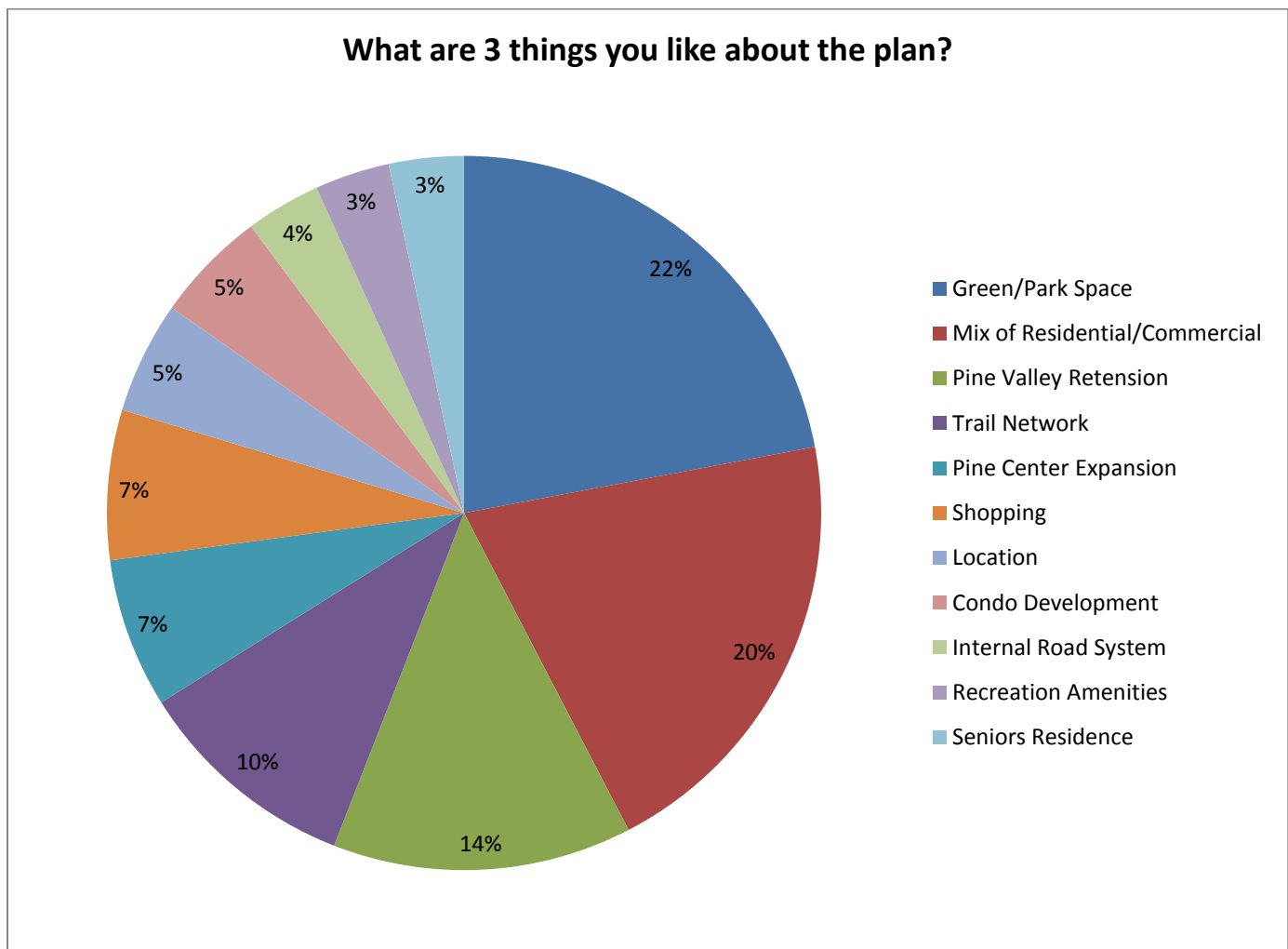
Competitive	17
Complementary	12
Blank	13

Do you think the plan is complementary or competitive to the goals for downtown?



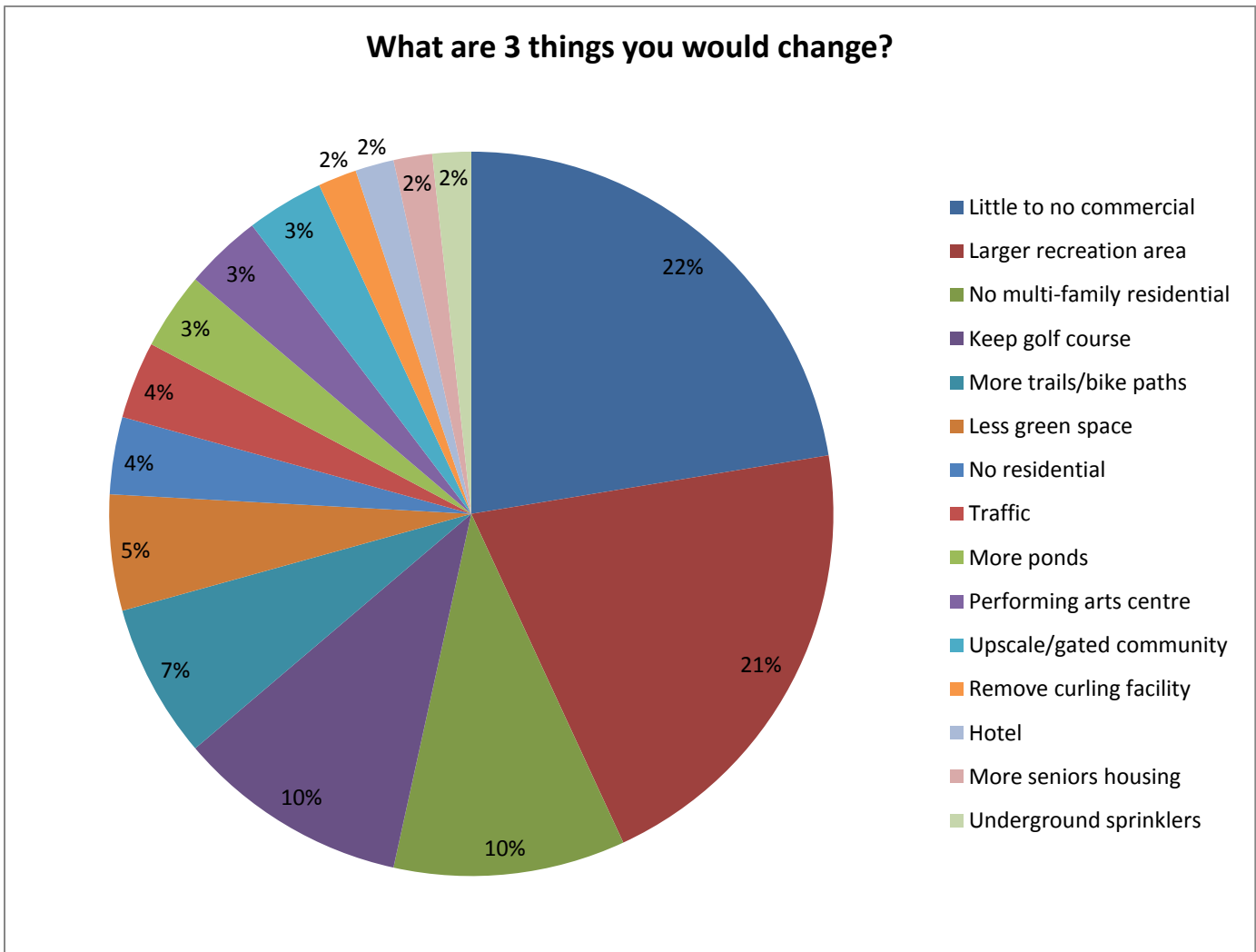
What are 3 things you like about the plan?

Green/Park Space	13
Mix of Residential/Commercial	12
Pine Valley Retention	8
Trail Network	6
Pine Center Expansion	4
Shopping	4
Location	3
Condo Development	3
Internal Road System	2
Recreation Amenities	2
Seniors Residence	2



What are 3 things you would change?

Little to no commercial	13
Larger recreation area	12
No multi-family residential	6
Keep golf course	6
More trails/bike paths	4
Less green space	3
No residential	2
Traffic	2
More ponds	2
Performing arts centre	2
Upscale/gated community	2
Remove curling facility	1
Hotel	1
More seniors housing	1
Underground sprinklers	1



**Name for neighbourhood
plan**

PGGCC	2
Nothing that has "Pine" in it	2
Duffers	1
Plaza PG	1
Pine Valley Greens	1
Pine Center Subdivision	1
Park Place	1
Rusty Pines	1
Northern Spirit	1
Westwood Expansion	1
Westwood Heights	1
Pinewood Place	1



Golf Course - Pine Center Neighbourhood Plan Comment Sheet Summary

Do you think the plan represents a neighbourhood that you can see yourself living in?	Do you think the plan is complementary or competitive to the goals for the downtown?	What are 3 things you like about the plan?			What are 3 things you would change?			Other comments	Name for neighbourhood plan
No	Competative	green area			majority green	park & recreation area		performing arts centre	
Yes	Competative	good location	sports amenities	attractive	get rid of old curling facility				
No	Competative				scrap the entire plan			should become public golf course and green space	
					do not need any commercial			see a park for the entire golf course property	
								parks and green space for entire property	
								other sports to be located in existing building	
Yes	Complementary	good mix of residential and commercial	opportunity for development close to downtown core	seniors residence planned	too much green space	hotel		quit stalling	
Yes	Complementary	good selection of commercial use	trail network	multi-family close to shopping	too much green space	single family not necessary			
					no shops			park for entire golf course	
Yes	Complementary	golf course remains where it is	remains green	recreation oriented					
No	Competitive				keep as a golf course			City could assist with 20 year loan - must not forget curling rink	Prince George Golf and Curling Club
No	Competitive	auto mall	green space and connectivity	residential options (except mixed use)	commercial goes too far down Ferry Ave	traffic break on road in front of senior's housing	incorporate ponds into residential developments		Duffers
					poor access	single-floor ranch style dwellings for seniors	keep green space	Give the area unique name - not Pine something. Too many Pine ___ in town	
Yes	Complementary	variety	close to Pine Centre	walkable to shopping	bike paths	see Port Moody walking, living area		Reasonably priced, people 55+ friendly	Plaza PG
No	Competitive	Pine valley remain as is			keep both golf courses as they are	make PG course municipal		No changes wanted, beautiful landscape keep as is	
No	Competitive	Retention of Pine Valley golf course			keep golf course as is	do not need more housing		Beneficial to bail out the current club	Pine Valley Greens
No	Competitive				corner of Hwy 97/16 city-owned (performing arts centre etc.)	reduce commercial/multi family residential	create upscale residential subdivision	keep golf course/create public gardens on course/create executive par 3 course	
No	Competitive				leave area as golf course				
No		parks			eliminate commercial component	eliminate residential component	leave entire area for park and recreational uses	This plan is a sell-out	Taxpayers and Residents of Prince George, You Have Been Had

Golf Course - Pine Center Neighbourhood Plan Comment Sheet Summary

Do you think the plan represents a neighbourhood that you can see yourself living in?	Do you think the plan is complementary or competitive to the goals for the downtown?	What are 3 things you like about the plan?			What are 3 things you would change?			Other comments	Name for neighbourhood plan
No	Competitive							destroying such perfect land would be a huge opportunity lost	
No					no development, turn land into Centennial park				
No		large green space	internal road system	various types of residential	mall expansion	seniors housing would be better beside the commercial area for convenience	too much commercial		
No		retention of green space and trails			parks on the outside so visitors have good first impression			why move the Playhouse? Rollerdom provides recreational space that should not be lost	