

To Whom It May Concern,

We are happy to provide a letter of support for the properties that are going through a rezoning application at 7163 and 7215 Kelly Road. We hear that the property owner would like to develop some seniors housing on the property that would consist of duplexes and fourplexes. We believe that this proposal would fit well within the neighbourhood because the letter that we received in early November indicated that apartments would not be allowed to be built on the site. We need different types of housing in the Hart for people of all life stages and we do not foresee any negative impacts to surrounding property values because of this development.

Thanks,

*REDACTED

6654 South Kelly Rd.

*REDACTED

6776 Kelly Rd South

6838 Kelly Rd. Q.

To Whom It May Concern,

We are happy to provide a letter of support for the proposed seniors housing development on Kelly Road South. We understand that the property is currently going through a Rezoning Application process and part of the process is that apartments will not be allowed on the site which is great news.

This type of development is the best thing for the property because we really need seniors housing in the Hart. We sincerely hope this rezoning gets passed.

Regards,

Nov. 29/21

We are fully in support of this project.
4535 Heather Road, Prince George, B.C.

Ruth Lamanes

Ruth Lamanes

Nicole Olson

Tyler Burtus 4490 Heather Rd

Brian Lamanes

*REDACTED

*REDACTED
D

Bryce Kristensen 4495 Heather Rd
Don Brinkall 4640 Heather Rd

*REDACTED

Sarah Bangay
in favour of senior housing

4608 Heather Rd

4589 Heather Rd - senior housing

*REDACTED

*REDACTED

Ashley Thandi

From: Darrenb *REDCATED
Sent: Tuesday, November 30, 2021 10:25 AM
To: Ashley Thandi
Subject: 7215 Kelly Rd development

Hello Ashley Thandi,

I am writing in regards to the proposed development located at 7215 and 7163 Kelly Road. While I do not reside in the immediate vicinity of this proposed development, I am a long time resident of the Prince George Hart area. I am in firm support of this proposed development.

Having lived in Prince George for some time now, I have seen the significant increase in housing and rental costs. I truly believe that any development that specifically targets seniors will not only be a considerable benefit to them, but also the immediate area. These are the types of developments that help to build communities and can only improve the living experiences for all involved.

It is because of the above noted reasons that I believe that this development should move forward.

Thank you for your time,

Darren Blom

Ashley Thandi
L & M Engineering Ltd.
athandi@lmengineering.bc.ca

November 29, 2021

Good afternoon Ashley,

We are writing this letter to express our support for the proposed land use change to the properties 7215 and 7163 Kelly Road. It is our understanding that The City of Prince George is currently reviewing a rezoning application to allow a new seniors housing development to be built on these two pieces of land.

What a wonderful idea! We love living here up the Hart where it is quiet and very friendly, while still offering all the amenities. There are lots of young families with children and keeping our elders close is very important. We also know from experience how difficult it is to find suitable houses for our parents and grandparents. Affordable, senior-friendly places where they can keep their independence are scarce. Where better to develop seniors housing than in a multi-generational neighborhood such as we have here?

We think this development plan for a seniors living community is foresightful and well thought out. You have our full approval and endorsement.

Sincerely,

Kelly Peterson
Helen Hobbs
4611 Handlen Road
Prince George BC
V2K 2J7

Ashley Thandi of L&M Engineering Ltd.

athandi@lmengineering.bc.ca

Hi Ashley,

We are happy to provide a letter of support for this application because the location of the property is great for the type of housing that is being proposed and it will not impact us or the rest of the neighbourhood. We understand that the two properties are privately owned and that the rezoning application is for multiple housing directed towards seniors. There is basically no seniors housing in the Hart and we need more of it, especially in places that are safe and quiet like our neighbourhood.

Sincerely,

Nov 29/2021 2318 Carleton Lane
Premie George V2K2B4
much needed!! support fully

*REDACTED

Nov 29/2021 2290 Carleton Lane

*REDACTED

NOV 29 / 2021 4956 Meadows Brook Place
would be a great addition to the
Hart and surrounding community
so very much needed

*REDACTED

Nov 29 /21 2289 Carleton Lane

*REDACTED

Hi Ashley,

We hear that there might be a seniors housing development in the Hart and we want to let you know that we fully support this, especially since apartments will not be allowed and the housing will be mostly duplexes, fourplexes and threeplexes. The rezoning process to accommodate this development should be passed by City Council because we desperately need this type of housing not only for the Hart but for the greater Prince George community. It is very difficult to find appropriate housing for seniors who want to downsize and stay in their neighbourhood communities. It is difficult in general for anyone who wants to live in the Hart but does not want to live in a single-family house because we don't have different types housing up here.

Placing seniors housing in an existing neighbourhood is a great idea because it makes sure that these seniors are not isolated and they can become a part of a community.

We really hope City Council considers the needs of our aging population and approves of this development.

Regards,

4642 Martin Road

7171 Kres Filipovic
Hart Hwy.

7146 S. Kelly Rd Kres Filipovic

Kandy & Kres are fully supportive of this proposal.

6319 Rita Place Marianne Woodbeck

6275 Dawson Rd. Brittany Brophy

6275 Dawson Rd. Randy Brophy

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11/29/21

November 30, 2021

Ashley Thandi, Community Planner,
L&M Engineering Ltd.

We would like to take this opportunity to express our support and endorsement with respect to the *'Proposed Land Use Change – 7215 and 7163 Kelly Road'*. We admire the forward thinking of the developers. More, good quality, affordable and accessible housing for seniors is an essential component of social planning as the last few years of the Baby Boom generation reaches retirement age.

This housing model of ensuring good access to green space in a multi-generational community with easy access to services, is a model that has been proven over the years in the Scandinavian countries. Developing such a project in The Hart Highlands not only addresses current community need but allows new residents the opportunity to enjoy the clean air, natural environment, and community spirit of the neighbourhood.

Thank you for the opportunity to submit this letter.

Caroline and Bruce Northey
2264 Glenngarry Rd.,
Prince George,
V2K 3E8

*REDACTED

*REDACTED

To: Ashley Thandi, Community Planner L&M Engineering

Regarding the Request for Feedback on Proposed Land Use Change 7215 and 7163 Kelly Road:

I am in support of the rezoning to RM3 multiple residential on the proposed two lots on Kelly Road. The need for 50+ (senior) housing in the Hart area of Prince George is in demand and will only continue to be a growing need in our area. One of the really special things about this particular area of Prince George is its' residents, we have a significant amount of long term residents and multigenerational families. It is often said that people who live in the Hart, stay in the Hart. I personally know many families whose grandparents, parents, children, aunts, uncles etc. all live in this community. I believe this development of low density, single story residences that is addressing the needs of the aging generation is very much needed in this area. Having the ability to age in place is an ideal that is beneficial to not only the senior who this allows a better quality of life for but also for the community as a whole.

The location of the property being set between the elementary and high school is a really great feature of this proposed project. It will allow for children to have the ability to walk to the grandparents (or other family members) home after school. Whether that be for afterschool care or just simply to spend time with their grandparent, aunt, uncle etc. This can help to lower the school traffic in the area as well in regards to pickups and drop offs during school hours. Those seniors who do not have family members attending these schools can also benefit from being in close proximity to them. It will aid in feelings of involvement and not being isolated away from the younger generations of society. This development has very good attributes for helping the connectivity of our Hart community and the families which choose to reside in the area. It is in a very good location for accessibility for transit, and also walkability for shopping, to access groceries, the public library, coffee shop etc. for social and sustenance purposes. I am pleased to see the proposed development includes low density housing, ample landscaping and large green spaces which are beneficial to the emotional well being of the residents as well as the environmental impact of a new development.

There are other multilevel single family home developments occurring in the Hart that fill the need for younger families and I feel that this single story development for senior living fills a gap for the older age demographic.

Sincerely,

Shawna Eberle
6777 Butte Place
Prince George

7215 – 7163 Kelly Rd

December 1, 2021

Realtors Feedback

I would be happy to give a realtors view on this. I strongly believe a development project catering 100 % to Seniors for the supply of rental housing for seniors in the Hart Hiway area of Prince George is a fantastic idea . It was this past summer I spoke with numerous seniors and families regarding this topic, as there is a lot of people that would support the project. That there is no supply to accommodate this ever-growing demand. A lot of younger families are looking at taking in their parents and there definitely is no product on the market to fill the gap , that would be suitable or affordable for most people, not to mention they may not have family living in the Prince George area. It is hard for an elderly person to look at down sizing when there is no product to make the transition with down sizing at that stage in life.

The Hart is a preferred location to accommodate the needs of Seniors, good drug stores close by Save on Foods, a variety of take-out foods as well, also to have some of the best air quality in Prince George is a big factor.

The project with a diversity of 1,2,3 bedroom units, fully landscaped, with a lot of open green space , would be a tremendous asset to the Hart Community , and the City of Prince George in whole

Regards

*REDACTED

Tim Prentice

RE/MAX Core Realty