



1210 Fourth Avenue
Prince George, B.C. V2L 3J4
Tel. (250) 562-1977
Fax (250) 562-1967

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

Date: November 26th, 2021
L&M Project: 1770-01

Public Consultation Summary Report

<u>Public Consultation Period:</u>	November 8 th , 2021 – November 24 th , 2021
<u>Subject Area:</u>	7163 & 7215 Kelly Road South
<u>Number of Notices Delivered:</u>	69
<u>Planner from the City of PG:</u>	Tristin Deveau

INTRODUCTION

Enclosed please find a Public Consultation Summary Report for the proposed Rezoning Amendment Application located at 7163 & 7215 Kelly Road South. Included with this Summary Report you will find the following information:

- Appendix A: Public Consultation Invitation to Neighbours
- Appendix B: Public Consultation Distribution Map
- Appendix C: Letter Correspondence Received from Neighbours (up to November 24th, 2021)
- Appendix D: Email Correspondence Received from Neighbours (up to November 24th, 2021)
- Appendix E: Phone Correspondence Received from Neighbours (up to November 24th, 2021)

BACKGROUND

The subject properties (herein referred to as the Subject Area) are approximately 3.9 ha in total and are located within the municipal boundaries of the City of Prince George on Kelly Road. The Subject Area is currently designated as a Neighbourhood Residential and Neighbourhood Corridor Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383*,

2011 (OCP) and is currently zoned AF: Agriculture and Forestry in the *City of Prince George Zoning Bylaw No. 7850, 2007*.

The following existing land uses are located around the subject property:

	Official Community Plan Future Land Use	Zoning Bylaw	Existing Land Use
North	Neighbourhood Residential	RS1m: Suburban Residential	Single detached housing and manufactured homes, Shas Ti Kelly Road Secondary
South	Neighbourhood Residential, Neighbourhood Corridor	RS1m: Suburban Residential	Single detached housing
East	Neighbourhood Corridor, Service Commercial	C6: Highway Commercial, RS1m: Suburban Residential RS2m: Single Residential	Single detached housing, vacant land, Esso Gas Station
West	Community Facility	P2: Minor Institutional	Heather Park Elementary School

As outlined within Appendix A: Public Consultation Invitation to Neighbours, a rezoning application proposes to rezone the entire Subject Area from AF: Agriculture and Forestry to RM3: Multiple Residential in order to facilitate the development of seniors housing. The proposed RM3 zone is entirely consistent with the current Official Community Plan Future Land Use Designation on the property so an amendment to the OCP is not required.

PUBLIC CONSULTATION

Public consultation was advertised by hand delivered invitations to homes surrounding the Subject Area. The consultation area includes 69 homes as identified on the enclosed Distribution Map of Appendix B. The City of Prince George's standard for delivery of notice is 30 metres from the Subject Area and in this case, we delivered invitations to neighbours in excess of the required 30 metres.

Due to the evolving COVID-19 public orders and the current restrictions in place for the Northern Health Region, the public consultation process for this application was completed via a letter hand out in lieu of an in-person Open House. Neighbours were provided multiple options to provide feedback as outlined in Appendix A. During the consultation period L&M received one

(1) petition in opposition, three (3) written letters, eight (8) phone calls and 11 emails. Correspondence with all neighbours has been documented and is included in Appendix C – E.

The feedback received from the neighbours was largely inquisitive in nature, with some neighbours expressing their support and encouragement for the development, while the majority were concerned about the continued construction in the area, loss of trees currently situated on the properties, traffic and the potential for the development to affect the current water pressure in the neighbourhood. Many of the concerns above have been directly addressed with neighbours via phone and email and the responses to these concerns can be found within Appendix C – E.

After hearing concerns regarding the potential continued construction within the neighbourhood, should the Rezoning Application be approved, the developer has committed to informing the surrounding property owners of construction timelines via a hand delivered letter when the development gets to that stage. This letter will outline the proposed development phasing and what type of construction or earth works will be occurring so that neighbours have an idea of what activities will be occurring and when. It is important to ensure that after years of construction of the new high school, the quality of life of the surrounding neighbours (including their pets) remains high and we hope that providing more concise information regarding the construction will assist in that.

SUMMARY

Overall, this voluntary consultation process met its intended goal of sharing project information with the neighbours and collecting feedback. Neighbours were advised that their comments and concerns would be documented and included in this summary to Administration for Council's information and consideration.

Sincerely,

L&M ENGINEERING LIMITED



Ashley Thandi, BPI
Community Planner

APPENDIX A

Public Consultation Invitation to Neighbours



1210 Fourth Avenue
Prince George, B.C. V2L 3J4
Tel. (250) 562-1977
Fax (250) 562-1967

Please Respond by November 24th, 2021

Attention: Neighbour | Property Owner

**Reference: Request for Feedback on Proposed Land Use Change
7215 and 7163 Kelly Road**

Dear Neighbour,

Please consider this letter as your opportunity to participate in a public consultation process for a proposed land use change to the properties located at 7215 and 7163 Kelly Road. A new Rezoning Application to support the change is presently being reviewed by the City of Prince George. The land use change would allow a new seniors housing development to be built on the properties which are highlighted in red in the image below:



The proposed land use change will require a rezoning application that will rezone both properties from AF: Agriculture and Forestry to RM3: Multiple Residential. The proposed RM3 is supported by the current City of Prince George Official Community Plan Future Land Use designation on currently on the properties. The application drawing that was provided to the City has been included with this letter for your review and information. The application process is in the early stages and has not proceeded to Council yet. Neighbours will be informed by the City when the application heads to Council and how you can provide feedback to Council regarding the application. The information received as a result of this letter will be summarized in a report and provided to Council.

The properties are privately owned and are not included in the Agricultural Land Reserve. The vision for the properties is to develop a senior's living community for those who live in the Hart Community and would like to age in place. The proposed development is intended to consist of different housing forms such as duplexes, three-plexes and four-plexes that will be provided on a rental basis to ensure that the housing is affordable for seniors. Apartments will not be allowed to be built on the site and this will be stated in a Covenant that will be placed on the land. The development will be designed to reflect a village atmosphere with large pockets of greenspace and ample amounts of landscaping to make sure that the site is aesthetically pleasing and is properly screened from the surrounding residential homes. There is currently a lack of rental market housing and seniors housing in the Hart and we anticipate that this proposed development will work towards filling this gap in housing.

Typically, an in-person community meeting would be held where this information would be shared with the neighbourhood; however, due to the evolving COVID-19 situation and the current Public Health Orders for the Northern Health region we will need to be flexible in how feedback is received and included with the application to the City. As such, L&M Engineering is open to multiple forms of feedback including the following:

- Socially distanced one-on-one in person meetings in the L&M Engineering board room, where masks will be mandatory to ensure the health and safety of everyone.;
- Virtual Meetings by Zoom or Microsoft Teams;
- Phone calls; and/or
- Written submission (received by email, Canada Post, fax, or hand delivered to the L&M Office).

Any surrounding residents who are interested in this proposed development are invited to participate. Please feel free to extend an invitation to any individuals that would like to provide their feedback on the proposed land use change but did not receive a copy of this letter. If, for any reason, you are unable to respond by November 24th, please feel free to contact the

undersigned via the contact information provided below to find alternative methods to support your participation. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ashli'.

Ashley Thandi, Community Planner
L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Email: athandi@lmengineering.bc.ca



A horizontal number line representing distance in meters. It has three major tick marks labeled 0, 90, and 180. The line is divided into three equal segments by these tick marks. The word "Meters" is written at the right end of the line.



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| NO. | DATE | REVISION | DR. |



DRAWN:	MM
CHECKED:	AT
ENGINEER:	JRB
PLANNER:	AT
DRAWING FILE:	CAD20 - 1770-01 RZ BAS.dwg
DATE:	03/09/2021
SCALES:	AS NOTED

1192026 BC LTD.
7215 & 7163 KELLY RD
EXISTING & PROPOSED
ZONING

L&M PROJECT No.
1770-01
DRAWING No.
RZ:03

SHEET No.	REV. No.
3 OF 3	0

APPENDIX B

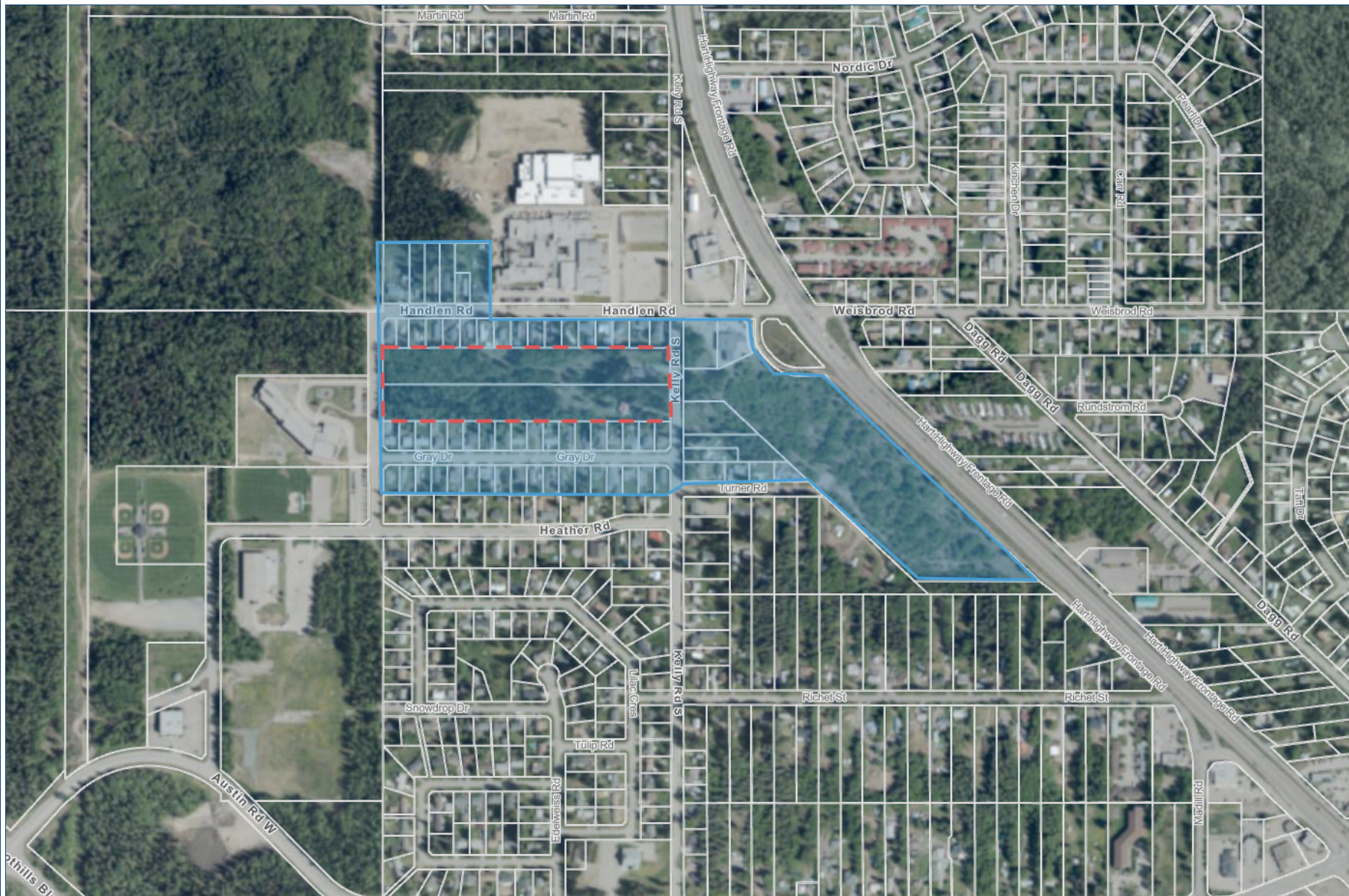
Public Consultation Distribution Map

RZ100716 Kelly Road Rezoning Public Consultation Area



CITY OF
PRINCE GEORGE

Notes:



0 50 100
m

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map should not be used for navigation, a plan of survey, routes, nor locations.

Printed: November 4, 2021 9:00

APPENDIX C

Letter Correspondence Received from Neighbours
(up to November 24th, 2021)

Stop the loss of 'greenspace' on the Hart!

Target:

City Of Prince George, BC, Canada.
L & M Engineering

Region:

7215 and 7163 Kelly Road, Hart, Prince George, BC, Canada

The land behind our subdivision has always been classified as agriculture and forestry when a lot of us bought, or started the buying process of our homes on Handlen Road and Gray Drive. Everyone that purchased our homes here were under the impression that the land in the back of the subdivision was always going to be 'greenspace'.

We did not know that the plans were going to change and complexes were going to be built right behind our subdivision which will affect our quality of life and our privacy because of the building being built right next to our backyards, that were once private. We do not object to any residential development as it is private property and we understand that. What we do object is the traffic is already horrendous in our area and you want to add an unspecified amount of more traffic to an already flawed area for traffic. The years of more construction and destruction to which we already endured for 2+ Years with the new Shasti Kelly Road School Construction and destruction.

We, the undersigned, call on You L & M Engineering and the City of Prince George to stop the idea of building these 'rental complexes' in our backyards.

As the letter given to most of our neighbours " The proposed development is intended to consist of different housing forms such as duplexes, three plexes and four plexes that will be provided on a rental basis to ensure that the housing is affordable for seniors." But it states that this is the 'vision' which means not set in stone, if there isn't enough interest in the senior portion, will the developers change their mind to just rentals for anyone? And they keep mentioning 'affordable' . Does that mean low income? Because generally seniors are low income?

We are not against residential development, if left as private development. We are against the constant noise 5-7 days a week for destruction and construction of the space behind our homes , after enduring the same for 2 + years in front of us. The constant ground shaking , ground pounding, machinery beeping and scraping etc. every day for another 2+ years, when many of us work from home due to covid or work night shifts.

We ask of you to please do not approve or allow these complexes to be built in behind our neighborhood. It affects a lot of our neighbors that are surrounding the proposed zoning change for 7215 and 7163 Kelly Road.

In closing we want to make clear, we do NOT object to seniors housing projects, we are objecting the disturbances that are going to come along with this huge project after the disturbances the school being built caused and based on the flawed traffic scheme currently in place.

As well, from our understanding, there is a section of land that is government owned by the Hart Pioneer Center that was supposed to be seniors housing (where some seniors housing already exists), perhaps that would be a more suitable spot for such a project, if that is what is actually going to happen, based on what is proposed.

We the undersigned, oppose the development project proposal by L & M Engineering at 7215 and 7163 Kelly Road.

Print Name	Phone Number	Signature
Dennis	*REDACTED	*REDACTED
Skipper Moulson		
John Moulson		
Charlene Woleppa		
Darci Stead		
Brennan Adrian		
Garett Stead		
Brandon Lock		
Wendy Leigh Smith		
Cheryl Lock		
Garry Lock		
KELLY PETERSON		
Byron Forrest		
Allen Dean		
Tamara Foveault		
Arelissa Forrest		
Roger Ollenberger		
Bob Krekoski		
Myrna Krekoski		
Henry Gustafson		
Brett Warkentin		

We the undersigned, oppose the development project proposal by L & M Engineering at 7215 and 7163 Kelly Road.

Print Name	Phone Number	Signature
Jody Romenus	*REDACTED	*REDACTED
SHAWN COLTON		
G. DOMPLIER		
Vonda Robinson		
Stephanie Miller		
Kyle Miller		
3000's Co. off bor		
DAN CAMPBELL		
Brittany Green		
PAM EADIE		
MARY RODDICK		
ALLAN VANDERBURG		
Karen Vanderburg		
Autumn Vankoughnet		
MARGARET LAUND		
Calvin Berlinger		
Tyler Winstade		
Leanne Garrison		
TOM KRISTENSEN		
Lisa Colver		
Tina Rainer		

[illegible]

.. it may concern;

re: L&M Engineering Limited Proposed land use change to the properties located at 7215 and 7163 Kelly Road South

Our names are Kim & Dennis Young, residing at 4709 Handlen Road, and upon receiving the 'Request for Feedback on Proposed Land Use change to 7215 and 7163 Kelly Road South' we reviewed the information and the proposed use of the land, and unfortunately am very opposed to the land use idea. In saying that, it is not an opposition to the senior center specifically, it is other concerns that are in play, listed below in point form;

- Increase in traffic in an already overly congested and not well laid out section.

 - Shasti Kelly Road Secondary has high traffic

 - Heather Park Elementary School has high traffic

The above creates such congestion currently with signs not obeyed for not parking on one side of the street, that adding a complex, housing that many extra people (which I am aware some don't drive) the added taxi traffic, handy dart traffic etc, will further impede the current traffic situation.

- The loss of what we were informed would always be a 'green space', one of the reasons we chose this area as we had young children when we moved here and are starting to have ~~grand~~ grandchildren, that privacy will be lost and the chance to see the wildlife that regularly wanders through that stretch.

- The loss of the wildlife that trek through. Now to some that may seem to be a hazard (having the wildlife go through) but they have always been there. Moose, foxes, coyotes, bears and birds to name a few, call that space home, in an already severely shrinking habitat.

- The noise pollution from the building of the project alone, after enduring Shasti Kelly Road High School being built for a year, then the destruction of the old Kelly Road highschool for the last year. Now in understanding that is not the developers fault, the noise pollution has been close to unbearable across the street close to Seven (7) days per week and 12-16 hours per day, nevermind the possibility of that same if not worse noise pollution right at our back yard perimeter.

- The dust and debris that will inevitably happen before and during the construction of the complex in the area for another set amount of time , sounds unappealing to say the least.

-not that we have heard otherwise, but the proposed land use change is to allow for senior housing, however, we feel that, that plan could change and other housing could be put in place. Eg. Apartment, low income housing, student housing etc. When looking up the 'Multiple Residential'(RM3 as specified on the sheet with 'existing zoning' and 'proposed zoning amendment' zoning the following is possible:

10.11 RM3: Multiple Residential RM3 10.11.1 Purpose The purpose of this zone is to provide for multiple housing with a maximum density of 60 dwellings/ha. Bylaw 8932 10.11.2

Principal Uses • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four/plex • housing, row • housing, single detached • housing, stacked row • housing, two/unit • Housing, Supportive only on Parcel Z (DF24049) of District Lot 1429, Cariboo District, Plan 646 Except the East 256 Feet Thereof and Plans 20803 and PGP40268

So in the event that it is decided another form of housing would better suffice, the RM3 zoning allows for all of the above and we certainly do not want a big old apartment looking into our back yards.

-Water pressure already seems to have significant issues, having that many dwellings added to an already decrepit water system, seems to be doomed to be a failure right off. This water system has a hard time keeping up to those that already reside here.

Some things to consider at the idea of moving seniors into the area for their sake;

-the inundating traffic through the area at all hours of the day and night, between the two schools (drop offs for 830 and 900am pickups at 230 and 300pm plus extra curricular activities) recess times at the elementary school, and after school noise levels , particularly in winter when children use the hill for sledding.

-the noise levels early mornings , late afternoons, and game nights (STKRSS football field running along Handlen Road) quite often football games go until 10pm. Late nights summer and winter specifically for the extracurricular activities including but not limited to : Four wheelers going to the greenbelt at the end of the road (towards Heather Park Elementary School) as well as skidoos, etc.

-the significant risk, being known as a wildlife walkthrough for at least the 18 years we have lived here, those animals are not going to know that now people live there and they should stay away, posing a risk to anyone who may reside in the complexes.

Attached is a copy of signatures of surrounding neighbours who share the same views for a variety of reasons.

A copy of this letter and the signatures provided is also being supplied to the City Of Prince George.

Thank you for your time and consideration at this time.

Kim & Dennis Young

To whom it may concern

I am writing this in support of my neighborhood concerns regarding the new development between grey and handlen rd. I am located directly next to the school. When we spoke as a group the biggest concern is noise. My house being where it is has put me in an ideal position to speak on frustrations of constant construction noise. The school construction just wrapped up this month after 2 years of constant noise.

Picture this 7 days a week, before the sun comes up. Equipment needs to idle before being put to work for day, then the booming and banging begins. In the case of the development in proposal it will mean equipment with saws which is just as bad. Especially for all of us who work from home / or were on night shift and now are trying to sleep. Now lets talk to constant of packers they are the worst. The noise & vibration. vibrating every inch of house breaking dishes. Cracking windows. Nothing on walls are safe. One cant leave their houses that much to try and avoid it. Because there is a lot of packing required with that much land work a new development require.

Its not just us ^{is} subjected to this ^{is} our pets. Our blocks have alot of them. My dog had to be put on Anxiety meds thanks to the constant packer use.

Once Constructions over theres now the increase in traffic. Our Neighborhood is already traffic heavy due to schools this will only make it worst. Causing even more potential accident. If you have ever been at four way by day n night before & after school its chaos. Vehicles stuck in main intersect due to improper / inadequate traffic control for the amount of traffic entering the area.

I do hope that our concerns will be heard. Another 2nd year of constant construction will truly be unbearable.

It is nothing against senior housing. Prince George in general needs more of it. There might just be a more ideal place else where for it. Its the understand of the community there is a plot across highway already zoned for senior housing.

Regards

Ryan J. Tawrie Sigurdson

My name is Solene Moulson. I live at 4731 Handlen rd. I am writing today to say that my husband (Skipper Moulson) and I are 100% completely opposed to having building or homes put up behind us, in between Handlen rd and Gray Drive. We have a few reasons we would like to share. First of course is our privacy. Most if not all of us on handlen rd were told the land behind us, would never be developed when we purchased our properties. We have lived here for over 16 years. Most of us on this street have lived here a very long time. That green space behind us is home to a lot of wild life. Its sad we keep taking it away from all the animals. We are also concerned with all the extra traffic. This area is so very congested already with the two schools. Another concern is the construction we have just endured over two years of construction across the road at Kelly rd school. We put up with 7 days of the week noise. All of our homes were shaking and windows rattling from as early as 7am till 6pm 7 days of the week.

I myself work graveyard shifts (12:30am 9:00am)
I haven't been able to rest or nap after work
for 2 years. We also have a senior Dog. We
have had to medicate her, buy her thunder
jacket ect... from all the noise and house
shaking. Im sure this has taking a year or
2 off her life. There is also the dust issue
we have from all the construction. It was
very bad.

*REDACTED

Good Morning Ashley

This letter is in response to the letter that I received from L&M Engineering Limited regarding the proposed land use change to the properties located at 7215 and 7163 South Kelly Road.

I appreciate the opportunity as I have many concerns regarding the change and I am opposed to it. Not only is the area frequented by many forms of wildlife, the neighbourhood enjoys the green space trees and general outdoor feel of the neighbourhood. We also already have issues with water pressure in our neighbourhood due to the newer developments in the Hart community and we feel that any new additions to our system will only further exacerbate that issue. It should be on record that the city has been out to our neighbourhood trying to address this issue and we have been told that we will just have to deal with the problem ourselves. It should also be on record with the city the number of times they have been contacted regarding the already existing traffic congestion problems which will only be worsened with continued development.

I recently purchased my property in this area because of the feel of the neighbourhood and the surrounding green space. With recent developments around the area that green space is dwindling and I fear this new development will only speed that process.

I realize this may sound callous but I am concerned about the affect this will have on my property value as well as my rental property income. All of the new developments in our area seems to be duplexes and over time that will affect the value of my home which I am not willing concede. My priority is my family and I feel this is not in there best interest.

I will be contacting the City of Prince George regarding the water pressure issue that I believe this will cause as well as to discuss ways in which I can vote against this development.

However if for some reason that I have no say whatsoever on this build, which I believe is the case. Then I would like to know how many buildings are proposed for this area? Will you be jamming them in one after the other with no room at all between them? I think if I am to forced to allow this to be built, I should at least be shown the plans for the buildings. Will there be a road built through the centre of the two properties? Will the properties resemble the terrible postage stamp sized lots being sold in the new Nechako View subdivision? Who will be responsible for building the homes? Will Kidd Group or Hayer homes be responsible for any of the builds? How many of the trees/which trees will be left? Will you be removing all of the trees and then planting new ones? How close to the existing homes on Gray or Handlen will the new builds be? Will you provide privacy fencing for the homes in these areas? Why are you building multi storey duplexes for Seniors housing? Wouldnt somthing with a single floor be more suitable for seniors with mobility problems?

Thank you again for contacting and providing us with the information.

Sincerely

Kyle Miller
4673 Gray Drive
Prince George, B.C V2K4Y4

Email: *REDACTED

APPENDIX D

Email Correspondence Received from Neighbours

(up to November 24th, 2021)

Ashley Thandi

From: brennan adrian *REDACTED
Sent: Tuesday, November 23, 2021 6:39 PM
To: Ashley Thandi
Subject: Brennan Adrian 4655 Handlen Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am the owner of the home at 4655 Handlen. I am writing to express my strong opposition to the proposed rezoning of the properties of 7215 and 7163 Kelly Road. The proposed development does not fit the makeup of our neighborhood. The homes in this area are all single-family homes. The residents that live on this street for years have had greenspace behind their homes that if lost will make their homes less desirable. The greenspace has been home to quite a few different wild animals and this development will destroy their habitat. With the loss of the greenspace behind my home, I will be losing quite a bit of privacy. I know from talking to the other neighbours and residents on this street, I have not heard from someone that wishes to have this development move forward. for the reasons above I cant support the proposed development of multi unit dwellings behind my home.

Sincerely,
Brennan

Ashley Thandi

From: Darci Stead *REDACTED
Sent: Tuesday, November 23, 2021 6:54 PM
To: Ashley Thandi
Subject: Opposition to rezone 7215 & 7163 Kelly road

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I would like to express my opposition to the proposed rezone and land use change of 7215 and 7163 Kelly Road, Prince George.

Nearly all the surrounding residents in the neighbourhood are opposed to the development of multi-family housing which will cause increased traffic and noise, loss of privacy, loss of a view, and a negative impact on local wildlife habitats in this space.

As someone who works from home, I am opposing the build of multi-family housing as this will negatively impact me and my work. I will be subject to increased noise, air pollution, and dust for potentially a couple years or however long construction takes. Once construction is completed, I will be subjected to increased levels of noise and traffic for the future and moving forward.

Thank you for hearing my concerns,
Darci Stead

Ashley Thandi

From: Ashley Thandi
Sent: Tuesday, November 16, 2021 4:04 PM
To: *REDACTED
Subject: RE: Reference: Request for Feedback on Proposed Land Use Change 7215 and 7163 Kelly Road

Good Afternoon Karen and Allan,

Thank you for your interest in the Kelly Road Rezoning Application and for sending your concerns regarding the project via email below. The two properties have been privately owned for quite some time and are zoned AF: Agriculture and Forestry in the City of Prince George Zoning Bylaw, they are not designated as greenbelt which is a specific zone that the City has (AG: Greenbelt). The current City of Prince George Official Community Plan designation for the parcels support the mix of housing such as duplexes, fourplexes, etc., so the future land use intention of this site has always been to provide a different mix of housing that currently does not exist in your neighbourhood.

Hart residents have previously expressed the need for more alternative housing types and rental opportunities at TalkTober events held by the City, where they have claimed that there are clear gaps in the housing choice in the Hart compared to other neighbourhoods in town. As the lots in the Hart are typically larger, seniors in this area of town have indicated that they would love to stay in the Hart without having the worry about the "up-keep" of large lots but they currently have a very limited selection of affordable housing alternatives to stay in their neighbourhood. As we mentioned in our letter, this proposed development seeks to fill this large gap in seniors housing availability in the Hart and by providing the housing on a rental basis it makes it more affordable for seniors to live in lieu of having to purchase smaller home. If the Rezoning Application is approved by Council, the next step in the process would be for the site to go through an extensive Development Permit Process with the City where the Development Permit must be approved before construction of the homes can begin. For the Development Permit the City will have to approve of the way the buildings look, what building material/colours will be used, the landscaping and open space requirements, parking, snow storage, etc. This is all done in order to ensure that these types of developments are built to a very high design standard and are built in accordance with City Bylaws.

Depending on the local economy, the proposed construction timeline is about 3 years for full build out. The development would have quite a bit of administrative steps to pass before the actual construction of the buildings such as the approval of the Rezoning Application, approval of the above-mentioned Development Permit and the approval of City Building Permits. The maximum height in the proposed RM3 zone for single family and duplexes is 2.5 storeys which is what the max allowable height is for your home and the surrounding neighbours homes. For fourplexes and three-plexes the maximum height in the proposed RM3 zone is 3 storeys.

Traffic generation is anticipated to be low. We will be conducting a traffic generation to confirm those low traffic numbers and this traffic generation will be available for viewing once the City has approved of it. The development would be accessed off Kelly Road South and Heather Park Road, it will never be directly joined via Handlen Road or Grey Drive as there are currently established homes on all of the lots along those respective streets.

All Rezoning Applications in the City of Prince George are required to do a Servicing Brief which looks at if developments can be serviced via existing infrastructure. For this development, the City conducted a water analysis which determined that the proposed development would not negatively impact the water pressure for surrounding lots. The Servicing Brief that L&M has conducted further indicates that the development will not have a negative impact in the existing water pressure and that the remaining existing infrastructure is capable of handling the development.

We sincerely appreciate you taking the time to let us know about your concerns regarding the project and hope the information above has addressed some of the questions/concerns that you have. Take care and please do not hesitate

to reach out if you have any additional questions or require some clarification regarding the contents of this email. We are always available via phone, email or a one-on-one meeting at the L&M office to discuss the project further. Thank you and have a good day.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Email: athandi@lmengineering.bc.ca

From: Karen Vanderburg

*REDACTED

Sent: Sunday, November 14, 2021 10:50 AM

To: Ashley Thandi <athandi@lmengineering.bc.ca>

Subject: Reference: Request for Feedback on Proposed Land Use Change 7215 and 7163 Kelly Road

Good Morning,

We have received your copy of the Request for feedback on proposed land use change 7215 and 7163 Kelly road, in relationship to a new rezoning application so that rental homes such as Duplexes, Three-Plexes and Four plexes are to be built on the greenspace land across from our property. We have some concerns regarding this proposed community that will be built. As we have previously lived in an area where there were lots of rentals we moved to this area because it is a much quieter area being up in the hart. Possibly living in a construction zone for who knows how long is not something that we thought would even be an option when we bought our property? The thought of losing the greenbelt view across the street from us and having to look at multiple homes being built (not sure even on how high they will be?) is upsetting to us. There is already a lot of traffic as we live near Heather Park School and I know that the High School is off of Handlen Rd so adding another community with more traffic congestion doesn't sound like a good thing that should happen?

Is this new proposed community going to be a gated community for seniors 55 plus? And is the road that will be built just go out onto Kelly Rd. or join with Gray Dr and Handlen Rd? Another concern is our low water pressure that we have experienced living here, how will all these new buildings affect that?

When we purchased our property 6 years ago the greenbelt across the street from us made this a desirable area with the trees and the privacy on this street and if we had known at the time of buying this that there was a chance of this proposed community of rental property's we probably would have not considered this area after all.

In conclusion, these are some of the concerns that we have with this community of property's going ahead.

Thanks for letting us give our feedback.

Allan & Karen Vanderburg

4637 Gray Drive

Ashley Thandi

From: Ashley Thandi
Sent: Friday, November 19, 2021 9:33 AM
To: *REDACTED
Subject: RE: Proposed Land Change Use - 7215 and 7163 Kelly Road

Good Afternoon Donna,

Thank you for your interest in the Kelly Road Rezoning Application and for sending your concerns regarding the project via email below.

Sites for multiple family housing are largely selected based on the sites proximity to transit, schools, parks and amenities. For the case of the two properties proposed to be rezoned, they are right beside a bus stop for the #91 bus which goes to the Hart Centre, Parkhill Centre as well as the Spruceland Exchange and as you are aware they are very close to both an elementary school, high school and Heather Road Park. Due to this, the current City of Prince George Official Community Plan designation for the parcels supports the mix of housing such as duplexes, fourplexes, etc., so the future land use intention of this site has always been to provide a different mix of housing that currently does not existing in your neighbourhood.

We hear your frustration about the current number of thefts occurring in the Hart. We want to ensure that it is clear that Rezoning Applications look at legitimate land-use planning considerations (such as building type, height, setbacks, number of units permitted, etc.) and they do not consider the assumptions about the people who will live in the housing permitted under the proposed zoning. We want to continue to make sure that Prince George remains an inclusive community that provides housing opportunities for all and in this case, the housing will be directed towards seniors. Hart residents have previously expressed the need for more alternative housing types and rental opportunities at TalkTober events held by the City, where they have claimed that there are clear gaps in the housing choice in the Hart compared to other neighbourhoods in town. As the lots in the Hart are typically larger, seniors in this area of town have indicated that they would love to stay in the Hart without having the worry about the "up-keep" of large lots but they currently have a very limited selection of affordable housing alternatives to stay in their neighbourhood. As we mentioned in our letter, this proposed development seeks to fill this large gap in seniors housing availability in the Hart and by providing the housing on a rental basis it makes it more affordable for seniors to live in lieu of having to purchase a smaller home.

The property is currently owned by Vern Norbratten who is a local Prince George developer. He has partnered with a developer from the lower mainland who runs under a numbered company who are familiar with developing senior/adult communities. We are in the very early stages of land use planning and because the Rezoning Application is still requiring the consideration of Council we do not have a development site plan, we just know the types of housing permitted by the proposed zone such as single family, duplexes, three-plexes and four-plexes and the overall vision to ensure that the site is landscaped/screened to a high quality. As mentioned in our letter, we will be placing a Covenant on the land which will state that apartments are not allowed to be built on the site.

We have heard concerns from neighbours regarding the traffic in the area, specifically during school drop-off and pick-up times. We want to inform you that traffic levels are anticipated to be low for the proposed development. We are currently conducting a traffic generation to confirm those low traffic numbers and this traffic generation will be available for viewing once the City has approved of it.

We agree that an Open House would have been the best way to provide information to neighbours but due to the current restrictions in Northern Health, an Open House is not a safe option at this time. We hope the information above

has addressed some of the concerns that you have. We are always open to a phone call or a one-on-one meeting here at the L&M office to discuss the project further, so please do not hesitate to reach out if you have additional questions.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Email: athandi@lmengineering.bc.ca

From: Donna Bornholdt *REDACTED
Sent: Wednesday, November 17, 2021 3:56 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Proposed Land Change Use - 7215 and 7163 Kelly Road

To Whom It May Concern,

Thank you for the information package delivered to my home regarding the above Land Change Use. I have perused this information and although there is no doubt more seniors housing is needed in Prince George, I am not sure this would be the ideal location.

I live at 4649 Gray Drive, so I would not be directly impacted by this development, but I do have concerns about traffic flow. We have 2 schools within the vicinity of this proposed development and traffic/parking is already a problem. Also, what is to stop the development for being used for low-income housing rather than seniors housing? The entire Hart Highway area has seen an increase in the number of thefts over the past 18 months. A 'guarantee' of seniors housing would be beneficial.

I understand that your company is responsible for the Land Change Use, but I believe the people of this community would benefit from knowing who the developer is and seeing a drawing of the proposed development. You mention that there would be "large pockets of greenspace and ample amount of landscaping to make sure that the site is aesthetically pleasing and properly screened". Perhaps this could also include high fencing to ensure a more secure and private back yard for those residences who would be directly affected.

It is unfortunate that we are not able to have a community meeting. I do believe this would be the ideal way for all to get more information and be able to make a more informed decision.

Thank you for providing me the opportunity to express my concerns.

Sincerely,

Donna Bornholdt

Ashley Thandi

From: Ashley Thandi
Sent: Tuesday, November 23, 2021 4:25 PM
To: *REDACTED
Subject: RE: Proposed land use change 7215 & 7163 Kelly Road.

Hi Charlene,

Thank you for your email, we appreciate you taking the time to voice your concerns regarding the project via email below.

Your concerns raised regarding the potential continued construction within the neighbourhood are very valid and we hear you. If the Rezoning Application does go through the property owners are committed to informing the surrounding neighbours of construction timelines via a letter when the development gets to that stage. This letter will be hand delivered and will outline the proposed development phasing and what type of construction or earth works will be occurring so that neighbours have an idea of what activities will be occurring and when. We want to ensure that the quality of life of the surrounding neighbours including their beloved pets remains high and we are hoping that providing more concise information regarding the construction will assist in that.

With regards to the two properties, they have been privately owned for quite some time and although they are two large lots, they are not designated as greenbelt which is a specific zone that the City has AG: Greenbelt. The current City of Prince George Official Community Plan designation for the parcels supports a mix of housing such as duplexes, fourplexes, etc., so the future land use intention of this site has always been to provide a different mix of housing that currently does not exist in your neighbourhood. The current zoning AF: Agriculture and Forestry does not fit what the future land use is intended to be which is why a Rezoning Application is required.

We understand that it might seem like there is available land for seniors housing in a different location however when we look at sites for multiple family housing ideal sites are in very close proximity to transit, schools, parks and amenities. For the case of the two properties proposed to be rezoned, they are right beside a bus stop for the #91 bus which goes to the Hart Centre, Parkhill Centre as well as the Spruceland Exchange and as you are aware they are close to both an elementary school, high school and Heather Park Road. This is also another reason why the City has designated the future land use to be for mixed housing types. It's great to see that the Hart Pioneer Centre lands have room for expansion, however it needs to be stressed that that land is privately owned by a different property owner who may or may not have future land use plans for the undeveloped portion of the property.

Hart residents have previously expressed the need for more alternative housing types and rental opportunities at TalkTober events held by the City, where they have claimed that there are clear gaps in the housing choice in the Hart compared to other neighbourhoods in town. As the lots in the Hart are typically larger, seniors in this area of town have indicated that they would love to stay in the Hart without having the worry about the "up-keep" of large lots but they currently have a very limited selection of affordable housing alternatives to stay in their neighbourhood. As we mentioned in our letter, this proposed development seeks to fill this large gap in seniors housing availability in the Hart and by providing the housing on a rental basis it makes it more affordable for seniors to live in lieu of having to purchase a smaller home.

We hope the information above has addressed some of the concerns that you have. We are always open to more discussion through email exchange, a phone call or a one-on-one meeting here at the L&M office to chat about the project further, so please do not hesitate to reach out if you have additional questions.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Email: athandi@lmengineering.bc.ca

From: Charlene Waterman *REDACTED
Sent: Tuesday, November 23, 2021 2:12 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Fw: Proposed land use change 7215 & 7163 Kelly Road.

From: Charlene Waterman
Sent: November 23, 2021 2:06 PM
To: athandi@lmengineering <athandi@lmengineering>
Subject: re: Proposed land use change 7215 & 7163 Kelly Road.

To whom it may concern:

I have lived on Handlen Road for 29 years in February. In that time much has changed, our road was ripped up one summer while they prepared to build Heather Park, most recently there has been the demolition and building of the high school, and now talk of a seniors community directly behind us.

I was heartbroken when I heard this area was to be developed. Not only are we losing the beautiful greenery behind us, the very thought of living with construction again, this time right behind my bedroom window depresses me to no end. I have Chronic Fatigue Syndrome, and often suffer from insomnia. Noise and the destruction of the green area behind us, continuous dust, will not do my health any favors.

If this development were to go ahead, I would be forced to listen to all of the machinery, building, noise as well as all the shaking our homes have endured for the last two years already during the demolition/construction of the high school in the front of our homes. But this time it would all be directly behind us. 3-4 years of continuous building is a lot for anyone to take. We will all literally be living in the middle/trapped in an ongoing construction site.

Not only the humans have been affected, our dogs, and many of our neighbours pets, dogs mainly, have already been highly affected by all of the commotion that has gone on the last few years, anywhere from 7-8 am to 5-7 pm.

Also in regards to animals, the area to be developed has been an animal highway for all the years I have lived here. We have had moose, deer, bears, and fox travelling this area. There may very well still be an active fox den back there as well. Now that there is the proposed seniors community behind us, and the end of our road is to be developed as well, the rate of wild animal/human interactions are going to increase with the loss of all of this habitat of theirs that has been dwindling and dwindling.

If the concern is truly seniors housing, is there not an area already dedicated to that across the highway where the Hart Pioneer center is? Which is also much closer to Hart Drugs, something a lot of seniors need access to.

I realize progress is inevitable, however what are the chances it could be turned into a playground area? It is an oddly shaped lot for residential to begin with. Perhaps something where the greenery is still there, the property is useful, and it can be enjoyed by all in the Hart.

Charlene Waterman

4677 Handlen Road.

Ashley Thandi

From: Ashley Thandi
Sent: Tuesday, November 23, 2021 4:32 PM
To: Stephanie Miller
Subject: RE: Land Use Change Proposal

Hi Kyle,

Thank you for providing a response letter for the Kelly Road project. I wanted to email to confirm we have received your letter and we will be providing a response to you within the next day or two. In the interim, if possible can you please resend your letter in PDF format. Thanks in advance.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Email: athandi@lmengineering.bc.ca

From: Stephanie Miller <*REDACTED*>
Sent: Tuesday, November 23, 2021 12:56 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Land Use Change Proposal

Please find attached a response to the letter received regarding the land use change proposal for 7215 and 7163 Kelly Road

Thank You

Kyle Miller

Ashley Thandi

From: Ashley Thandi
Sent: Thursday, November 25, 2021 9:50 AM
To: Stephanie Miller
Subject: RE: Land Use Change Proposal

Good Morning Kyle,

Thanks for your patience and for emailing your concerns and opposition to the project via the response letter. In response to your letter, we have addressed some of your concerns and questions below.

The two properties have been privately owned for some time and they are not designated as greenspace which is a specific zone that the City has (AG: Greenbelt). The current City of Prince George Official Community Plan designation for the parcels supports a mix of housing such as duplexes, fourplexes, etc. so the future land use intention of the properties has always been to provide a different mix of housing that currently does not exist in your neighbourhood.

All Rezoning Applications in the City of Prince George are required to do a Servicing Brief which looks at if developments can be serviced via existing infrastructure. For this development, the City conducted a water analysis which determined that the proposed development would not negatively impact the water pressure for surrounding lots. The Servicing Brief that L&M has conducted further indicates that the development will not have a negative impact in the existing water pressure and that the remaining existing infrastructure is capable of handling the development.

Traffic generation for the site is anticipated to be low. We will be conducting a traffic generation to confirm those low traffic numbers and to confirm that the traffic generated from the proposed development will not have a negative impact on the existing traffic. This traffic generation will be available for viewing once the City has approved of it.

We have conducted a voluntary public consultation in the early stages of this Rezoning Application because we value the surrounding neighbourhoods feedback and want to hear the potential concerns regarding this project. The maximum density in the RM3 zone is 60 dwelling units/ha which is consistent with the current Official Community Plan land use designation for the site that was mentioned above. At this time because we are in the very early stages of land use planning an overall site plan or building designs have not been developed. If the Rezoning Application is approved by Council, the next step in the process would be for the site to go through an extensive Development Permit Process with the City where the Development Permit must be approved before construction of the homes can begin. For the Development Permit the City will have to approve of the way the buildings look, what building material/colours will be used, the landscaping and open space requirements, parking, snow storage, etc. This is all done in order to ensure that these types of developments are built to a very high design standard and are built in accordance with City Bylaws. The development will be required to be built in accordance with the setbacks of the RM3 zone which are as follows: Minimum Front Yard is 6.0 m, Minimum Interior Side Yard is 3.0 m, Minimum Exterior Side Yard is 3.0 m, Minimum Rear Yard is 6.0 m and the Minimum Distance Between Buildings is 4.5 m.

The developer is a numbered company located in the lower mainland who are very familiar with developing senior/adult communities. The development will be accessed off of Kelly Road South and Heather Park Road and is anticipated to be gated in order to ensure the safety and security of the elderly that will be living there.

As mentioned above, the Development Permit stage will require that a landscape plan created by a professional landscape architect be created for the site in accordance with the landscape requirements set out in the City of Prince George Zoning Bylaw. The Zoning Bylaw also requires that developers submit securities to the City in the amount equal to 120% of the landscape cost estimate before the Development Permit can be approved to ensure that landscaping is

built as per the landscape plan. Fencing and screening are requirements of the landscaping requirements in the City's Zoning Bylaw.

Just because the maximum height in the proposed RM3 zone is 3 storeys, except it is 2.5 storeys for single family homes and duplexes (which is consistent with the single family homes in your neighbourhood) does not mean that the buildings will be built to this exact height. Rancher style homes are more suitable for seniors. .

We hope the information above has addressed some of the concerns that you have. We are always open to a phone call or a one-on-one meeting here at the L&M office to discuss the project further, so please do not hesitate to reach out if you have additional questions.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited

1210 4th Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

Fax: 250-562-1967

Email: athandi@lmengineering.bc.ca

From: Stephanie Miller *REDACTED

Sent: Tuesday, November 23, 2021 12:56 PM

To: Ashley Thandi <athandi@lmengineering.bc.ca>

Subject: Land Use Change Proposal

Please find attached a response to the letter received regarding the land use change proposal for 7215 and 7163 Kelly Road

Thank You

Kyle Miller

Ashley Thandi

From: Ashley Thandi
Sent: Thursday, November 25, 2021 10:24 AM
To: *REDACTED
Subject: RE: Feedback on proposed land use change 7215 & 7163 Kelly road

Good Morning,

We appreciate you taking the time to send us your concerns regarding the proposed rezoning on Kelly Road.

As we mentioned in our letter that was delivered to you, apartments will not be allowed on the site. The proposed RM3 zone does allow apartments, but we will be removing this from the RM3 zone through a Section 219 Covenant. Covenants run with the land, so no matter who the property owner is apartments will not be allowed to be built.

Traffic generation for the site is anticipated to be low. We will be conducting a traffic generation to confirm those low traffic numbers and to confirm that the traffic generated from the proposed development will not have a negative impact on the existing traffic. This traffic generation will be available for viewing once the City has approved of it. We have heard concerns regarding the traffic not flowing properly during school pick-up and drop-off time due to speeding and vehicles parking in no parking areas. Controlling existing traffic issues such as speeding and parking in no parking areas is outside of the scope of what a developer is able to do, however we will be contacting the Community Policing Division of the RCMP to address these current issues that are occurring in your neighbourhood. They will send out a volunteer Watch Team that will report back to the RCMP's traffic division and determine the best tools to help mitigate the speeding and congestion.

All Rezoning Applications in the City of Prince George are required to do a Servicing Brief which looks at if developments can be serviced via existing infrastructure. For this development, the City conducted a water analysis which determined that the proposed development would not negatively impact the water pressure for surrounding lots. The Servicing Brief that L&M has conducted further indicates that the development will not have a negative impact in the existing water pressure and that the remaining existing infrastructure is capable of handling the development.

The two properties have been privately owned for some time and they are not designated as greenspace which is a specific zone that the City has (AG: Greenbelt). The current City of Prince George Official Community Plan designation for the parcels supports a mix of housing such as duplexes, fourplexes, etc. so the future land use intention of the properties has always been to provide a different mix of housing that currently does not exist in your neighbourhood.

Thanks again for providing us with your email and we hope the above information has addressed some of the concerns that you have. Take care and please do not hesitate to reach out via email, phone or stopping by the L&M office if you have any additional questions or concerns.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977

Fax: 250-562-1967

Email: athandi@lmengineering.bc.ca

From: LADY REIKO *REDACTED >

Sent: Wednesday, November 24, 2021 10:56 AM

To: Ashley Thandi <athandi@lmengineering.bc.ca>

Subject: Feedback on proposed land use change 7215 & 7163 Kelly road

Hello there. I live on 4529 Gray drive with my husband and sonm well we all agree that putting the building there make absolutely no sense.

The entrances to get to the apartment complex will be absolutely madness to get in & and out of building. It's already crazy having parents pick up and drop of kids just at the 1 end. Now u want to congest it even more and have the other end be congested to get in and out. Also that would mean our water pressure would go down even more.

I'm sure the city would fix that but then we are going to have to pay more in taxes. We are enot in aggreeance with this be built in that spot. Please find somewhere else.

Also that is a wildlife path. Ut would be heartbreaking to see there trail taken out.

It's beautiful to be on the hart and ve able to see wildlife. Please find somewhere else to build.

Thanks

Laura Colton, Shaun Colton and Fenton colton.

Ashley Thandi

From: Ashley Thandi
Sent: Thursday, November 25, 2021 11:11 AM
To: *REDACTED
Subject: RE: Proposed land use change for 7215 and 7163 Kelly Rd.

Good Morning Francis,

Thanks for taking the time to respond to our request for comment regarding the proposed rezoning on Kelly Road. We have answered your questions in your email below in red.

Please do not hesitate to reach out again if you have any additional questions or concerns. We are always available via email, phone or a one-on-one meeting here at the L&M office.

Yours Truly,

Ashley

Ashley Thandi, BPI
Planner

L&M Engineering Limited
1210 4th Avenue
Prince George, BC V2L3J4
Work: 250-562-1977
Fax: 250-562-1967
Email: athandi@lmengineering.bc.ca

From: FRANCIS SICILIANO *REDACTED
Sent: Wednesday, November 24, 2021 12:46 PM
To: Ashley Thandi <athandi@lmengineering.bc.ca>
Subject: Proposed land use change for 7215 and 7163 Kelly Rd.

I would like to protest the rezoning of these properties to RM-3 for a number of reasons.

1) Traffic issues on the Handlen/Heather and Kelly roads, these roads with both the local high school and public school within a 500 meter radius are dangerously busy with people dropping off and picking up their children. The Handlen section is too narrow between Kelly and highway 97 and is a dangerous place for children to be walking with no sidewalks, no shoulder and people not paying attention. Increasing the density of this area without addressing this problem could cause a severe injury to children and fixing this after a child is killed or injured is not acceptable. Traffic generation for the site is anticipated to be low. We will be conducting a traffic generation to confirm those low traffic numbers and to confirm that the traffic generated from the proposed development will not have a negative impact on the existing traffic. This traffic generation will be available for viewing once the City has approved of it. We have heard concerns regarding the traffic not flowing properly during school pick-up and drop-off time due to speeding and vehicles parking in no parking areas. Controlling existing traffic issues such as speeding and parking in no parking areas is outside of the scope of what a developer can do, however we will be contacting the Community Policing Division of the RCMP to address these current issues that are occurring in your neighbourhood. They will send out a volunteer Watch Team that will report back to the RCMP's traffic division and determine the best tools to help mitigate the speeding and congestion.

- 2) There is a very poor and inadequate public transport service up here on the Hart so seniors without a means of transport will be compromised. Although many areas of the Hart have limited areas of transit services, your neighbourhood including the two properties are located within the City's Active Transit System Catchment Area. The properties are located right beside a bus stop for the #91 bus which goes to the Hart Centre, Parkhill Centre as well as the Spruceland Exchange which has transit that takes riders all over the City.
- 3) There are no medical services available on the Hart and no local Ambulance depots, nearest one is down by the scales. The City has one local BC Ambulance depot and Fire Hall #4 is located down the road on Kelly Road South/Austin Road. Medical services in our City are all centrally located with access via transit which the #91 bus provides.
- 4) There is an abundance of wildlife that uses this property as shelter and living areas, with a Fox den that has been here for 24 years and multiple Woodpeckers and Crows living in the trees behind. We have had Moose in this location for years. this will be destroyed! While we understand the property is treed, it is private property and with two houses currently located on each property that treed portion is currently someone's backyard. There is approximately 279 acres of densely vegetated property located directly across Heather Park Road that would be more desirable for wildlife to frequent as it is not surrounded by heavy human traffic areas such as the single family homes like the two properties area.
- 5) There is very poor shopping opportunities The Hart Centre provides fast food, grocery store (with pharmacy), retail stores as well as a branch of the Public Library which are all easily accessible through the #91 bus that stops right at the end of the properties.
- 6) I also see no guarantee that this "Seniors" development so seniors can "age in place" will not become a multiple unit, multiple story apartment complex such as the one that was proposed for Greenwood due to financial reasons. As mentioned in the letter that was delivered to you, apartments will not be allowed on the site. The proposed RM3 zone does allow apartments, but we will be removing this from the RM3 zone through a Section 219 Covenant. Covenants run with the land, so no matter who the property owner is apartments will not be allowed to be built.
- 7) what will become of my property value and taxes? We hear your concerns regarding your property and wanting to protect your investment into your home. However, assessments conducted on the value of your property take into consideration a multitude of variables and it is unlikely that the presence of different housing forms in your area are going to have an adverse impact on the value of your property.

Thank You; Francis Siciliano 4602 Gray Dr.

Ashley Thandi

From: JENNIFER LUSSIER *REDACTED
Sent: Monday, November 22, 2021 8:21 PM
To: Ashley Thandi
Subject: Proposed land use change 7215 and 7163 Kelly Road

Good evening,

I am writing to oppose the land use change for 7215 and 7163 Kelly Road.
I have lived on Gray Drive for 20 plus years and I like the area the way it is.
I enjoy the quiet, the green areas, and the small neighborhood that we currently have.
I am strongly against any new developments in the area.
I bought in this area for the above reasons.
I certainly hope you will listen to the Hart neighbors and not proceed if the responses indicate such.

Regards,
Jennifer Lussier

APPENDIX E

Phone Correspondence Received from Neighbours
(up to November 24th, 2021)

Record of phone conversation with neighbour for Kelly Road South Rezoning Application No. RZ100716

Neighbours Name: Dorothy McCoy

Date: November 8th, 2021

Time: 10:00 am

General Comments:

Ms. McCoy indicated that she does not live in the Hart but her friend received our letter for public consultation and that is how she knows about the development. Ms. McCoy inquired if there was a waitlist for renting a unit because she would like to get her name on it as soon as possible. She indicated that there is a huge lack of seniors housing in Prince George and she has been looking to move to a smaller place to live for awhile but has had no luck. We let her know that we are still in the early stages of land use planning so we are unsure about the waitlist information however we indicated that we would forward her name and phone number to our clients.

Ms. McCoy asked if the development is privately owned or done via BC Housing. We let her know that it will be a privately owned development.

Concerns:

None.

*REDACTED

Record of phone conversation with neighbour for Kelly Road South Rezoning Application No. RZ100716

Neighbours Name: Myrna Krekoski

Address: 7267 Kelly Road South

Date: November 8th, 2021

Time: 1:42 pm

General Comments

Ms. Krekoski was interested to know about the density and future lot layout of the site. We explained that the maximum density in the RM3 zone is 60 dwelling units a hectare and at this time we are in the early land use stages of development and will not have an overall site plan unless the Rezoning gets approved.

Ms. Krekoski inquired if the development would affect her property values and we indicated that it was not likely.

Concerns:

Ms. Krekoski expressed her concerns regarding the existing traffic in the area especially during the school drop-off and pick-up times. She further explained that traffic is really bad at the intersection of Kelly Road South/Hadlen Road and inquired if the development would negatively impact the existing traffic. We let her know that we are currently in the middle of conducting a traffic analysis for the site to determine the level of traffic the overall development would produce. We took down Ms. Kreoski's email address to send her a copy of the analysis once it has been completed and approved by the City.

Ms. Kreoski inquired about who was going to make sure that the site stays maintained once developed. We explained that the developer is responsible to ensure that the site remains maintained once developed, the developers are from the lower mainland and have experience with development high quality seniors developments. Ms. Kreoski further asked how she would know that they will actually maintain the site. We explained that the City has strict property maintenance policies within their Bylaws and the developers will be held to conform to these Bylaws as is consistent with everyone who owns property in the City. We also explained that the site will further be required to be landscaped via the City's Zoning Bylaw.

We thanks Ms. Krekoski for her time to call in and outline her concerns and let her know to call or email us back if she has any further questions or concerns.

*REDACTED

Record of phone conversation with neighbour for Kelly Road South Rezoning Application No. RZ100716

Neighbours Name: Brennan (did not received last name)

Date: November 9th, 2021

Time: 3:43 pm

General Comments:

Asked if L&M was conducting the public consultation on behalf of the City or on behalf of the developer. We let him know that we are representing the developer who is conducting a voluntary public consultation for the application to inform neighbours of the proposed land use changes. We also let Brennan know that the City will inform neighbours once the application is ready to go to Council and that will be another opportunity to provide input.

Brennan indicated that he would like to send us an email once he has collected his thoughts.

Concerns:

He let us know that he is generally opposed to the land use change because he likes the greenspace the two properties provide as his backyard backs onto the properties.

Brennan thanked us for our time and said he would touch base later once he had sent his email.

*REDACTED

Record of phone conversation with neighbour for Kelly Road South Rezoning Application No. RZ100716

Neighbours Name: Roy Gross

Date: November 10th, 2021

Time: 2:58 pm

Concerns:

Mr. Gross called in to express his concerns with the existing traffic in the area and how the traffic from the new development would affect this. He indicated that traffic gets crazy during school pick-up and drop-off times and people do not adhere to the 30 km/hr speed. He indicated that there are no-parking zones along Gray Drive that people do not adhere to when picking up or dropping off their children at Heather Park Elementary. There are no side walks on Gray Drive and parents park down both sides so kids have to walk down the middle of the street, he let us know that visibility is very bad on both Gray Drive and Heather Park Road. We explained that we are currently in the process of conducting a traffic generation analysis for the site to determine traffic generation levels. In the interim, to help him address the speeding in the neighbour we indicated that we would contact Community Policing to inform them of the speeding in the school zones.

He left his phone number and gave us permission to forward his name and number off to Community Policing once we had contacted them.

*REDACTED

Record of phone conversation with neighbour for Kelly Road South Rezoning Application No. RZ100716

Neighbours Name: Margaret Choinowski

Date: November 16th, 2021

Time: 11:20 am

General Comments:

Ms. Choinowski inquired about what would happen to the two existing homes currently situated on the lots. We let her know that they will be demolished if the Rezoning Application is approved.

Ms. Choinowski asked if the units proposed would be rental and what the cost will be. We let her know that they will be rental units but at this time we are unsure of what the cost of rent will be.

Ms. Choinowski further inquired about who the property owner is. We let her know that the property is owned by Vern Norbraten and he has partnered with a numbered company located in the lower mainland who specializes in seniors' developments.

Concerns:

Ms. Choinowski indicated that she is concerned about traffic situation in the area because many people speed down Kelly Road South, especially the high school students. She also indicated that traffic gets really backed up during school drop off and pick up times so she is unsure how people will be getting in and out of the development site, especially if they are seniors. We let her know that we are currently conducting a traffic generation analysis to determine if the development will have an effect on the existing traffic network.

Ms. Choinowski let us know that she will miss the trees currently on the properties. We let her know we understood her concern and explained the Multiple Form and Character Development Permit process which would ensure that the property owner submits a landscape plan for the overall development that must be approved by the City.

We thanked Ms. Choinowski for her time and let her know that we are open to another phone call anytime if she has further concerns or some more questions.

*REDACTED

Record of phone conversation with neighbour for Kelly Road South Rezoning Application No. RZ100716

Neighbours Name: Jolene Moulson

Date: November 16th, 2021

Time: 11:48 am

General Comments:

Ms. Moulson asked if there was a layout for the site. We let her know that at this time we are in the early land use stages so we do not have a lot layout.

Concerns:

Ms. Moulson indicated that she has concerns about construction and inquired what the construction timeline would be. We let her know that if the Rezoning Application is approved, construction is estimated to take approximately 3 years until the site is fully developed. She expressed that the surrounding neighbours have just gone through a lot of construction with the new high school and many (including herself) work shift work and have been unable to sleep/nap. She also indicated that she has a senior dog who has not reacted well to the house shaking due to construction so they have had to provide extra mediation for the dog to reduce stress. Now to hear that there might potentially be more construction in her backyard is very concerning.

*REDACTED

Record of phone conversation with neighbour for Kelly Road South Rezoning Application No. RZ100716

Neighbours Name: Dale Zigler

Date: November 22nd, 2021

Time: 10:59 am

General Comments:

Mr. Zigler called to indicate that he is very supportive of this development. He said that this type of development would be the best thing for the property as the Hart really needs seniors housing. He let us know that he really hopes that the rezoning gets passed.

We thanked Mr. Zigler for taking the time to express his support.

Concerns:

None.

*REDACTED

Record of phone conversation with neighbour for Kelly Road South Rezoning Application No. RZ100716

Neighbours Name: Rose Indaburu

Date: November 22nd, 2021

Time: 11:13 am

General Comments:

Ms. Indaburu let us know that she would really love to see this development go through because they need more seniors housing in the Hart. She indicated that it is a great neighbourhood, very safe and good for seniors.

We thanked Ms. Indaburu for taking the time to express her support.

Concerns:

None.

*REDACTED