

14 January 2022

Prince George City Council
1100 Patricia Blvd., Prince George, BC V2L 3V9

Dear Prince George Mayor and City Council,

RE: seniors congregate housing facility proposed for 7215 and 7163 Kelly Road

I have reviewed the proposal by Access West Capital Management Ltd. to rezone 7215 and 7163 Kelly Road to facilitate a seniors congregate housing facility. While the proposal to build seniors housing in the Hart should be considered, the location of the proposal is **short-sighted** and **inconsistent with the values** of the Hart community.

First, the proposed location is far from the services that seniors would need to access (e.g. groceries, pharmacy, dentist, veterinarian, shopping, etc.). The location is not a feasible walking distance to the Hart Shopping Centre for anyone with a mobility issue, especially in the winter months. If we are truly interested in building a seniors housing facility that is designed to meet the needs of seniors, then consider an already disturbed site within the vicinity of the Hart Shopping Centre.

Second, the proposed site is located next to schools and recreational facilities (i.e. ice rink, baseball diamonds, basketball courts). These facilities are not readily used by seniors. Why would we destroy green space within an area that is heavily used by children and outdoor enthusiasts?

Third, the Hart community, and importantly, the people who live close to the proposed location, value green space. They choose to live in the Hart because of the green space: mature trees and forests, and the wildlife it supports. The proposed development goes directly against the ethos of the Hart.

It is my recommendation that the City Council works with the project proponent to identify a location that is realistic for seniors and is suitable to the Hart community. It is vital that we listen to each other and in doing so, contribute to the development of services that better meet the needs, priorities, and values of the community which they intend to serve.

Sincerely,



Dr. Tristan Pearce
Associate Professor and Canada Research Chair in the Cumulative Impacts of Environmental Change
University of Northern British Columbia

Tel: 250-301-5439 / E-mail: tristanpearce@gmail.com