

July 4, 2022

Attention: City of Prince George

Council Consideration of 1st and 2nd reading of proposed amendment to the: City of Prince George Zoning Bylaw No. 7850, 2007"

Subject Property: 7171 Hart Highway

To whom it may concern I would like to voice my concerns toward the rezoning of the above property becoming a mix of commercial and residential zoning.

As noted in the Proposal Letter *"A public hearing regarding this application will not be held as the proposed Bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No.8383, 2011" that is in effect for the subject area."*

I am requesting a public hearing to address the many concerns related to this development. I also require that the Traffic Impact Study be provided to the neighbourhood prior to the open public hearing. Neighbourhood including all residents of Hadlen Rd., Gray Dr., Heather Rd., S. Kelly Rd. And Turner Rd.

Having this Traffic Impact Study will determine whether or not Kelly S Rd, Turner Rd, Heather Rd, and Handlen Rd will be a safe place for our children to walk to their Elementary and High schools. With the possibility of a mass traffic incline and to ensure the safety of everyone we would like to request well lighted crosswalks as well as new sidewalks be part of the planning. The traffic is already congested coming and going to these schools.

Second, we would like to voice our concerns of Turner Rd becoming an access to this development. Without the Traffic Impact Study, it leaves a lot of speculations of what could happen to our quiet street. Having up to 300 rental units will increase the number of people, traffic, and a possibility of a rise in theft to our area. We have large lots that are very difficult to find in the Hart so moving because of a development is not really an option at this point. If the zoning stayed as commercial it would impact the amount of traffic and congestion as there would be quiet or closed times which we are in favor of. If the access for this development is on S. Kelly Rd. it would be right across from the proposed senior's complex and extremely closed to the 4 way stop, what changes will be made to the intersection of S. Kelly and Hadlen Rd. to help with the congestion of this intersection. If this development is approved access should be from the highway as this would have the least impact on the neighborhoods surrounding it and the schools.

Overall, I feel that more information such as the planning, Traffic Impact Study and an open public hearing is needed to be able to provide any positive feed back toward this development. The safety and well being of all the children and our residents in our neighborhood is our main concern.

Sincerely,

Sandy Swanson, resident of Kelly Rd. S.