
From: Evelyn Wolfermann [Redacted]
Sent: Monday, July 4, 2022 6:56 PM
To: cityclerk
Subject: From Turner Road Resident Evelyn Wolfermann, City of Prince George Zoning Bylaw No. 7850, 2007"
Subject Property: 7171 Hart Highway

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. It is crucial that the Traffic Impact Study be provided to the neighbourhood prior to the open public hearing.

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 increase and to ensure the safety of everyone, we would like to request well-lighted crosswalks as well as new sidewalks be apart of the planning. The traffic is already congested coming and going to these schools, and is a legitimate concern.

I would like to voice my concerns of Turner Rd becoming an access to this development. It would be devastating to my family and the residents of our road if Turner Road becomes an access. 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. 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 not against.

The impact to wildlife is also of concern to myself. This forested area acts as a wildlife corridor and acts as a noise barrier from the highway 97. Bear, moose, fox and deer regularly explore this area in relative safety and I fear this large development will end this option for them. A wildlife impact study should also be provided before this process goes any further.

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,

Evelyn Wolfermann,
Turner Road,
Prince George
V2K 2J5

Sent from my iPhone