
From: cityclerk
Subject: FW: Open public hearing for 7171 Hart Highway

From: Tonja Mark Redacted
Sent: Saturday, July 9, 2022 1:46 PM
To: cityclerk <cityclerk@princegeorge.ca>; Mayor <MAYOR@princegeorge.ca>; Councillor Everitt, Frank <Frank.Everitt@princegeorge.ca>; Councillor Frizzell, Garth <Garth.Frizzell@princegeorge.ca>; murry.krause@princegeorge.ca; Councillor McConnachie, Terri <Terri.McConnachie@princegeorge.ca>; Councillor Ramsay, Cori <Cori.Ramsay@princegeorge.ca>; Councillor Sampson, Kyle <Kyle.Sampson@princegeorge.ca>; Councillor Scott, Susan <Susan.Scott@princegeorge.ca>; Councillor Skakun, Brian <Brian.Skakun@princegeorge.ca>
Subject: Open public hearing for 7171 Hart Highway

Request: Opposition to proposed development/rezoning and Open public hearing

Dear Mayor and Council,

I am reaching out to you personally in advance of the council meeting July 11, 2022 as a member of the Hart community impacted by the proposed rezoning and proposed development plans for 7171 Hart Highway. There is a number of concerns with this particular development and in following with the Official Community Bylaw No 8383, 2011 Plan's vision of "Engagement: engaging the public and stakeholders broadly and authentically in decisions, providing for open and transparent dialogue" we are requesting an open public hearing to discuss our concerns. After reviewing the Official Community Plan we have concluded that this proposal does not fulfill the obligation required to surpass an open public hearing. The decision on development specifics should include the community which is in line with the OCP and for our elected officials to ignore the voice of the community at large would be disappointing and appear to go against the OCP's vision of open and transparent dialogue ie: a conversation between two or more people in which news and ideas are exchanged.

Some of the concerns for the proposed development of commercial and mixed residential pertain to the size of the development. As indicated in the proposal for this rezoning, it does follow the OCP in regards to supporting infill and redevelopment, however, the proposed development itself does not follow the OCP and misses the mark on a number of other policies found in the OCP. The OCP suggests that the City "should encourage incremental, small-scale redevelopment whose immediate impacts are relatively minor" (Policy 8.3.48) It is understood that the development is going to be completed in phases, however, even with a phased approach this development does not fit the current low-density, single-family homes already in the neighbourhood, and is a leap in change rather than a step. When you look at the proposal at any point in the phases, this development is not compatible with the existing neighbourhood, and the buildings are not a size and scale that is compatible with the nearby buildings and does not keep with existing character and scale which does not follow OCP policy numbers 8.2.10, 8.3.55 or 8.3.15. The community understands development is necessary, but the council and developers need to consider who is already living in the community and how a particular development fits into and affects the surrounding neighbourhoods. This development is too large for the current neighbourhood and opposition to this rezoning should be considered in favour of leaving the zoning as is.

At this point there has been no information given to us providing any details on what benefits this will bring the Hart community, a side from new retail space and a large number of rental apartments. The City needs to ensure they are favouring developments that positively affect the existing community and that provide voluntary amenities that advance the OCP and that provide a public benefit (OCP policy 8.3.8). Without the opportunity to voice our concerns and needs

how can Council ensure they are actually providing a benefit to our community. With each phase the impact to the community will continue to increase. With each phase noise, and infrastructure strain will increase, while privacy to neighbouring homes will decrease. Many citizens anticipated the development of the proposed property but anticipated a small scale retail space based on the current zoning, not a large scale apartment complex where ownership is not even an option for community members.

Traffic concerns will continue to increase at each phase, while the OCP states that development sites should not “lead to undue traffic within local neighbourhood streets” (Policy 8.3.33). The community wants to ensure that our concerns regarding traffic and safety are being addressed with having access to the Traffic Impact Analysis as well as knowledge of any improvements to the community a development like this might bring, such as, increased crosswalks and lighting, increased school funding, improved infrastructures or community green space.

Through conversations with various neighbours surrounding this proposed development there is an overwhelming feeling of exclusion. This development affects many homes but only a small select few received notice that this rezoning application was going to council this week and that no public hearing will be held. Even though the notices sent may have been in line with City requirements, the requirements are insufficient and do not provide for transparency. You will see by the petition and number of signatures provided to you that there is community interest to have an open public hearing to get more information and have concerns addressed directly. A development of this magnitude in this location does not follow the OCP and must include the voice of those impacted. We are requesting that you follow the strategic framework for planning our future as set out in the 2022-2024 strategic plan and make your decisions based on the direct feedback from your citizens as the concerns shared above are simply a few of the concerns held by the community.

Tonja van der Pouw Kraan 2022-07-09

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