
From: mark@frasercustomequipment.com
Sent: Monday, July 4, 2022 8:58 PM
To: cityclerk
Subject: 7171 hart hiway, opposing rezoning.

Follow Up Flag: Follow up
Flag Status: Completed

HI All,

I am emailing to express some concerns I have about the rezoning of 7171 hart hiway. I live in the neighborhood, and was originally looking forward to move development up here, but I think this particular development is flawed and should be toned way down. In a nutshell, It is flawed for all the same reasons as his last proposal where he wanted to build apartments down chief lake road

One thing I am most worried and passionate about is the fact that people here do not want apartments. To those of you who never come up to the hart, it may be a surprise to learn that the hart is overwhelmingly blue collar, full of tradespeople, working families and rednecks. People here want houses. Nobody here wants an apartment. Well, maybe a few do and I'm sure they're quite vocal too. But 80 million worth of apartments is a terrible idea, leading to wasting this opportunity to build what could be a good thing because it's in a spot where people don't want it)

My reason for saying this, is because I do not want want a half-empty, half run down apartment building in my neighborhood, just like the other one that's up here that has regular vacancies. (it's on Austin road, and I'm sure it seemed like a good idea when it was new, and nice looking, too.)

My suggestion is to either not rezone the land, or, at least zone it for townhouses which will not sit empty or keep the zoning as is, and build a few little stores or a vanilla (but useful) strip mall on it or something.

And I suggest bruce kidd focuses his efforts on building apartments where there are jobs, transit, stores, etc – the exact same reasons his last proposal was shot down.

I'd also suggest to the city to preemptively rezone other properties down in the bowl area, where apartments are desired, logical, and in demand, and fit in with the existing neighborhood better.

I have other reasons I am less passionate about, but that I feel the city should consider too.

1. Increased traffic in/out and on the highways everyday. When you live in hart, chances are you will need to commute to the bowl or BCR site for work, and not travel within the hart. This will just add traffic to the hart hiway. The hart hiway is zoned 60k/hr or 70 km/hr, has loads of entrances and exits, does not have full lighting, is not fully divided with barriers, etc. it's not meant for higher volumes of traffic. And it just takes people straight to the bowl, where the apartments should be built in the first place. Why put the apartments 15 minutes up the hill from where they should be? For what benefit? Redacted I like to at least have a traffic impact study done.
2. Traffic in the immediate community to and from the property will be a challenge. Public transit in the hart is super awful (even if it was good, I'm not sure not much that would change..) and it should be expected all

residents of the new complex will drive most places. There are already 2 schools in the immediate vicinity, and we already have issues with cars unable to turn off the hiway, because the roads ahead are so jammed up with other cars while pickup/drop off happens. Whatever specific locations are chosen as the access points will all have this issue, and there's no easy solution.

3. It won't fit in to the neighborhood. The existing community in the area is all low rise, single family homes. This block of apartment's will not fit in any more than a nightclub would fit in.
4. I've heard it's to be zoned for rentals. I generally think that rentals and owned housing mixed together brings together all types of people, and creates great communities. I think most would agree with that. So why have 80 million worth of rentals in one clump? If council allows it to be fully rental units, it prevents people from having the opportunity to buy units if they wanted to and build equity in their homes. The rental money will be going to bruce kidd to pay his mortgage on it and make bruce kidd alone the wealthy one. If we're going have hundreds more people in our community, the least we can do is give them an opportunity to start building equity here too by mandating ownership vs rental rates.
5. Parks not in the design. I have looked over the website offering the details on the design, and there's no mention of any outdoor common space / green space / anything nice. It'll be like living in the middle of a parking lot. I'de ask that the city asks some questions, and secures some guarantees from the developer to make sure the people who live there are not trapped in a box in the sky while at "home"

Lastly I'de like to ask for an open public hearing to discuss this further.

My last comment, is that the city can do better than this. this is a low-effort, high-profit proposal by the developer, and it will not be considered a good thing in 20 years to have built it. I used to live in the bonson's landing area of pitt meadows, in a townhouse, and it was an amazing development that was a wonderful place to live. Not a box in the sky in a parking lot on the side of the hiway 15 minutes out from town because land is cheap.

That development had walking trails, community gardens, unique stores (chain stores were not allowed), rental vs ownership rates were controlled (and also mandated some units would be specifically for low-income people), it had boardwalks, open grassy parks (people had their weddings in those parks!) etc.

This proposal is lazy. and it comes at the expense of the good of the community.

Thank you,

Mark van der Pouw Kraan
Fraser Custom Equipment
5018 Continental Way
Prince George, BC
Cell: 250-617-0180
Office: 250-612-0181

