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**From:** Michael Daykin [Redacted]  
**Sent:** Wednesday, July 6, 2022 7:50 PM  
**To:** cityclerk  
**Subject:** RE Bylaw Amendment for 7171 Hart Highway

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Dear Mayor and Council,

I am writing in response to the proposed rezoning of 7171 Hart Hwy. I am writing in favor of this proposal receiving 1st & 2nd reading. As a resident of the Upper Hart I believe we need more housing options for both those entering the housing market and those downsizing. We also need more retail/commercial space in the area as the current commercial space is quite limited. This project proposes to meet both those needs. The location is suitable as it is in proximity to existing retail/commercial, thus expanding the Hart's "towne centre" rather than creating a new business area. Also with transit already in proximity to the proposed site, I believe this project checks the boxes for a needed development that does not create sprawl nor lack supporting services. Furthermore, I have seen many great examples in other communities of successful retail/commercial developments such as what is proposed here and I believe, well built and well managed this project has the potential to be a great addition to our community.

I know there will be many concerns around the amount of traffic that will be generated by such a development and I would ask council to take a serious look at how to mitigate those concerns. As a parent from the nearby school, traffic volumes during school drop off and pick up is already a concern. I would ask council to be proactive with traffic management around this site, especially with the number of children that walk along Kelly & Handlen. I am assuming from the location of the subject property that access will be via N Kelly and/or Handlen in the north and Frontage Road to Madill Rd to the south. Given the current peak traffic volumes, and its proximity to two schools, upgrades to the intersection of Handlen & N Kelly must be implemented. To the south, the intersection of Madill & Austin is also potentially problematic if there is any additional volume added. Ideally this development would be able to also have highway access but I understand that is not always possible.

In summary, I am in favor of this proposal receiving 1st & 2nd reading and I am in favor of the project in principle. I would like to see traffic concerns addressed for the immediate site and the key intersections that will be impacted prior to final approval.

Best regards,  
Michael Daykin  
6013 Cottonwood Pl.  
Prince George, BC