

I agree with the following comments/concerns/recommendations that Administration outlined in their Staff report to council dated Sept 8, 2021 (check or initial beside each item you agree with)

- EB AB ✓ The applicant has proposed to amend the OCP and Zoning Bylaw to facilitate a six (6) storey, 127 dwelling apartment building at 1177 Foothills Boulevard. Administration does not support the proposed amendments due to the proposed density, height and location being inconsistent with OCP policy. Administration recommends that Council deny the application for the reasons outlined in this report.
- EB AB ✓ The proposed rezoning is inconsistent in scale and density from the surrounding neighbourhood. The proposed RM6 zone permits a scale of development inappropriate for the subject property as per OCP policy outlined above. Potential over-building of the site may lead to future variances to parking or landscaping requirements. In keeping with the rationale provided above, Administration does not support this application
- EB AB ✓ Administration does not support the proposed amendments to the OCP to allow increased density and height. The proposed density, coupled with significant slopes and reduced buildable area is not compatible. Furthermore, the location of the proposed development is not consistent with the policy direction of the OCP. Administration does not support the proposed amendments to the OCP.

I agree with the following other comments and concerns (check or initial beside each item you agree with)

- EB AB ✓ I am concerned about the amount that taxpayers will be contributing to this project in the form of waved DCC fees (over 100,000?), years of tax abatements (5-10 years?) and modifying infrastructure.
- EB AB ✓ I am concerned that the density of nearby apartment buildings are already increasing by 1.3 times and if this this project is approved it would increase by 1.8 times. The increase is so large that the impacts need to be evaluated as a whole.
- EB AB ✓ I am concerned this will negatively impact the value of my property and the neighbourhood
- EB AB ✓ I think that Prince George would benefit from a project like this but that this is not the right location for the size of it. Ideally something in a larger location in walking distance of daily amenities that already exist to serve seniors' needs better and can provide more than just 127 units to be available.
- EB AB ✓ I am concerned that this development advertises that senior will be able to walk to daily amenities but there are none in walking distance to the property and there is not enough land close enough to support development of these in the future. The location of the proposed development is not consistent with the policy direction of the OCP
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- EB AB ✓ I am concerned about the volume of vehicles speeding, regardless of a permanent speed sign and regular speed radar, will be dangerous for increased pedestrian traffic with a variety of mobility disabilities.

- ☐ I am concerned if this building catches on fire that there wouldn't be enough available water sources to quickly extinguish the fire and stop it from damaging structures and from going up Cranbrook hill and becoming a wildfire. Cranbrook hill relies on wells and trucked water leaving the closest water sources a hydrant on foothills that could have a building blocking access to spray the hill.

☒ I am concerned the size and density of this project could compromise the stability of Cranbrook hill road and nearby properties.

- ☐ I am concerned the lack of sunlight year-round due to being blocked by Cranbrook hill could negatively impact the mental health and peace and enjoyment of its senior residents.

☒ I am concerned the bark park on the property for the 127 residents' pets will affect my peace and enjoyment.

☒ I am concerned the number of pets on the property will affect my peace and enjoyment. Especially roaming or unattended pets.

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☒ I am concerned there was damage to the existing Glen Shee apartments, like doors and cupboards not closing properly and cracks in walls, due to building on lands subject to landslide, erosion and sedimentation hazards that should be investigated before building on similar land.

☐ I support this project at this location

☐ Other comments or concerns:

Please see ___ # of attached pages with additional comments or concerns

Address 4562 Delta Place

Date 2021-12-19

Print name 1 Adrian Batho Signature & initial 1

Print name 2 Elizabeth Batho Signature & initial 2

Print name 3 AMANDA BATHO Signature & initial 3

Print name 4 _____ Signature & initial 4

From: [devserv](#)
To: [Holahan, Kali](#)
Subject: FW: request for comment
Date: Monday, December 20, 2021 2:46:22 PM

From: Stanker, Mandy **On Behalf Of** devserv
Sent: Monday, December 20, 2021 9:42 AM
To: Holahan, Kali <Kali.Holahan@princegeorge.ca>
Subject: FW: request for comment

From: John [REDACTED]
Sent: Sunday, December 19, 2021 7:29 PM
To: devserv <devserv@princegeorge.ca>
Subject: request for comment

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Please accept this as my comment on CP100176 - BylawNo. 9214

As a senior resident having lived in Foothills subdivision , more specifically Robson Ave . for 40 + years , I see no issue with that development going through . I for one would strongly consider moving into that unit . There might be a concern for some individuals not getting enough direct sun .

There were previous comments made about ground stabilization , but in my time here there have not been any ground disturbance whatever . Yes there was major water drainage happened back in 1993 when excessive rain took out beaver dams up on Cranbrook Hill , but that runoff had no effect on the concerned property so a repeat scenario wouldn't be an issue there .

I've sat in on an information session on this project and I liked what I heard .

If I had a vote I for one would vote in favor

John R Bilbrough
4653 Robson Ave
V2M5S6
[REDACTED]

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

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- ☒ I am concerned for increased safety risk to myself and neighbours if the additional garbage smell will attract more wildlife than before.
- ☐ I am concerned the high wildlife traffic of bears and mouse that regularly use the hydro right of way beside the project, will be safety risk for the senior residents and their pets. This area has comparable wildlife numbers to areas in the Hart.
- ☒ I am concerned that the road lighting, side walks and road crossings in this area is unsafe to accommodate increased pedestrian traffic
- ☐ I am concerned if this building catches on fire that there wouldn't be enough available water sources to quickly extinguish the fire and stop it from damaging structures and from going up Cranbrook hill and becoming a wildfire. Cranbrook hill relies on wells and trucked water leaving the closest water sources a hydrant on foothills that could have a building blocking access to spray the hill.
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- ☐ I support this project at this location
- ☒ Other comments or concerns:

Concern 121 parking spots is not adequate and visitors/core staff will park on Elkhorn and use pathway for access

Please see 2 # of attached pages with additional comments or concerns

Address 1262 Elkhorn Cres Date Dec. 12/21

Print name 1 Tanner Crews Signature & Initial 1 

Print name 2 _____ Signature & Initial 2 _____

Print name 3 _____ Signature & Initial 3 _____

Print name 4 _____ Signature & Initial 4 _____

From: [Stanker, Mandy](#)
To: [Holahan, Kali](#)
Subject: FW: 1177 foothills request for comment
Date: Friday, December 03, 2021 1:23:04 PM

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Hi there, I just wanted to make sure that if my concerns are presented to council that the principle is the increase from the 90 units that the land is currently zoned for to the proposed 127 units. I also wanted to highlight a concern for ample parking for 127 units and it's guests as I could see Elkhorn cres. being used for parking if the development cannot meet the demand.

Thank you

Tanner Grewal

[REDACTED]
[REDACTED]

From: [tanner grewal](#)
Sent: December 2, 2021 12:36 PM
To: devserv@princegeorge.ca
Subject: 1177 foothills request for comment

Thank you for the request for comment notice, I am in strong opposition to the proposed development with a main concern that the increase in foot traffic through the elkhorn pathway to the university and bus stops as well as the green belt behind my property will cause issues in a quite neighbourhood and subsequently decrease the value of my property. We already have existing theft/mischief issues stemming from the existing apartments to the south.

Thank-you,

Tanner Grewal

[REDACTED]
[REDACTED]

From: [devserv](#)
To: [Holahan, Kali](#)
Subject: FW: Request for Comment CP100176 - Bylaw No. 9214
Date: Monday, December 13, 2021 9:03:00 AM

From: Jason Dalio [REDACTED]
Sent: Friday, December 10, 2021 7:50 PM
To: devserv <devserv@princegeorge.ca>
Subject: Request for Comment CP100176 - Bylaw No. 9214

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

As a nearby resident of the proposed development at 1177 Foothills Blvd I have no objections to the development. While it is a six story proposed building due to it's proximity to Foothills it will not adjust sunlight to any other residencies. As it is the last remaining plot in this area I also see no other adverse effects as concerns residential zoning. For entry/exit, as it is past the Cranbrook Hill turnoff, I also see no areas for concern with traffic nor any need for additional traffic signage.

Jason Dalio
824 Ochakwin Pl.
[REDACTED]
[REDACTED]

From: Dana Pa Khu
To: [Dana Pa Khu](#)
Subject: W Opposed to 1177 Foothills Blvd
Date: Tuesday, December 14, 2021 12:22:40 PM

From: Dana Pa Khu
Sent: Tuesday, December 14, 2021 12:10 PM
To: dave v. dave v@yopmail.com
Subject: Opposed to 1177 Foothills Blvd

This email or content from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Sent from my iPhone

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls, 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area, including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

Comment and concerns

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- ☐ I support this project at this location
- ☒ Other comments or concerns:

Please do not support this development.

Please see 2 # of attached pages with additional comments or concerns

Address 4564 Cascade Ave Date 14 December 2021

Print name 1 Dana Packhurst Signature & Initial 

Print name 2 Travis Newmann Signature & Initial 2

Print name 3 _____ Signature & Initial 3

Print name 4 _____ Signature & Initial 4

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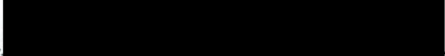
~~I support this project at this location~~ *Not this location for this project size, stick to the OCPP lease*

☐ Other comments or concerns:

Prince George needs projects & developments that fit PG -
this seems more like the developer wants PG to bend so they can hit target #s
and make the profit they want to see wrong location for what they want. Please stick to OCP.

Please see 0 # of attached pages with additional comments or concerns

Address 1278 Elkhorn Cres Date Dec 14 2021

Print name 1 Rachel McInman Signature & initial 1 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

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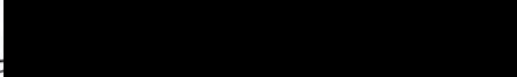
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- ☐ I support this project at this location
- ☐ Other comments or concerns:

Please see ___ # of attached pages with additional comments or concerns

Address 1278 ELMHORN CRES, Prince George BC Date Dec. 14th 2021

Print name 1 Jeremy Running Signature & initial 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

From: [devserv](#)
To: [Holahan, Kali](#)
Subject: FW: Comments regarding 1177 Foothills Blvd. Proposed Development
Date: Thursday, December 16, 2021 12:00:09 PM
Attachments: [scan_bherbert_2021-12-16-11-08-10.pdf](#)

From: Brenda Schlesinger [REDACTED]
Sent: Thursday, December 16, 2021 11:22 AM
To: devserv <devserv@princegeorge.ca>
Subject: Comments regarding 1177 Foothills Blvd. Proposed Development

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Good Morning,

Please see attached my concerns as associated with the proposed development at 1177 Foothills Blvd. I have added my comments to the form letter provided by my neighbors, but would like to echo my primary concerns here.

- 1) I am very concerned about the slope stability in that area, and the impact that a building this size with underground parking will have on that slope
- 2) I am concerned about the disruption to the neighborhood during construction
- 3) I am very concerned about the traffic and pedestrian safety as it relates to this development. There are already serious accidents in this area, and increased traffic from this and other nearby developments will add to the traffic issues. In addition, the pedestrian crossing between Ochakwin and Limestone is used by school children, and will be very close to the entrance of this property. I worry for the safety of the school children and other pedestrians.
- 4) I am concerned on the impact this development will have on my privacy, property value, and general sense of security on my property.

Thank you for listening to the concerns of the residents of this neighborhood as you consider this proposed development.

Brenda

Brenda Schlesinger

Project Manager, Facilities Management

[REDACTED]

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

Comment and concerns

I agree with the following comments/concerns/recommendations that Administration outlined in their Staff report to council dated Sept 8, 2021 (check or initial beside each item you agree with)

- ☒ The applicant has proposed to amend the OCP and Zoning Bylaw to facilitate a six (6) storey, 127 dwelling apartment building at 1177 Foothills Boulevard. Administration does not support the proposed amendments due to the proposed density, height and location being inconsistent with OCP policy. Administration recommends that Council deny the application for the reasons outlined in this report.
- ☒ The proposed rezoning is inconsistent in scale and density from the surrounding neighbourhood. The proposed RM6 zone permits a scale of development inappropriate for the subject property as per OCP policy outlined above. Potential over-building of the site may lead to future variances to parking or landscaping requirements. In keeping with the rationale provided above, Administration does not support this application
- ☒ Administration does not support the proposed amendments to the OCP to allow increased density and height. The proposed density, coupled with significant slopes and reduced buildable area is not compatible. Furthermore, the location of the proposed development is not consistent with the policy direction of the OCP. Administration does not support the proposed amendments to the OCP.

I agree with the following other comments and concerns (check or initial beside each item you agree with)

- ☒ I am concerned about the amount that taxpayers will be contributing to this project in the form of waved DCC fees (over 100,000?), years of tax abatements (5-10 years?) and modifying infrastructure.
- ☒ I am concerned that the density of nearby apartment buildings are already increasing by 1.3 times and if this this project is approved it would increase by 1.8 times. The increase is so large that the impacts need to be evaluated as a whole.
- ☐ I am concerned this will negatively impact the value of my property and the neighbourhood
- ☒ I think that Prince George would benefit from a project like this but that this is not the right location for the size of it. Ideally something in a larger location in walking distance of daily amenities that already exist to serve seniors' needs better and can provide more than just 127 units to be available.
- ☒ I am concerned that this development advertises that senior will be able to walk to daily amenities but there are none in walking distance to the property and there is not enough land close enough to support development of these in the future. The location of the proposed development is not consistent with the policy direction of the OCP
- ☒ I am concerned what the extent of potential impacts, the proposed development will have on traffic volumes and access to Foothills Boulevard. *I believe access from Ochakwin is already dangerous, and this will increase concerns. The controlled crosswalk towards*
- ☒ I am concerned this project will negatively affect my peace and enjoyment *15th Ave, connecting public walkways, will be impacted*
- ☒ I am concerned about the height of this building and the rooftop terrace with covered kitchen will negatively impact my privacy, peace and enjoyment *I live directly across from this proposed development, and will not appreciate the lack of privacy to my yard.*
- ☒ I am concerned about the volume of vehicles speeding, regardless of a permanent speed sign and regular speed radar, will be dangerous for increased pedestrian traffic with a variety of mobility disabilities.

☒ I am concerned for increased safety risk to myself and neighbours if the additional garbage smell will attract more wildlife than before.

☒ I am concerned the high wildlife traffic of bears and ^{moose} ~~mouse~~ that regularly use the hydro right of way beside the project, will be safety risk for the senior residents and their pets. This area has comparable wildlife numbers to areas in the Hart.

☒ I am concerned ^{I am concerned for the negative impact to the wildlife, and the disruption of their natural corridor.} that the road lighting, side walks and road crossings in this area is unsafe to accommodate increased pedestrian traffic

☒ I am concerned if this building catches on fire that there wouldn't be enough available water sources to quickly extinguish the fire and stop it from damaging structures and from going up Cranbrook hill and becoming a wildfire. Cranbrook hill relies on wells and trucked water leaving the closest water sources a hydrant on foothills that could have a building blocking access to spray the hill.

☒ I am concerned the size and density of this project could compromise the stability of Cranbrook hill road and nearby properties. ^{There is significant slope instability on Cranbrook Hill, and a large building with underground parking will add to that}

☒ I am concerned the lack of sunlight year-round due to being blocked by Cranbrook hill could negatively impact the mental health and peace and enjoyment of its senior residents.

☒ I am concerned the bark park on the property for the 127 residents' pets will affect my peace and enjoyment.

☒ I am concerned the number of pets on the property will affect my peace and enjoyment. Especially roaming or unattended pets.

☐ I'm concerned that the applicant didn't do or disclose significant public feedback on location options. They only pooled three locations and omitted the college height's location results and didn't disclose the number of votes from the public and only disclosed percentages. I would like council to make decisions that will impact all tax payers regardless of where they live to be based on a report for all areas that could suit a senior complex and get the full results of all locations to properly vote on what projects would fit our city.

☐ I am concerned there was damage to the existing Glen Shee apartments, like doors and cupboards not closing properly and cracks in walls, due to building on lands subject to landslide, erosion and sedimentation hazards that should be investigated before building on similar land.

☒ I am concerned about significant disruption to the ^{neighborhood during construction.}

☐ I support this project at this location


☒ Other comments or concerns:

There have been two significant vehicle accidents between the proposed property and Cranbrook Hill Rd in the last few years. Increased traffic is a concern.

Please see _____ # of attached pages with additional comments or concerns

Address 4625 Robson Ave.

Date December 16/2021

Print name 1 Brenda Schlesinger Signature & initial 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

Comment and concerns

I agree with the following comments/concerns/recommendations that Administration outlined in their Staff report to council dated Sept 8, 2021 (check or initial beside each item you agree with)

- ☒ The applicant has proposed to amend the OCP and Zoning Bylaw to facilitate a six (6) storey, 127 dwelling apartment building at 1177 Foothills Boulevard. Administration does not support the proposed amendments due to the proposed density, height and location being inconsistent with OCP policy. Administration recommends that Council deny the application for the reasons outlined in this report.
- ☒ The proposed rezoning is inconsistent in scale and density from the surrounding neighbourhood. The proposed R1M6 zone permits a scale of development inappropriate for the subject property as per OCP policy outlined above. Potential over-building of the site may lead to future variances to parking or landscaping requirements. In keeping with the rationale provided above, Administration does not support this application
- ☒ Administration does not support the proposed amendments to the OCP to allow increased density and height. The proposed density, coupled with significant slopes and reduced buildable area is not compatible. Furthermore, the location of the proposed development is not consistent with the policy direction of the OCP. Administration does not support the proposed amendments to the OCP.

I agree with the following other comments and concerns (check or initial beside each item you agree with)

- ☐ I am concerned about the amount that taxpayers will be contributing to this project in the form of waved DCC fees (over 100,000?), years of tax abatements (5-10 years?) and modifying infrastructure.
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- ☒ I am concerned this will negatively impact the value of my property and the neighbourhood
- ☒ I think that Prince George would benefit from a project like this but that this is not the right location for the size of it. Ideally something in a larger location in walking distance of daily amenities that already exist to serve seniors' needs better and can provide more than just 127 units to be available.
- ☒ I am concerned that this development advertises that senior will be able to walk to daily amenities but there are none in walking distance to the property and there is not enough land close enough to support development of these in the future. The location of the proposed development is not consistent with the policy direction of the OCP
- ☒ I am concerned what the extent of potential impacts, the proposed development will have on traffic volumes and access to Foothills Boulevard.
- ☒ I am concerned this project will negatively affect my peace and enjoyment
- ☒ I am concerned about the height of this building and the rooftop terrace with covered kitchen will negatively impact my **privacy**, peace and enjoyment
- ☒ I am concerned about the volume of vehicles speeding, regardless of a permanent speed sign and regular speed radar, will be dangerous for increased pedestrian traffic with a variety of mobility disabilities.

☒ I am concerned for increased safety risk to myself and neighbours if the additional garbage smell will attract more wildlife than before. *currently SIX to eight bears in area actively in garbage*

☒ I am concerned the high wildlife traffic of bears and mouse that regularly use the hydro right of way beside the project, will be safety risk for the senior residents and their pets. This area has comparable wildlife numbers to areas in the Hart.

☒ I am concerned that the road lighting, side walks and road crossings in this area is unsafe to accommodate increased pedestrian traffic

☒ I am concerned if this building catches on fire that there wouldn't be enough available water sources to quickly extinguish the fire and stop it from damaging structures and from going up Cranbrook hill and becoming a wildfire. Cranbrook hill relies on wells and trucked water leaving the closest water sources a hydrant on foothills that could have a building blocking access to spray the hill.

☒ I am concerned the size and density of this project could compromise the stability of Cranbrook hill road and nearby properties.

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☐ I support this project at this location

☒ Other comments or concerns:

This area has gone undeveloped for 25+ years for many good reasons

presented above. Now that the trees have been removed a park would be an logical addition to the area. Not a six story apartment.

Please see NA # of attached pages with additional comments or concerns

Address 4617 Robson Ave

Date 12/13/2021

Print name 1 Travis Simpson Signature & initial 1

Print name 2 Carney Simpson Signature & initial 2

Print name 3 Marissa Simpson Signature & initial 3

Print name 4 Tammy L. Buck Signature & initial 4

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

Comment and concerns

I agree with the following comments/concerns/recommendations that Administration outlined in their Staff report to council dated Sept 8, 2021 (check or initial beside each item you agree with)

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- ☐ I support this project at this location
- ☐ Other comments or concerns:

Please see ___ # of attached pages with additional comments or concerns

Address

974 Ochakwin Cr

Date

Dec 12-2021

Print name 1

Brad Waddell

Signature & initial 1

Print name 2

Glenda Waddell

Signature & initial 2

Print name 3

Signature & initial 3

Signature & initial 4

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

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- ☐ I am concerned for increased safety risk to myself and neighbours if the additional garbage smell will attract more wildlife than before.
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- ☐ I support this project at this location
- ☐ Other comments or concerns:

See attached letter

Please see 1 # of attached pages with additional comments or concerns

Address 931 Limestone Crescent Date Dec 18, 2021

Print name 1 Piero Elliot Signature & initial 1 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

Dec. 18, 2021

Dear City of Prince George City Council

Re Proposal for 1177 Foothills Blvd. – Amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011

I am writing this letter in support of the recommendation of the Administration staff in NOT SUPPORTING the proposed amendments for a 6 Story apartment complex due to the proposed density, height and location being inconsistent with OCP policy. I agree that the City of Prince George Council should deny this application for the reasons outlined in the report.

As a senior currently living in the Foothills area, my opinion is this project is the wrong proposal, in the wrong location. I have lived here long enough to have seen the problems associated with constructing University Way and the slumping problems that occurred. I have little or no confidence in a report from a soils consultant to Council to say that this complex would not have similar slumping problems due to very close proximity to Cranbrook Hill.

In looking at the Development documents and submissions provided on the City website, I found the "Artist rendition" of the appearance of the apartment complex on the site very misleading. There is no evidence in the "rendition" of a steep hill that has severe stability issues in close proximity to the proposed complex. Another drawing in the supporting documents on the City website, states this complex will be a "flat roof" structure of 64 feet in height. Again the "Artist rendition" as printed in the supporting documents does not appear to be a "Flat roof" structure. Which drawing is correct?

Locating a senior's complex – for residents mainly over 80 years old, fronting onto Foothills Blvd. would be an invitation for some serious vehicle/pedestrian incidents or accidents. The City and the police currently do not adequately enforce the current speed limit from my experience of walking along Foothills with my dog. I often watch the speed of the vehicles as they approach the "Digital Speed Board" near the pedestrian crossing light near Foothills Blvd. and Limestone Crescent. Most vehicles are going more than 20 km over the posted speed limit, in my experience. Lighting currently is not adequate for the proposed increase in resident density along this stretch of Foothills Blvd.

The applicant advertises that this location would be close to facilities for daily amenities needed for seniors. That is not an accurate statement. There are no such shopping, medical or service facilities within walking distance for seniors at this proposed location. The nearest shopping area with grocery stores, pharmacy or other services are either at 1st and Tabor, or at Spruceland – definitely not within normal walking distance for seniors – especially those over 80.

During the winter, the sun sets very early at my home in the Foothills subdivision. A complex being built so close to Cranbrook Hill would mean that residents living in units on the western side of the complex would lose the sun before 3:00 pm during the winter months, which could have a negative impact the mental health of the residents. A 6 story apartment so close to Cranbrook Hill Road would mean that residents living on the west side of the complex would also have to contend with headlights shining onto their windows as vehicles drive down Cranbrook Hill Road.

If City Council is really serious about encouraging seniors, and residents to want to remain in Prince George when retiring or downsizing their homes, a facility such as this could provide some of the necessary services – if built in a location that would work for the residents. This proposed development, on a very busy road, next to an unstable hillside, in an area without convenient access to necessary services required by seniors, and at a development height that does not fit within the existing neighbourhood, is the wrong project, in the wrong location.

I encourage City Council to follow the recommendation of the City Administration Staff and reject the proposed amendment to change the OCP to allow for the development of a 6 story apartment complex to be built at 1177 Foothills Blvd.

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls, 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area, including a dog area called a "park park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

Comment and concerns

I agree with the following comments/concerns/recommendations that Administration outlined in their Staff report to council dated Sept 6, 2021 (check or initial beside each item you agree with)

- ☐ The applicant has proposed to amend the OCP and Zoning Bylaw to facilitate a six (6) storey, 127 dwelling apartment building at 1177 Foothills Boulevard. Administration does not support the proposed amendments due to the proposed density, height and location being inconsistent with OCP policy. Administration recommends that Council deny the application for the reasons outlined in this report.
- ☐ The proposed rezoning is inconsistent in scale and density from the surrounding neighbourhood. The proposed RM6 zone permits a scale of development inappropriate for the subject property as per OCP policy outlined above. Potential over-building of the site may lead to future variances to parking or landscaping requirements. In keeping with the rationale provided above, Administration does not support this application
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- ☐ I am concerned for increased safety risk to myself and neighbours if the additional garbage smell will attract more wildlife than before.
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- ☐ I am concerned there was damage to the existing Glen Street apartments, like doors and cupboards not closing properly and cracks in walls, due to building on lands subject to landslide, erosion and sedimentation hazards that should be investigated before building on similar land.
- ☐ I support this project at this location
- ☐ Other comments or concerns:

Please see ___ # of attached pages with additional comments or concerns

Address 1286 Elkhorn Crescent Date Dec 20 2021

Print name 1 Rhian Lavalie Signature & Initial [Redacted]

Print name 2 _____ Signature & Initial 2 _____

Print name 3 _____ Signature & Initial 3 _____

Print name 4 _____ Signature & Initial 4 _____

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

Comment and concerns

I agree with the following comments/concerns/recommendations that Administration outlined in their Staff report to council dated Sept 8, 2021 (check or initial beside each item you agree with)

- ☒ The applicant has proposed to amend the OCP and Zoning Bylaw to facilitate a six (6) storey, 127 dwelling apartment building at 1177 Foothills Boulevard. Administration does not support the proposed amendments due to the proposed density, height and location being inconsistent with OCP policy. Administration recommends that Council deny the application for the reasons outlined in this report.
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- ☒ I am concerned this will negatively impact the value of my property and the neighbourhood
- ☒ I think that Prince George would benefit from a project like this but that this is not the right location for the size of it. Ideally something in a larger location in walking distance of daily amenities that already exist to serve seniors' needs better and can provide more than just 127 units to be available.
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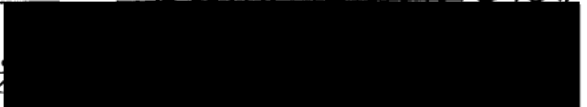
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- ☐ I support this project at this location
- ☐ Other comments or concerns:

I am concerned that there will be increase in traffic making the noise level increased from already busy foothills traffic

Please see ___ # of attached pages with additional comments or concerns

Address 1028 Nelson Cres

Date December 20/21

Print name 1 Hedi Wyss Signature & initial 1 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

Comment and concerns

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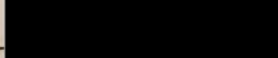
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- ☐ I support this project at this location
- ☐ Other comments or concerns:

the wildlife that is on cranbrook hill will have no where to go. It is not fair to take their already small land!!!

Please see ___ # of attached pages with additional comments or concerns

Address 1032 Limestone Cres

Date Dec 13/2021

Print name 1 Samantha Jansen Signature & initial 1 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

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- ☐ I support this project at this location
- ☐ Other comments or concerns:

Totally against this project. Already compromised area by Pee Cutting Traces prior to this Survey coming out

Please see ___# of attached pages with additional comments or concerns

Address 842 Ochakwin Cres. Date Dec 21/21

Print name 1 Cathy Cooper Signature & initial 1. 

Print name 2 David Cooper Signature & initial 2.

Print name 3 _____ Signature & initial 3.

Print name 4 _____ Signature & initial 4 _____

Dear City of Prince George City Council:

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- ☐ I support this project at this location No
- ☐ Other comments or concerns:

Please see ____ # of attached pages with additional comments or concerns

Address 1155 MICA AVE, PRINCE GEORGE, BC Date Dec. 13/21

Print name 1 R. M. PALEY Signature & initial 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

Dear City of Prince George City Council:

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- ☐ I support this project at this location
- ☐ Other comments or concerns:

Please see ___# of attached pages with additional comments or concerns

Address 1303 Elkhorn Cr

Date Dec 17, 2021

Print name 1 Bryan Mix Signature & initial 1 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

Dear City of Prince George City Council:

Please take into consideration comments and concerns from my neighbours and myself when voting to amend Schedule B-6: Future Land Use of Community Bylaw 8383, 2011 to facilitate the development of a 6 storey seniors apartment building. Containing 127 units on 1177 Foothills Boulevard with 56 underground and 66 surface parking stalls. 2,000 square foot rooftop terrace with outdoor, covered kitchen and ground floor garden and patio area. Including a dog area called a "bark park" on the grounds. It's important for council to work with developers to build the needed facilities for our seniors but make sure they are in the best location to serve our seniors and work best for our city as a whole.

DEC 20 2021

Comment and concerns

I agree with the following comments/concerns/recommendations that Administration outlined in their Staff report to Council dated Sept 8, 2021 (check or initial beside each item you agree with)

SERVICE CENTRE

- ☒ The applicant has proposed to amend the OCP and Zoning Bylaw to facilitate a six (6) storey, 127 dwelling apartment building at 1177 Foothills Boulevard. Administration does not support the proposed amendments due to the proposed density, height and location being inconsistent with OCP policy. Administration recommends that Council deny the application for the reasons outlined in this report.
- ☒ The proposed rezoning is inconsistent in scale and density from the surrounding neighbourhood. The proposed RM6 zone permits a scale of development inappropriate for the subject property as per OCP policy outlined above. Potential over-building of the site may lead to future variances to parking or landscaping requirements. In keeping with the rationale provided above, Administration does not support this application
- ☒ Administration does not support the proposed amendments to the OCP to allow increased density and height. The proposed density, coupled with significant slopes and reduced buildable area is not compatible. Furthermore, the location of the proposed development is not consistent with the policy direction of the OCP. Administration does not support the proposed amendments to the OCP.

I agree with the following other comments and concerns (check or initial beside each item you agree with)


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- ☐ I am concerned about the height of this building and the rooftop terrace with covered kitchen will negatively impact my privacy, peace and enjoyment
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- ☐ I am concerned for increased safety risk to myself and neighbours if the additional garbage smell will attract more wildlife than before.
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- ☐ I support this project at this location
- ☐ Other comments or concerns:

Please see ____# of attached pages with additional comments or concerns

Address 1044 Lime stone

Date Dec 12 2021

Print name 1 Betty Wong Signature & initial 1 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

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Comment and concerns

DEC 20 2021

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CITY OF PRINCE GEORGE
SERVICE CENTRE

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- ☐ I support this project at this location
- ☐ Other comments or concerns:

Please see ____ # of attached pages with additional comments or concerns

Address 1251 ELKHORN CRESCENT Date DEC. 18, 2021

Print name 1 E. MAUREEN MEGALE Signature & initial 1

Print name 2 DENNIS R. MEGALE Signature & initial 2

Print name 3 _____ Signature & initial 3

Print name 4 _____ Signature & initial 4

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Comment and concerns

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☐ I support this project at this location

☒ Other comments or concerns:

Refer to comments / concerns / recommendations that Administration
outlined in their staff report to council ESPECIALLY item 3

• when do we get a BREAK on our taxes • Builder already has a sign out
Please see # of attached pages with additional comments or concerns

Is this a done deal?

Address 897 Ochakwin Crescent

Date Dec 13 / 21

Print name 1 Donna Cosh Signature & initial 1

Print name 2 Darrell Cosh Signature & initial 2

Print name 3 _____ Signature & initial 3

Print name 4 _____ Signature & initial 4

✓
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- ☐ I support this project at this location
- ☐ Other comments or concerns:

I HOPE FOR A CHANCE THAT CITY COUNCIL SUPPORTS
PUBLIC CONCERNS. JB.

Please see ____ # of attached pages with additional comments or concerns

Address 4544 CASCADE AVE

Date

Dec. 13/21

Print name 1 JOHN BRODERICK Signature & initial 1

Print name 2 Elizabeth Broderick Signature & initial 2

Print name 3 _____ Signature & initial 3

Print name 4 _____ Signature & initial 4

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There must be better locations for a seniors' residence!!
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No ☐ I support this project at this location

☒ Other comments or concerns:

How would underground parking affect the stability of the hillside? Also, any vehicles access onto Foothills would be dangerous -- esp at that point.

Please see ____ # of attached pages with additional comments or concerns

Address *4612 Quartz Crescent*

Date *10/12/21*

Print name 1 *EVELYN LEE* Signature & initial 1 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

Other property suggestions:

- access from Massey Stadium -
close to emergency services,
YMCA & Pine Centre,
- below Edmonton Street (other side
of Carney St.) close to UHNBC,
the YMCA, emergency services & Parkview.

EL

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☐ I support this project at this location

☒ Other comments or concerns:

WITH ALL THE LAND IN P.G. THERE IS A BETTER PLACE FOR
THIS PROJECT THAN THIS SMALL LOT AND NO WHERE TO GROW.

Please see ___ # of attached pages with additional comments or concerns

Address 1149 LIMESTONE CRST

Date DEC 13/21

Print name 1 HUGH DERY Signature & initial 1

Print name 2 LORI A. LAYBOURNE Signature & initial 2

Print name 3 _____ Signature & initial 3

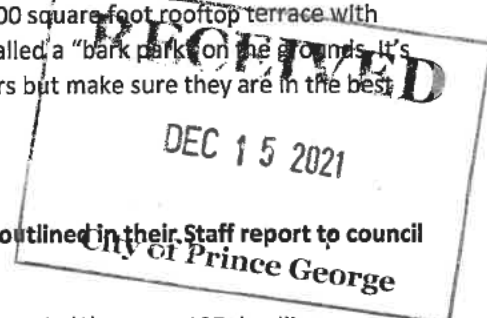
Print name 4 _____ Signature & initial 4

Dear City of Prince George City Council:

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- ☐ I support this project at this location
- ☐ Other comments or concerns:

Please see ____ # of attached pages with additional comments or concerns

Address 905 Ochakwin Cr. Date Dec. 14/2021

Print name 1 Nelda McInnis Signature & initial 1 

Print name 2 Ian McInnis Signature & initial 2 

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

DEC 17 2021

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- ☐ I support this project at this location
- ☐ Other comments or concerns:

Please see 1 # of attached pages with additional comments or concerns

Address 1282 Elkborn Crescent V2M 6T3 Date December 16, 2021

Print name 1 Kim Swarts Signature & initial 1

Print name 2 Ted Swarts Signature & initial 2

Print name 3 _____ Signature & initial 3

Print name 4 _____ Signature & initial 4

DEC 17 2021

December 16, 2001

City of Prince George, Planning Department and City Council

Re: Zoning Amendment involving 1177 Foothills Boulevard

To whom it may concern:

I am strongly opposed to the proposed variance allowing the construction of a six story apartment building with 127 units at 1177 Foothills Boulevard.

This high rise building will be in an area of single family residences and will tower over these homes, destroying their privacy and aesthetics. These owners, of which I am one, purchased their properties with the understanding that zoning regulations were in place to protect their dreams and investments from unreasonable developments. By allowing this project to proceed, the city of Prince George will be betraying the trust and confidence of these owners, will undermine the value of their homes, and will add unnecessary stress to their lives.

Indeed, the fact that city council has allowed this proposal to proceed to its current stage has already increased anxiety levels of many within this area, compounding stress from Sars-Cov2.

Aside from degrading the essence of the effected community, this proposed development is in an area where infrastructure is not suitable for the increases in population density that this project will add, especially as it will be in addition to the significant burdens of currently approved projects. In the transportation corridor defined by 15th Avenue and Foothills Boulevard, in the near future, the housing density will almost double. This will adversely affect traffic flows as new inhabitants are forced to drive across town to access retail, commercial, medical, recreational, and other services. Add to that future development in the Hart, will add even more traffic on Foothills, especially near the arenas and soccer facilities.

There are areas in Prince George that are amenable to high density developments and that will enhance the city, provide affordable housing for the elderly, will reduce overuse of motor vehicles, and will provide seniors with easy access to the services they need. A six story apartment at 1177 Foothills Boulevard is not one of those areas. This project must not go forward as proposed. The developer should proceed within the limits of existing regulations, or should not proceed at all.

Regardless of what the developer is allowed to build, consideration should be given to the fact that the site is at the base of a steep embankment, held together by vegetation only, which will be undermined by development and heavy and extended rainfall, which as the people of the lower mainland know is a rare but real threat. Additionally, future tenants should be made aware that this building will be in the shadow of Cranbrook Hill and tenants on the north and west sides of the building will never receive direct sunlight, which is essential for health. None of the tenants will have any views of merit and none will have access to parks or trails that are within walking distance. Indeed their only access to walkways will be along Foothills Boulevard, which will become a highly traveled freeway, fit only for cars but not for pedestrians seeking a pleasant outdoor experience.

Ted Swarts
1282 Elkhorn Crescent, Prince George, British Columbia

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Address 4612 Quartz Crescent Date 13th Dec 2021

Print name 1 NORM LEE Signature & initial 1 

Print name 2 _____ Signature & initial 2 _____

Print name 3 _____ Signature & initial 3 _____

Print name 4 _____ Signature & initial 4 _____

RECEIVED

DEC 17 2021

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Address 910 OCHAKWIN CRES Date DEC 15 2021

Print name 1 LORNE MCKELLAR Signature & initial

Print name 2 TERRY MCKELLAR Signature & initial 2

Print name 3 _____ Signature & initial

Print name 4 _____ Signature & initial 4