

Glen & Joanne Mikkelsen  
Prince George, BC

August 28, 2022

Mayor & Council  
City of Prince George  
1100 Patricia Blvd.  
Prince George, BC  
V2L 3V9

**Re: Proposed 6-storey Apartment Building at 1177 Foothills Boulevard**

Dear Mayor & Council,

We are writing to express our opposition to the proposed 6-story apartment building at 1177 Foothills Boulevard for the following reasons:

- It will create increased traffic in an area not presently designed to adequately handle those vehicles.
- There are few services and shops within walking or scootering distance, and seniors will need to further access cars, or other individual modes of transportation, to get to those services.
- But perhaps the most significant reason to our opposition is that it will damage one of our city's greatest assets.

For all of us who live in Prince George, one of the city's greatest features is the forested background of the bowl. Looking toward the north, east, and especially the west, Prince George is surrounded by an amazing view of forest and greenery. Cranbrook Hill is truly one of the most special aspects of this city, and its background of trees, especially evergreen trees, give beauty to our city year-round.

The proposed development will be a blight on this forest asset. Not only will the 6-story building tower over all other developments in that area, it is positioned on a high-point along Foothills Boulevard between 15<sup>th</sup> Avenue and the Nechako River. It will loom above the landscape, the forest, and the neighbouring community.

Yes, the area to the south of the proposed development has a mixture of single or two-story houses. But these homes are hidden behind mature trees that rise above the homes. The mix of low-level buildings, combined with mature trees, ensures that they blend in somewhat with the surrounding forest.

As long as this apartment building stands, it will detract from one of the most beautiful aspects of our city. It is unsuitable for that location, and will plainly diminish our city's remarkable forest background. Along Foothills Boulevard, the greenery, wildlife, and forest of Cranbrook Hill is a community treasure. From the Nechako River to Ospika Boulevard, we should protect one of our city's most impressive and splendid natural features. In my experiences, when I deal with varied visitors to our city, one of the first things they notice, admire, and comment on, is the greenery seen along Cranbrook Hill.

We agree wholeheartedly that improved opportunities for seniors housing is needed and welcomed in Prince George.

However, 1177 Foothills Boulevard is not an appropriate location for this proposed development.

We encourage Mayor and Council to defeat the proposed official community plan (OCP) amendment and rezoning, and to assist the developer in finding a more appropriate location in Prince George for this multi-level high-density seniors housing project.

Gratefully,

*Glen & Joanne Mikkelsen*

218 Pinker Street