
From: cityclerk
Subject: City of PG zoning bylaw no.7850,2007,amendment bylaw no.9348,2022

From: Foji Dhansaw <*REDACTED*>
Sent: Thursday, March 9, 2023 1:10 PM
To: cityclerk <cityclerk@princegeorge.ca>
Cc: Foji Dhansaw <fdhansaw@gwequipment.com>
Subject: city of PG zoning bylaw no.7850,2007,amendment bylaw no.9348,2022

Good afternoon

I am writing to you the council with my concerns for the proposed changes to Dawson RD subject property pid 015-258-360

I fully understand that we must continue to grow and develop properties to be viable for the growth of PG but have large concerns of changes to this subject to multi residential from single residential.

1. I feel this will take away from the current culture of the area , it is very family orientated area which has attracted people from the college heights that have left those areas as the same type of multi developments have flourished there .
2. I feel that the Hart is not equipped for multi residential services like the college Heights area is , ie amenities
3. I feel the access off Dawson road to this location is not sufficient enough to handle the traffic of approx. 100 more homes and potential of 300 more vehicles attempting to access these locations
 - a. Can this area be accessed off Austin rd instead of Dawson ?
4. I feel that the intersection at the hart hwy (97) and Austin rd is not sufficient enough to handle the extra traffic that will be generated though this addition of 300 more cars , the line ups to turn left will be backed up a lot during peak times
5. I feel we are in a position in the hart that any further development will cause more stress to the current school system , I understand that the schools are at or near full capacity today
6. I feel that with the already approved and under developed area in the hart should be filled before we approve any more subdivisions (approve slow growth)
7. I feel that the city be required to budget to increase the flow of traffic on the hart to make is safer to travel while considering the current approved and existing residential areas before we add any more subdivisions... it is dangerous out there and encourage the city staff to travel it or ask the residents up here today . and or just review the police reports on accidents and deaths on this hwy stretch .
 - a. The college Heights area has been upgraded over the years with addition of university Heights and Malaspina area's but the hart has seen no upgrades to traffic or school infrastructures
8. I feel the city has a policy to insure new subdivisions are built to a std that includes sidewalks , curbs, gutter and street lights etc , but we see very little of these in existing hart areas and feel that the city upgrade all those BEFORE you approve any more subdivision on the hart . make us equal to college Heights first
 - a. Sidewalks start and stop on Dawson
 - b. Sidewalks on Austin are very narrow
 - c. Street lights are hit and miss working in the area
 - d. The hart hwy are areas have had VERY LITTLE lighting which have caused some very serious accidents , some resulting in death , which is a liability on the city's part in my opinion

- i. Adding more homes will only compound this problem and potentially result in more serious events
- 9. I feel that the kidd group already has a lot of homes (multi family) approved in the hart and we should allow that to happen before we approve even more
- 10. I feel that this partial area need to put on hold for all development until the city provides a plan to handle the majority of the above concerns that have been there for years .
 - a. Build it they will come mentally , why should the city not invest in infrastructure to the same extent and new developers (I mean in the main arteries like the hwy and intersections and access off the hart to existing area.
 - i. College Heights has all this in place
- 11. I feel the Hart needs a major investment in infrastructure like college Heights before we allow more than what is already approved and not full of homes yet .
 - a. Approved is the kidd development behind the current scales
 - b. Approved is the new subdivision on the corner of foothills and chief lake
 - c. Approved is the new subdivision at the end of foothills to the left by the kidd group
 - d. Approved is area at end of foothills to the right (glen forest) and they are expanding it again
 - i. Add all these up and think we will touch 200 new lots already approved and empty , lets fill them first
 - ii. Where do we plan to send all these kids to school that all these homes will house , the schools are full , which will again increase traffic to take these kids to other schools in the area, increasing demand and risk on an already dangerous hart hwy

So in the end I hope you understand that I feel the city needs to have their own plan for responsible growth of the Hart prior to allowing any further development in the hart .

I will be asking all the neighbors to sign this as a petition and sending their concerns in to.

Foji Dhansaw
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