

July 4, 2022

Attention: City of Prince George

Council Consideration of 1<sup>st</sup> and 2<sup>nd</sup> reading of proposed amendment to the: City of Prince George Zoning Bylaw No. 7850, 2007"

Subject Property: 7171 Hart Highway

To whom it may concern,

I have several concerns regarding the rezoning of the property mentioned above. This council has taken a consistent approach in maintaining current zoning as part of its dedication to revitalizing the urban center and reducing sprawl. Considering a rezoning of this area would not be consistent with past decisions.

High density housing requires considerable traffic planning, parking and noise calming measures. None of these are evident in this proposal. Access to this lot would be awkward through the frontage road, crowd the Handlen junction or add to previous congestion concerns raised around South Kelly. The proponent has not included sufficient parking for residents, or customers during summer months, let alone winter. This would force parking onto existing roads, already short of sidewalks and crowded with young school goers. Add the noise of the main north-south BC highway, the additional volumes from residential and commercial presence and we are left with a crowded corner that will spill over and out.

Housing is a pressing issue for many, an investment to others or an AirBnB opportunity to additional groups. The argument that this would benefit any shortage of inventory is not supported by the relatively static population numbers of the city. Further more, as the labour-intensive phases of pipeline work wind down many non-camp workers will be moving on to other opportunities, freeing up additional inventory.

*As noted in the Proposal Letter "A public hearing regarding this application will not be held as the proposed Bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No.8383, 2011" that is in effect for the subject area."*

On behalf of my neighbors and myself we are requesting a public hearing to address the many concerns related to this development. We also require that the Traffic Impact Study be provided to the neighbourhood prior to the open public hearing.

Having this Traffic Impact Study will determine whether or not Kelly S Rd, Turner Rd, Heather Rd, and Handlen Rd will be a safe place for our children to walk to their Elementary and High schools. With the possibility of a mass traffic incline and to ensure the safety of everyone we would like to request well lighted crosswalks as well as new sidewalks be apart of the planning. The traffic is already congested coming and going to these schools.

Second, we would like to voice our concerns of Turner Rd becoming an access to this development. Without the Traffic Impact Study, it leaves a lot of speculations of what could happen to our quiet street. Having up to 300 rental units will increase the number of people, traffic, and a possibility of a rise in theft to our area. We have large lots that are very difficult to find in the Hart so moving because of a

development is not really an option at this point. If the zoning stayed as commercial it would impact the amount of traffic and congestion as there would be quiet or closed times which we are in favor of.

Overall, we feel that more information such as the planning, Traffic Impact Study and an open public hearing is needed to be able to provide any positive feed back toward this development. The safety and well being of all the children and our residents in our neighborhood is our main concern.

Sincerely,

Simon Hall, Resident of Turner Rd