

From: Suzie
Sent: Monday, August 21, 2023 3:49 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100196-Bylaw No.9371 Proposed multifamily development

Dear Sirs or Madame,

RE: Application of 4292 22nd Ave / Amendment to facilitate multifamily development

We are against this amendment and proposal to facilitate another 5 acres of multi family development.

As the new development next door might look appealing from the street one can already see the gallant efforts of trying to cram as many dwellings on this acreage similar to a game of Monopoly. The issue of "one way in and out" is a grave concern. The fires of 2023 should be a clear warning in how much we should consider the logistics of good planning especially for emergency access. One can argue that is why the "corridor" should be considered. My question is why was this not addressed prior to building? I see this application as a mirror of the existing number of buildings next door.

Each parcel of land near green space has an effect on the local wildlife. It is without a doubt that aggressive on-going development is responsible for the increase of bears in our area. One may say it is lack of food, hotter weather, fires, but how the infringement on the natural habitat and food sources for wildlife? There needs to be a balance to how much building is allowed.

Now, we have witnessed an increase of traffic. One more multi development will double the traffic using Webber Crescent as a thorough way. Our concern is for the amount of people whom enjoy the trails and use it daily. Webber Crescent does not have a sidewalk so people are forced on the road to connect ^{Mail} to access the trail to 18th Avenue. It is just a matter of time that someone will get seriously injured.

Thank you,

Norman & Suzie Garfield
2439 Rush Place
Prince George, B.C.

Sent from for Windows

July 19, 2023

TO : City of Prince George Development Services

Re: Public comment CP100196 – Bylaw NO.9371

Amendment To Schedule B-6 and Community Plan Bylaw No 8383, 2011

Hayer Construction 4292 22nd Avenue, Lot 1, District Lot 2611, Cariboo District, Plan BCP36922

Hayer Construction is requesting a change to the OCP at 4292 22nd Avenue from RM1 and P1 to RM5. Since I live on Shearer Crescent this brings up a concern for me, I think needs to be addressed.

We had a public consultation a few years ago about the moving of the city bus yard to the west side of Foothills in the neighbourhood off 18th avenue, the proposed Hayer Construction of apartments on 22nd Avenue and proposed new location of the SPCA on 18th Avenue. We had a discussion on traffic flow on 22nd Avenue to the intersection at Ospika. The city did a traffic count on 22nd Avenue and on Ospika and installed traffic light which has helped immensely.

Question. With the traffic circle being constructed at 18th avenue and Foothills Boulevard, is the plan to continue an access road to 22nd avenue?

With the newly built apartment buildings on 22nd Avenue by Hayer Construction, traffic has increased to Ospika. Then add to that the proposed new development next door at the end of 22nd by Hayer Construction at 4292 22nd Avenue the traffic will increase again. We need to have a 2nd access road from 22nd Avenue over to 18th Avenue. The other way out is to go to Olds Street (turn left or right off 22nd Avenue) over to Campbell Street (left) to Ospika or from Olds to Campbell Street to Foot (turn right) to Massey Drive (go straight through or turn right to Ginter's field or left to Masse Drive). The problem is Olds and foot Streets are narrow and not meant for a higher volume of traffic. Olds and Campbell Street also go through a school zone.

I know there are people who don't want a road constructed all the way from 18th avenue to Massey Drive and I am not convinced we need one at this time. How ever a road from 18th avenue to 22nd makes more sense. For safety it needs to be done. I believe that a 2 lane road would be adequate.

Looking into the future seeing the plot of land between 22nd and 18th Avenue and how it is divided up; at some point development will take place and a road would be needed anyway.

Thank you.

Al Whitfield – 

Development Services,

Prince George City Hall, 2nd floor.

REQUEST FOR PUBLIC COMMENT

REZONE OF 4292 22nd Avenue.

Lot 1, District Lot 2611, Cariboo District BCP36922

In speaking with many of the residents of Webber Crescent, which I live on, and I suspect quite a few more if I visited all the residents of Webber Crescent and Rush Place and I have found none of my neighbours that I've spoken with agree with this rezoning and proposed development. All of the ones I spoke with are vehemently against this. As well as the many people along the parks trail system I have spoken with, nearly all none had any idea that this rezoning and project was being proposed or affecting their park.

I suspect City Hall has kept this whole rezoning a secret to avoid any public backlash from the public at large if they knew the impacts on the nature park and its walkways until it's all said and done. Judging by the recent vote of the Canadian Association of Journalists in June of 2023 in that Prince George City Hall is the most secretive in all of Canada; this may just well be the case. This City Hall and it's Mayor and Councillors need to above and beyond what is "just" necessary to improve our confidence in them and their abilities. This recent "communications" sheet received in our mail boxes has done nothing to help this.

Do residents of PG know that City Hall development office is proposing rezoning Park lands along 22nd Avenue in this rezoning? And giving them to a developer for their use? It wasn't told to us in the single "information"(sarcasm) sheet given to residents.

So let me begin by saying how does City Hall believe its ok to develop this land and completely change our neighbourhood without even talking to residents? Or the population at large? A survey even? We get a single sheet, that's it. It's pure deception.

This is HUGE a change to our neighbourhood, not some "minor"rezoning application. The City Hall internal report on infrastructure impacts failed to mention any of it. Do the people of Prince George have an idea of the impact to their Park and greenspace. I saw no input from the City Parks office on the internal development report. Were they not consulted? What are the impacts to our Park walkway? Does the horse riding club who ride their horses along there have any knowledge of this proposed rezoning?

The rezoning of the adjacent property to place back in 13/14 era. I believe we were all misled into thinking it was going to be a somewhat smaller development. I certainly was. I am quite sure plans were changed without consulting the neighbourhood to increase the number of units, I can't find my original letter from City Hall. I was literally shocked to find out that the population of my neighbourhood was more than doubling. Webber Crescent and Rush Place originally consisted of approximately 51 pieces of land, one of which is a 6 plex. Several duplexes and some multifamily dwellings off 22nd ave. The 1st rezoning introduced somewhere in the neighbourhood of 85+ more properties to those 51 residences. This more than doubled the population of our neighbourhood overnight. Well, maybe not overnight, we've been putting up with that construction project here for over 6+ years now and construction is still going on.(more sarcasm). It didn't take 6+ years for the developments in College Heights. Despite Covid Pandemic.

Now City Hall wants double our population again? You really expect residents want or approve of this? Seriously? With beaten up roads and caving in manholes? Nothing to show in our neighbourhood

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for over 25 years of property taxes? Now you want to dump another 85+ residents onto our neighbourhood. No busses and one road for car access? Really?

22nd avenue in spring is a small river with the snow piled up at the end of the road. Where is this snow going to be piled up after this development? Presently in front of the latest development there are between 6-10 cars parked on that side of the street every single night. With a new development the same will occur. Where does plowed snow go? How do the snow plows do their job?

All piled up at the end of the road? Blocking the nature trails?

Presently the piled up snow at the end of the road, melts at times during the winter and in the spring, freezing the melt water flowing down 22nd avenue. The snow melts and the water freezes overnight creating a very slippery road surface. You need spikes to walk to get to the park trail. Where is all that snow supposed to go? Some of that snow was piled up on the Park land facing 22nd Avenue. Where is the snow going to be piled up? This will be a further burden on taxpayers and snow plowing budgets.

I've seen manhole covers on upper 22nd avenue overflowing and the water running down 22nd Ave.

I fail to see how city developments office has given this project/rezoning an approval, and say there is sufficient infrastructure? I don't see it. As I see it, the developer gets to make money and taxpayers get to pay more for snow removal.

How much of our Park zoned land is being rezoned in this proposal? None of this is clear in the communications to our neighbourhood, purposely left out I suspect. I had to dig around on the city website reading for an hour to find out that any Park land was being affected at all. The P1 Park land along 22nd Avenue is going to be turned over to the developer to do as they wish, just like what was done in the previous development. Which was a mud hole until this year when grass was finally put down, 6+ years of mud.

How much more is hidden in these plans? How much more are you not telling the residents of Webber Crescent, Rush Place and other parts of our neighbourhood?

Now let's talk about the construction company that has proposed this rezoning and project. This is the same company that did the development on the adjacent land. I received and I assumed so did my neighbours a letter saying construction would only be done from 0800 to 1700 hrs from Monday to Friday. No construction on weekends or holidays. NONE of this actually happened. They did things exactly as they wanted too. They paid no attention to that letter.

We put up with construction, all the time. For 6 years!! Cladding flying off the half finished projects in the wind flying down 22nd Ave. Littering the road which to my knowledge they never cleaned up. The construction site idle for months at a time. No, not due to Covid Pandemic. Now can we expect another 6 years of construction with rezoning? That's 12+ years of construction around the corner?

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I have pictures of the construction materials strewn all along the edge of the property, along city land, Redacted I will produce pictures on request from City Hall.

22nd Avenue covered in mud from the trucks, to many times to count. I'd like to know how often that construction company was asked to clean the road and how often they did it of their own volition. I've visited other construction sites around this site, up in College heights for instance; big construction projects up there don't seem to cover the roads in mud. Why on 22nd Avenue?

They piled up truckloads of dirt on city land adjacent to the large condo building to backfill the foundation. I walked by there almost daily with my dog. I estimate at least 5 truckloads. When they removed that dirt, they took all the grass and made a depression in the land and left a mud pit where there was a well used walking path. I estimate they removed at least 2 truckloads of topsoil from the city land adjacent to their foundation when they reloaded the backfill. Is the city even aware of that? A commonly used construction technique, I know I did project management before I retired.

The walking path was never like that before. Redacted Redacted Hardly adequate for the site. In all the years of ongoing construction there I've never seen anyone leave or approach that unit. And no, it wasn't homeless people that did that. They do it further down the path towards the ice oval shack in the bushes where nobody can see them. I know, I've walked in and around all that area picking berries when it was still viable to do so. They can deny it all they want, I know, I saw it.

Now let's look to infrastructure and the future, 15-20 years from now.

Where are the bus stops for all these people? Are they all supposed to drive cars? And contribute to climate change? Is there development for that and we residents are just not privy to it? Are we getting buses up and down Webber Crescent that you are not telling us about? Or more road construction? What is hidden here? The high density projects in College Heights were at least done close to shopping, busses and other things people can access without driving a car to get there.

Climate change is real, despite what some politicians may try to tell us. Adding more cars to our roads should not be in your plans. Encouraging people to use public transport and allowing development close to public transport should be in the plans. This development has NO access to public transport. There only single road access to all this. What are the vehicle traffic impacts to 22nd ave. and Webber Crescent? What are the car traffic impacts to Ospika Boulevard? The whole point in your future development plans to connect Foothills to Massey was alleviate traffic and speed it up. Here you are adding 2 huge developments and a set of lights that will be used continuously throughout the day and slowing it all down. Again, makes no sense. Slowing that same traffic that you worried about. You are making it worse! Possibly to speed up more development in our neighbourhood? That City Hall is not telling us about? Dig away at the unstable hillside that our properties face? We remember what happened with the University road development, the engineering failures there and the HUGE costs.

④

This development should be built downtown, not in the middle of nowhere! Just because there is cheap land and a developer can make more money for them is not a reason to develop here. Why not develop it downtown? Or close to Parkwood Mall or one of the other Malls that has seen reduced traffic. Not miles from nowhere. This whole development proposal is silly and makes no logical sense for the future.

Would the staff of City Hall Development office or our Mayor or our City councillors approve such a series of developments in their own neighbourhoods? Tripling the population of your own neighbourhoods? You all need to ask yourselves that question, honestly. I think I know what the answer would be if you're honest with yourselves.

This City Council represents the voters and citizens of Prince George, and to do what is best for our neighbourhoods, not the bank accounts of out of town developers. This development is not improving our quality of life, or the quality of life of the people of Prince George or their green spaces. This is NOT the place for more high density housing.

Regards,

Donald Lewis.

2422 Webber Crescent

2640 Ewert Cres

Prince George, BC
V2M2S2


August 8 2023

To Development Services

AUG 14 2023

Re. Request for Public Comment

Re 4292-22nd. Ave, (No. BC0905719)

There are already continuous buildings at 4274-8 22nd Ave with lots of asphalt and little greenery. There will be even more austere buildings and monotonous paving in the next developed block at 4292 22nd Ave. What is needed is greenbelt to break up the continuity of nonstop buildings and asphalt. One needs green space is one lives in a city not nonstop buildings. Do not fill in every piece of greenery with buildings. Plan better not frantically.

And having multilevel buildings close to Cranbrook Hill is inviting a fire hazard.

Sincerely,

Michael Warr



-----Original Message-----

From: Jeff Jackie merrick [REDACTED]

Sent: Wednesday, August 2, 2023 9:48 AM

To: devserv <devserv@princegeorge.ca>

Subject: Subject Property 4292 22nd Ave

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, I am writing to let my objection be known about changing the zoning of the above property. There are so many new apartments/condos being built in this area already. I am not in favour of adding more. We need to keep this priceless greenspace as it is. The city of Prince George and the powers that be need to keep these spaces for its residents to enjoy. With the addition of all these new buildings it is going to create alot of congestion and added traffic to Ospika Blvd as most of the shopping has been pushed out west of the city. I am sure that there are more appropriate spaces for Hayer to build.

Thank you

Jackie

From: Sherri Tillotson

Sent: Tuesday, August 1, 2023 7:04 PM

To: devserv <devserv@princegeorge.ca>

Subject: Rezoning on 22nd Ave & Webber Cres

Hi,

I am expressing my disagreement with the rezoning application - submitted by Hayer Construction to rezone a single family dwelling to multifamily dwelling on 22nd Avenue & Webber Cres.

The environmental impact to the area will be significant. Moose, bear, and many other small wildlife inhabit the area. Encroaching on their space is irresponsible.

Over-developing green areas is contrary to climate readiness, and it is contrary to the population's health & wellness. This would be a short sighted decision to the detriment of the health of current and future residents of Prince George.

Prince George is guilty of urban sprawl- stop destroying nature and go back to the core downtown and re-develop multi-family dwellings in pre-existing concrete area if you think more housing is required. Revitalizing the downtown area will require effort and investment and it seems like City of PG is copping out of that responsibility by further encroaching on the lands that are 'easy' to destroy.

It is also well known that areas that have trees and green areas stay cooler in the summer be a good climate readiness steward and leave this property as is.

Thank you,

A concerned resident

Sherri Tillotson

From: Henry Righi
Sent: Tuesday, July 18, 2023 8:17 AM
To: devserv <devserv@princegeorge.ca>
Subject: Rezoning 4292 22nd Ave.

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.

I have no problem with the application for rezoning of Lot 1 District lot 2611 at 4292 22nd Ave. from P1 to RM5.

Henry Righi
Redacted 4274 22nd Ave.
ted

From: Jackson Girard
Sent: Monday, July 17, 2023 6:05 PM
To: devserv <devserv@princegeorge.ca>
Subject: Request for Public Comment CP100196

This E-mail is regarding a request for public comment for the subject property of 4292 22nd Ave, Lot 1, DL 2611, Cariboo District, Plan BCP36922.

It's my hope that this public comment will resonate with mayor and council in their consideration for rezoning of the subject property.

As a resident of a Hayer R. Construction Firm Inc. development I can surely say that adding an additional 125 dwellings on 22nd Ave would be a massive eye sore for the public and a

Redacted

Redacted understand the need for new development and the want for more taxable income for the city, but Redacted

Redacted

Redacted if the city were to approve rezoning you would be adding a potential for 95+ new residences when citizens will be displeased and possibly move all together.

I'm urge you to strongly reconsider the rezoning of this land, RM1 still allows for 30 dwellings per hectare and that's where it should remain. I understand that the rezoning will most likely go through. Within the year of Hayer R. Construction Firm Inc. breaking ground at 4292 22nd Ave, I'll most likely move somewhere with more sun and a greater appreciation for their citizens, than their developers.

Sincerely,

Jackson Girard.

From: Roland Rempe
Sent: Wednesday, July 19, 2023 10:03 AM
To: devserv <devserv@princegeorge.ca>
Subject: Request for Public Comment - 4292-22 Ave

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.

I would like to see the property be transformed into a green space, like a park and kids playground or an extension of the Ginters Trail.

Roland Rempel
2456 Webber Cres.

-----Original Message-----

From: Morgan Forrest [REDACTED]

Sent: Sunday, July 9, 2023 9:52 PM

To: devserv <devserv@princegeorge.ca>

Subject: Public request for comment - 4292 22nd ave

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.

Leave this piece of land untouched. It's an area people from all across town utilize and love. There is so many multi family developments as is; and pieces of land with ample opportunity for development that nobody uses. We have limited walking parks as is, which are all scattered to the outskirts of the city. This is one of the very few conveniently accessible (near bus routes, attached to several blocks, in centre of town, etc.) parks we have left. Not to mention one of the only dog friendly places to roam we have in town!

Hayer homes and Bic Hayer [REDACTED]

[REDACTED]
[REDACTED]

developers. Leave the parks as parks and propose some low income housing or something actually beneficial to our community that people can afford; on a piece of land that isn't already well loved and used by our community.

Sincerely; a born and raised Prince George resident that has been walking this strip and using this park since I was a child.

From: Chris Reeve
Sent: Saturday, July 22, 2023 1:23 PM
To: devserv <devserv@princegeorge.ca>
Subject: Public Comment - Development of 4292 22nd. Ave.

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.

Dear Council:

I have some concerns regarding the proposed rental development of 4292 22nd. Ave. by Hayer R. Construction Firm Inc.

First of all, that the city require the developer to install playground equipment on the grounds so that small children have a safe place to play.

Second, that the developer refrain from planting evergreen trees on the property, but instead plant deciduous trees that are more fire resilient, and will provide shade for the residents.

Third, that the city require 20% of the units be at affordable rent rates. I am concerned that there are no studio apartments available in Prince George for \$900 monthly. A full time worker (37.50 hours weekly) earning \$18 per hour or less cannot find a studio or a one bedroom apartment at 30% of their gross income here in Prince George.

Forth, that parking is banned on the North side of 22nd. Ave. of the land beside the rodeo grounds up to the corner of Ospika Blvd. and 22nd. Ave. During concerts and hockey games, this side of the street is full of parked cars, When the rental complex is completed there will be increased traffic, and it is already hazardous to make a left turn into the parking lots of the condo complex at 4035 and 4045 22nd. Ave. due to trees and brush that grow near the curbs along 22nd. Ave. which obstruct the view of East bound traffic around a couple of curves.

Last of all, that either the city or the developer extend the sidewalk the full length of 22nd. Ave. on the North side of the street.

Thank you.

Chris Reeve
Reda 045 22nd. Ave.
Prince George, BC

From: Chad Ridsdale

Sent: Friday, July 21, 2023 8:01 AM

To: devserv <devserv@princegeorge.ca>

Subject: Proposed zoning changes for 22ave and exhibition grounds.

Dear City of PG:

I whole heartedly opposed to idea of changing the zoning away from parkland to a neighborhood.

That park area is on of the reasons that our family chose to live in that neighborhood. Thank you.

Sincerely, Chad and Martha Ridsdale.

From: Linda Parker [REDACTED]
Sent: Wednesday, August 2, 2023 4:07 PM
To: devserv <devserv@princegeorge.ca>
Subject: Opposition Amendment to Schedule B6

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.

I am opposed to the application to amend "Schedule B-6: Future Land Use" of "City of Prince George Official Community Plan Bylaw No. 8383, 2011" by re-designating the subject property (behind the Speed Skating Oval and Kin Centre) from Neighbourhood Residential to Neighbourhood Corridor and to amend "City of Prince George Zoning Bylaw No. 7850, 2007" by rezoning the subject property from RM1: Multiple Residential and P1: Parks and Recreation to RM5: Multiple residential, to facilitate multifamily development or other uses, pursuant to the RM5: Multiple Residential zoning designation.

If this rezoning is allowed it makes the existing City of PG Official Community Plan (OCP) of extending Foothills more of a distinct possibility. In addition, this area is a wildlife corridor and will forever be completely destroyed if the amendment goes through. This beautiful area will quickly resemble the ugly developed area bordered by Ferry, Westwood, Andres and Ospika where multi-family dwellings have been crammed into a small area with no thought about green space, connectivity or beautification. I believe in development and understand the need to grow our tax base but not at the expense of what people love most about our community - our beautiful green space and wildlife habitat.

Thanks for the opportunity to provide feedback.

Linda Parker

From: Krause, Corinne [NH]
Sent: Friday, August 18, 2023 7:46 AM
To: devserv <devserv@princegeorge.ca>
Cc: Krause, Corinne [NH]
Subject: Ginter's dog park development

Good morning, I am sending this email in support of the Ginter's group against the development of this dog park.

No thru streets, no development of any kind.

As a resident of College Heights I have had first hand experience in how a dog park brings a community together, meeting and developing friendships with people that have live in the same suburb as you for years and how valued this is, there is something about dogs that just bring people together. I have also been thru the bitter disappointment of having our dog park area taken from us and the promise of another one to be established that we are still waiting for with no word from the city on that subject at all. The loss of this is very real to us and as we look for alternatives to get together, a sense of community is definitely lost.

We turn to Ginters, which we have been using for a few years now and to have this also taken is horiffic.

This city always pushes recycle, events, having a sense of pride in our hometown and most of all community, and yet things that bring that to us are being taken away or threatened.

We are at Ginter's park almost daily, baring extreme weather and have developed friendships there over time and the heartwarming feeling of seeing the same favorite pets over and over again, and now development, for the sake of the almighty dollar, threatens that.

As a citizen of Prince George for over 58 years I have seen a lot of changes to my hometown, some for the good, some not so much, but this is one of the threats that hits us the most, right in our hearts and home.

Please do not let any development of Ginter's dog park go thru and keep this one piece of land for us to all use, enjoy and be proud of.

Thank you so much for your time in this matter

Have a wonderful day

Corinne Krause

From: Ingrid Parker
Sent: Wednesday, August 16, 2023 4:09 PM
To: devserv <devserv@princegeorge.ca>
Subject: Disapproval of Schedule B-6

To whom it may concern,

I am writing to offer my disapproval on the below application. This off leash park is loved by many tax paying citizens. My family and my dogs access this area frequently and it is a great time to meet other dog owners. This is a unique area with the amount of trees that occupy this area it is ideal for off leash.

I would be VERY disappointed in city council and the mayor if development was to encroach on this area designed for off leash. There are many other areas that could be developed for this purpose. Ginters off leash park is centrally located where all residents can enjoy the beauty of nature while spending time with your dog(s).

Thank you for your time,
Ingrid Parker

Application Regarding: Official Community Plan Amendment Application No. CP100196 (Bylaw No. 9371)

Subject Property: 4292 22nd Avenue

Applicant: Hayer R. Construction Firm Inc., Inc. No. BC0905719

From: Kalie Steiniger

Sent: Wednesday, August 2, 2023 9:13 PM

To: devserv <devserv@princegeorge.ca>

Subject: Re: CP100196 bylaw #9371

Hello there CPG,

I am writing to you to voice my concerns of the developmental land going up at 4292 22nd avenue.

Myself and MANY others use this sacred space for physical activity, taking in the green space and breathing fresh tree oxygen.

I am a community therapist and I frequent this area with many of my mental health clients (whom are citizens of Prince George) to teach them peaceful deep breathing techniques and mindfulness strategies in order to return to jobs such as nursing and other areas of healthcare. You wouldn't believe how much this little path of greenery has helped many of the sick workers of Prince George. It is with great urgency that I inform you that there are ZERO fully treed areas that are ACCESSIBLE to those in wheelchairs or with limited mobility within the bowl area, except this one. None of the busses travel up to Forrest's for the world or any of the other treed park entrances located on the outskirts. It is absolutely necessary this space remains for people who do now have the means to travel to get their fox of green space and forest.

Myself and many many others are begging you to please recind this development and allow the green space to thrive.

Ps—I also want to mention every single year there are bears with cubs and moose with babies that use this area as a safe haven. They do not disrupt the walkers and we do not disrupt them, it is a mutual respect. Please CPG... please respect us both (CPG community members and it's animals) by keeping this green space untouched. There is MANY other u touched areas nobody considers special on the outskirts of PG to develop.

Thank you very much for your consideration

Kalie Steiniger

From: Katherine Rockwell
Sent: Monday, August 21, 2023 12:26 PM
To: devserv <devserv@princegeorge.ca>
Subject: 4292 22nd Avenue, request for public comment

Hello Development Services,

Thank you for the opportunity to comment on the proposed amendment to re-designate the subject property to allow Hayer R. construction to build another condo/townhouse complex on 22nd Avenue.

Currently there is a house and shed at the front of the property, but the rest is undeveloped forested land adjacent to the paved pedestrian and bicycle pathway that runs from 18th Avenue through to Ferry Avenue.

I would ask that the application be denied. The value of undeveloped green space within the city for the citizens of the city far outweighs any benefit that may be derived from allowing Hayer to strip the land for another residential project.

There was a statement in a news article that stated the project would not impact the pathway. But, of course it will. Walking or biking the path in that area will be unalterably changed from the current quiet, lovely experience. The mature trees offer welcome shade in the summer, and frequent wildlife sightings.

Please, the corridor from 18th through to Ferry should be left as is, undeveloped and available as a beautiful and valued opportunity for recreation.

Thank you for your attention.

Respectfully,
Katherine Rockwell
2393 Olds Street.

From: Da Robichaud
Sent: Tuesday, July 18, 2023 8:15 PM
To: devserv <devserv@princegeorge.ca>
Subject: Re: 4292 22nd Avenue rezoning

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.

I oppose the rezoning of 4292 22nd Avenue. The development of the property into multifamily housing will make an already busy intersection at Ospika and 22nd Avenue far more congested and Pinewood school can only handle so many children. The development at 4274/4278 22nd Avenue has not even been completed or reached full occupancy and already 22nd Avenue has become an extremely busy area.

Thank you

Dana Robichaud

On Tue, Jul 18, 2023, 7:12 p.m. Da Robichaud wrote:

I oppose the rezoning of 4292 22nd Avenue. The development of the property into multifamily housing will make an already busy intersection at Ospika and 22nd Avenue far more congested and Pinewood school can only handle so many children. The development at 4274/4278 22nd Avenue has not even been completed or reached full occupancy and already 22nd Avenue has become an extremely busy area.

Thank you

Dana Robichaud

From: Louise L'Italien
Sent: Wednesday, August 16, 2023 4:23 PM
To: devserv <devserv@princegeorge.ca>
Subject: 4292 22nd Avenue - CP100196-Bylaw No. 9371

Hello,

I am writing to express my deep disappointment that the above mentioned property will no longer be a greenspace and could potentially be packed with apartment buildings.

Firstly, I believe that should a massive **Redacted** housing project, **Redacted** be constructed in this area it will most likely become a low-income housing complex in the near future. This in turn, will cause a spike in crime rates for our neighborhood, as well as, much more littering, vandalism, and theft.

I am not opposed to low-income housing, as I worked in that sector for a number of years. However, I do believe that having many such rentals in a concentrated area is not in the best interest of any neighborhood. Even though the units are not currently slated for low-income, I have no doubt that this is what the future holds for this project.

Secondly, the location in question is in an area that has much shade due to the hill. This location will quickly lose its appeal once the units are no longer considered new and once demand for housing is met in Prince George.

Thirdly, the location is very near the CN Centre and although the current units sold well, some of the residents are not pleased with the noise created throughout weekends from entertainment and concerts. Once again, when housing demand is met in Prince George, this area will not be favoured and will be priced accordingly.

Fourthly, I believe that having too many units in one location will cause traffic congestion which could lead to the City adding a street behind Morgan Crescent. The paved walkway area between 22nd Ave and Massey is used frequently by walkers, cyclists, those in wheelchairs, dog walkers, children, etc. It is a quieter area that many choose in order to avoid the crowds in the off-leash area at Ginters. We do not want to jeopardize it in any way. Vehicle fumes behind my home, does not appeal to me either.

Lastly, I want to once again express my disappointment with the prospect of losing any of the trails behind the Oval. I walk there often, with my K9 companion, and have found it to be a peaceful retrieve from the chaos that surrounds me.

I would like to point out that the materials used to construct the condos on 22nd, were often left to blow in the wind, spewing debris on the surrounding land and causing it to look like a landfill in the making. I would not appreciate more of this disrespect for the land and its beauty.

In conclusion, if I must choose between apartment buildings and single-family homes I would definitely choose the latter, but would have preferred neither.

Thank you for considering my perspective.

Louise L'Italien

From: Lisa Trudgeon
Sent: Tuesday, August 1, 2023 6:52 AM
To: devserv <devserv@princegeorge.ca>
Subject: 4292 22nd Ave

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.

I am against the re-zoning.

22nd ave has become a race strip since the addition of the apartments at the end of 22nd.

The lights at 22nd & Ospika should have a left turn light & stay green long enough to get more than 1 car through. Drivers run the red light daily, almost every light. We need a red-light camera.

The city is destroying what little green space is left downtown.

There are many species of birds whose habitat will be destroyed. We see mating pairs of several species every year.

Thank you,

Lisa Trudgeon

-----Original Message-----

From: Tracey Fuller

Sent: Monday, July 1, 2013 3:05 PM

To: devserv@cityofsanfrancisco.org

Cc: Tom

Subject: 4292 22nd ave

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 afternoon

First off we would like the parkland confirmed across the street on 22nd ave before we will support any more multi housing development on our street. This parkland/recreational green space has been proposed, promised and taken away too many times. We have been here for 25 years. We have been told we will have walking/running/recreational space and yet it has not happened but all the multi-family development had been approved.

Second, Hayer developers leave building materials and garbage to be blown around in the green space behind the oval. I have emailed them with pictures to clean it up but have not gotten a response and even though they eventually did clean up the majority of the stuff around the building there is still broken styrofoam and garbage that blew all over before they did any clean up at all. We feel that they need to be accountable for this lack of respect for our neighborhood and green spaces. They will not have my vote or many others from the neighborhood if this is not addressed and that they are held accountable. We have no issue with the housing that went up but the mess that has gone on for over four years is disrespectful and unprofessional. One of us works for a respected builder in town and there is no way that that would be okay in the neighborhoods that we build in so it should not be okay in our own neighborhood.

Thank you for taking the time to read our feedback.

Tracey and Tom Fuller

4129-22nd ave

Sent from my iPhone