

---

**From:** Katherine Rockwell [Redacted]  
**Sent:** Friday, September 22, 2023  
**To:** cityclerk  
**Subject:** Fw: 4292 22nd Avenue, request for public 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.**

---

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

Hello City Clerk,

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.

I note that the developer has offered to limit the density to 75 units per hectare. Given that the subject that property is about 2 or 2.5 hectares, there would be at least 150 units.  
That is not reassuring whatsoever.

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.

I fully realize that housing is a priority for Prince George as well as throughout the province. And, from what I've read, it's mostly affordable housing that is in short supply. I very much doubt that affordable housing is what the developer is envisioning, given the sign posted on the corner of Ospika and 22nd announcing their current development as "luxury" units.

I would suggest a possible solution. Currently, there is an undeveloped and cleared piece of land on the other side of the current property under construction by Hayer. I think it's owned by the City, and it was cleared for an unknown reason years ago when the CN Centre was under construction. Why not attempt a property exchange? Hayer develops the already cleared, level property, and the City assumes ownership of 4292 22nd Ave.

This would be a perfect example of what is known as "infill", where vacant land is used to develop housing without clearing forested land.

Please, the corridor from 18th through to Ferry should be left as is, undeveloped and available as a beautiful and valued opportunity for recreation. At the very least, please require the developer to leave an undeveloped border around all sides of the property.

Thank you for your attention.

Respectfully,  
Katherine Rockwell  
2393 Olds Street.

Redacted