

November 16, 2023

City of Prince George
Planning and Development Department
100 Patricia Blvd.
Prince George, BC V2L 3V9

Attn.: Imogene Broberg-Hull

**Re.: Proposed Seniors Development
4054-4076 Weisbrod Road**

This letter is to provide a summary of the proposed development and its tie in with the neighboring development.

The project on Weisbrod is being built as an expansion to the Country Acres Seniors Community at 7364 Hart Highway. The intended use of the suites (14 proposed) is for rental housing for senior citizens. The property will be under the same management, and will have a pedestrian link. Furthermore, the design of the development is intended to match the existing development.

However, from an application standpoint, the development is intended to be a standalone project. The subject properties are not intended to be consolidated with the existing development. The project seeks to comply with the zoning on its own site (without relying on the other property for assistance meeting parking requirements, FAR, etc).

The subject site will also have its own dedicated vehicular entry and exit, with no vehicular connection between the new and old sites proposed. Furthermore, the subject site will be serviced on its own, and not tied into the existing.

In summary, to the residents and operationally, they sites are connected, but from all development aspects, the Weisbrod location will be fully functional as a standalone project.

Regards,



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