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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/22/2024 - 22:59

## Contact Info

### Contact Info

Ian Gardner  
7405 Aldeen Road  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

Letter of opposition of Zoning Bylaw Amendment at 7277 Bear Road/Hwy 16w (PID: 015-001-431):

I am writing to express our OPPOSITION of the proposed rezoning and urge the city counsel to vote against the proposal due to the negative impact it would have on the neighborhood, school, highway and surrounding community.

This greenbelt area has served as a playground for the children at the school for generations. I often hear of children talking about the area which is right across the street from their school and the vast range of animals, birds and toads along with many marsh birds which are very common at the swamp on the NW part of the lot.

Of the many concerns, one would be the negative impact and congestion of traffic in the school zone. Currently the area has a narrow road with a sharp corner and gets very congested at certain times during drop off and pickup and at school functions and a safety concern is very high.

The highway 16 is on the opposing side also which speeds of traffic can be very high and the removal of this greenbelt buffer would create even more of a safety concern for the children who generally frequent the area before and after school and on days off. The flat land to the north between it next to Bon Voyage

is currently being developed as a U-Haul storage facility and nobody in the area has opposed of the currently development (Zoned C6) in the surrounding community.

Questions regarding the infrastructure of the aging water/sewer structure in the area is something to mention of concerns and if can endure large development.

Potential development of this lot would be an increase in highway noise as the trees are a buffer for the community and school.

As we know more development of the city is inevitable we feel its important to protect the integrity of our community by ensuring proper development takes place that safely nurtures the growth of our community and schools. There are many ongoing developments in the city of multi unit rental buildings such as condos/apartment that we fear this area is not compatible with the existing neighborhood (Policy 8.2.10).

Thank you for your time regarding of this proposed zoning amendment,  
Ian.

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---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sat, 11/23/2024 - 06:29

## Contact Info

### Contact Info

Alyssa Skov  
7652 Dow RD  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I am writing to provide my opinion on the development of the forested area along bear rd. This community that I have chosen to buy a home in, is quiet and feels like we are outside of town which is why I bought a house here. I love the hidden away feeling of this neighbourhood which is why I oppose to the clearing of these forests. These forests block the sound of the highway and keep our neighbourhood quiet. Additionally, our sewage infrastructure cannot withstand anymore housing developments as most of this neighbourhood experiences sewage backups and overflows already. Lastly, the appeal to living on the outskirts of town is because it is quiet and forested. There are plenty of brownfields and developed areas in the bowl and downtown that can be developed. Please leave our forests alone. This forest in particular is known to house black bears, moose and other wildlife.

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**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 5:00 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 17:00

## Contact Info

### Contact Info

Amanda Baker  
7235 Eugene rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

Our sewer systems could not handle this many units, as they struggle to keep up on a regular day to day basis.

A proposed seniors home is not a guarantee and can be changed as per demand. If changed our schools can not handle any more students and are struggling with the current student count. Our streets are packed with our day to day traffic and pedestrians struggle with walking in our area.

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**Subject:** FW: Webform submission from: Written Comments Submission Form  
**Attachments:** IMG\_0279.jpeg



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 16:50

## Contact Info

### Contact Info

Robert cote  
7290 Bear rd.  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

This development plan is not suitable for the community.

170 units of RENTAL housing is not consistent with the area of single family homes.

The destruction of this community's buffer to the highway sight and sound is deplorable and an affront to current homeowners who reside here. Even the developer acknowledges a needed buffer by the proposed community, yet they want to eliminate the one for current residents who will only enjoy a view of rooftops that reflect noise to the rest of us on the much higher side of the road. The property at 7277 Bear rd. Takes a huge drop in elevation for the whole of crest of bear down to the uhaul. This negates any buffer at the highway due to our elevation on the opposite side of Bear rd.

4 entrances on and off Bear rd. Is also a stupid idea.

If this were a small development of commercial along the highway with highway exit and entrance that would be better.

Maybe even a small development of single family homes. But not 170 units of rental units dumping onto 1 poorly designed road at 4 points.

I urge you to deny this development as put forward as it does not fit the community.

Seniors housing is very much needed but not at this poor of a location. They are under no obligation to keep it senior oriented either.

There has been significant desire to sign a petition by members of this community that extend to all of Vanway and Haldi areas. I just can't go around to get signatures due to the short notice and physical ability barriers I face.

I am a disabled individual who fought hard to own a home and enjoy my senior years as much as i can afford. I chose this community for its housing style and views. Dropping 170 units of rental housing on a lot that is much better suited for highway frontage retail is silly. Please don't destroy our highway sight and sound buffer and add significant traffic to one single street from 170 units.

## Supporting Documents

- [IMG\\_0279.jpeg](#)

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**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 5:26 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 17:26

## Contact Info

### Contact Info

Randy Fish  
5321 Park drive  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I have lived in this community for over 22 years now and the reason why I chose this area was because of single dwelling homes and a neighborhood where everyone owned their own homes. Putting in this living complex in the heart of a neighborhood where there is nothing like it around is wrong in my eyes , people live and chose this area because it doesn't have too many rental properties and it's a true neighborhood feeling where we all look out for each other. There are so many other areas throughout Prince George where this could be built and I'm strongly against this being passed by council. We voted you in to hear our concerns and it's your duty to protect your constituents and their wishes.

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---

**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 8:12 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 20:12

## Contact Info

### Contact Info

Linda Haworth  
7191 Caribou Road  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I am writing this as my official opposition to this rezoning. There is already been massive development at the bottom of Bear Road to accommodate a storage facility, which is going to increase traffic now you are looking at putting 160 some odd apartment building complex, which can be increased to over 200 the current roads will not support this type of traffic, an apartment building complex does not meet up with the current types of housing that are in this neighborhood. There is no guarantee that the builders will continue to have it as senior housing.

Current infrastructure, sewer, and water lines need to be analyzed to see if they can even support this type of development

This development is going to cause much increase in traffic and it's going to be right across the street from the school



There is very little green belt in this area, and this type of development would totally detract from the neighbourhood and directly affect the homeowners on that street and their property values

I urge the city not to approve this redevelopment in this area

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**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 7:07 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 19:07

## Contact Info

### Contact Info

Kaitlyn Bardsley  
7384 Bear Rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

Hi my name is Kaitlyn and I'm a resident of Bear Road. My husband and I bought our house just over 10 years ago here. This is our first house and potentially our place for retirement. We love it here as we have been slowly adding equity over the years and it holds sentimental value as well.

To see the green belt demolished and the development built across from our home would be devastating. Bear road is already a thorough fare for the entire lower vanway area and bears paw, not to mention school traffic. Bear Road is so busy as it is, and the hill on top is scary enough when you can't see traffic flying up it. Walking my dog or son or backing out of our driveway is always a risk. My son also attends Vanway Elementary and the tragic for school hours is crazy. Henry Road is also a racetrack. I would feel uncomfortable with the school being so close to a major construction zone and not to mention the mass population of potential residents. I am not okay with this at all.

There is also the concern of all the tie ins for sewer, water ect. It's just too much in a small community

with an elementary school right next door. And the months maybe years of construction.

It really makes us feel like our home is now on line. It's upsetting to us financially and emotionally. Just no.

Thank you,  
Kaitlyn B

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**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 5:39 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 17:38

## Contact Info

### Contact Info

Steven  
7722 Thompson Drive  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I am strongly opposed to the proposed development of 170-252 rental townhouses on Bear road. The projects scale and density are incompatible with the existing single-family homes in the area. The developer's lack of commitment to maintain the property as senior housing raises concerns about future residents and potential impacts on the neighborhood. Additionally the inadequate sound and sight buffer for existing residents on Bear road is unacceptable. This development would negatively impact the character of the community and significantly diminish the quality of life for current residents. Not to mention the additional traffic in and around the school and neighborhood.

Steven Leeson

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**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 5:36 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 17:35

## Contact Info

### Contact Info

Brock McIntosh  
7467 Moose rd.  
Prince George.

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

Backing onto bear road from moose I strongly oppose the rezoning of the property off bear rd. The trees are the only thing shielding the noise from highway 16. Also this would increase traffic probably 2-4x what it already is in the area, especially with Vanway school right there. The sewer system it seems is already at capacity and backs up regularly so there's another issue that would have to be addressed.

This is not the space nor neighbourhood for rental units of this magnitude. I urge the council members to consider the peace and quiet of existing residents who enjoy not hearing traffic all day and night off highway 16 trucking routes.

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---

**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 5:21 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 17:20

## Contact Info

### Contact Info

Leslie Oien  
7389 Caribou rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I think this is a great idea but not in this location it does not fit into the community maybe better down below the transfer station area back of tyner

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**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 6:12 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 18:11

## Contact Info

### Contact Info

Sherilynn Porter  
7145 Thompson Rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I live on Thompson Drive and to allow this type of zoning is not considerate of the current population and or the current traffic situation in the neighborhood. I have lived in this area for over 20 years and as an owner - we keep our property and home well maintained. The area is becoming less attractive due to all the rentals and improper upkeep in the area. There has not been any consideration to the current state of the area as there is hardly any lit streets, no side walks and Henry road is used a speedway. If the city is even considering this zoning - they should maybe think about updating the area first before allowing more homes in the neighborhood. Plus take in the consideration of the traffic, the school zone and adding more traffic to an already congested roads of Bear and Henry road. The noise from the highway, the poor bus routes and the roads in the winter are not well maintained by the city. I think that the city and the developer need to rethink this plan.

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**From:** NoReply  
**Sent:** Wednesday, November 27, 2024 10:06 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 22:06

## Contact Info

### Contact Info

Brett Tschampap  
7466 Moose road  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I oppose this application. This road/neighborhood cannot support construction of this magnitude. This is not the spot to build Hundreds of units. Maybe figure out the Thompson road sewer issues before adding to the problem.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Wed, 11/27/2024 - 16:52

## Contact Info

### Contact Info

Leonor Von Baer  
3587 Chartwell Ave  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I am opposed to loosing a beautiful green belt full of healthy trees, wildlife, etc to make space for housing. That green belt is needed as a buffet from the highway, people that have been living there for decades do not want to be looking at condo roofs. Bears, moose, squirrels, birds etc live in that forest...where will they go? Develop somewhere else. Dendifying that area with poor bus connection makes no sense.

Thank you!

**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.**

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**From:** NoReply  
**Sent:** Thursday, November 28, 2024 3:35 PM  
**To:** cityclerk  
**Subject:** Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Thu, 11/28/2024 - 15:35

## Contact Info

### Contact Info

Tanya Muratori  
7190 Thompson Drive  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I do not agree with this rezoning and development plan. This does not conform with the community single family home dwelling. Rentals will bring down the value of the homes in the area.

I fully object to the building plan.

**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.**

---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 20:40

## Contact Info

### Contact Info

Barb Morin  
7435 Caribou Road  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

Please do NOT let this go forward. It's already dangerous for the kids who walk to and from Vanway School. There are no sidewalks. The traffic speeds along Henery Road. A living complex of that size is a recipe for disaster.

**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.**

---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 17:14

## Contact Info

### Contact Info

WRAY DAVID AHLSTROM  
4360 DOLLARD RD  
PRINCE GEORGE

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I do not agree with the proposed changes for the parcel of land to be changed from AG green belt to Rm1. The natural surroundings will forever be impacted. Light and noise pollution will be greatly increased. The infrastructure can't handle the increased load. There are still homes in the area without water, sewer, streetlights, fire hydrants and paved roads. Values of property will diminish. Thank you

**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.**

---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 17:00

## Contact Info

### Contact Info

Kim Frost  
4360 DOLLARD RD  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I do not support this rezoning with the hwy 16 dividing the property- the noise and light pollution that already exists and if we loose the forested buffer- our property values will decrease- there already isn't proper sewer/water infrastructure to support the current community- that is well within city limits.

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---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 16:54

## Contact Info

### Contact Info

Caitlin Lamble  
Prince George  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I have concerns of the developer following what is set out in the proposal. There is not enough resources (transit, low income supports and specific senior supports) and appropriate infrastructure for the designated area. The current intersection of Bear Rd and Hwy 16 is not appropriate for that amount of potential traffic for those moving into the complex. What happens if this proposed senior housing complex turns to regular housing or student housing such as the location on Ospika that has been at a standstill since they went back on their proposal. The developer should be held accountable to what they propose to build, and there should not be the ability for them to change on what is seeking approval.

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---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 16:51

## Contact Info

### Contact Info

Alexander klinck  
6991 Tony road  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I support this development as this part of Prince George is premium development area and an excellent area to see expanded and will eventually see rising property values due to increased density bringing about a higher property value per square foot.

I would like to see plans for a sidewalk rather than a walking trail as it's more likely to see maintenance throughout the winter season and could allow for bear road to receive a sidewalk from the co op gas station all the way to the south end of bear. There are already parts of the path that have sidewalk( in front of bon voyage and co-op)

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---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 16:33

## Contact Info

### Contact Info

Brad Johnston  
5558 Heyer Rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I would like to formally express my concern to the proposed rezoning process that would allow for the construction of 252 townhome units with access from Bear Road via four new driveways, as well as commercial buildings along Henry Road. This development plan includes the bulldozing of our natural greenway, which is an invaluable part of our community's environment.

This new development does not align with our community and threatens to disrupt it. The influx of new units and increased traffic from multiple driveways poses significant concerns for the safety and well-being of our residents not only on Bear Road, but on Henry as well as outlining community streets, this will also impact the school zone traffic.

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---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 16:22

## Contact Info

### Contact Info

Valerie Johnston  
5558 Heyer Rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I am writing to express my strong opposition to the proposed development in our area. One of my primary concerns is the lack of accountability for developers once their plans are approved and the area is zoned. It is troubling that after receiving initial approval from residents, developers can alter their plans without seeking further input or consent from the community.

This situation undermines the trust between developers and the residents they impact. It is not acceptable for our community to approve a plan based on certain expectations, only to have those plans changed arbitrarily, disregarding the voices and concerns of the very people who will be affected.

Our neighborhood deserves to have a say in the development that occurs within it.

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---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 16:03

## Contact Info

### Contact Info

Carl krause  
6861 Eugene rd  
Prince george

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I am speaking against the project. This area is not designed for seniors housing. There are few services for seniors in the area, such as doctors offices, pharmacies, public transport.

The current traffic patterns do not allow for that increase in traffic.

There is a significant distance from any ambulance station which may result in a delay in care for seniors. I am also concerned that once the re-zoning is approved this will no longer be required to be seniors housing, and will just be multi unit residential. There are many areas of the city that already have lots that can be developed for that use.

And if it is turned into multi family residential, the school (Vanway) is already at capacity. Thank you for listening to my concerns.

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---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 16:09

## Contact Info

### Contact Info

Gail McCoshen  
5720 Heyer Rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I would like to express my strong opposition to any redevelopment in the proposed area until significant upgrades are made to our school system, water system, and other essential municipal services, such as sidewalks and street lighting. The current infrastructure is not equipped to support additional development, and the proposed project does not align with the character of existing buildings in the area. It is crucial that we prioritize improvements to our community's resources before moving forward with new developments. Thank you for considering the needs of our community.

**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.**

---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Fri, 11/29/2024 - 16:13

## Contact Info

### Contact Info

Jason McCoshen  
5720 Heyer Rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I want to express my opposition to the proposed development in our area. The green space is a valuable and welcoming addition to our neighborhood. It is essential that we protect this space from being exploited by profit-seeking individuals who prioritize their own gain over the well-being of our community. We should work together to preserve the integrity of our neighborhood and ensure that it remains that way.

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---

**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sat, 11/30/2024 - 16:19

## Contact Info

### Contact Info

Tamara Fennell  
9389 Birchill Crescent  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

Council must consider the lack of infrastructure to accommodate the ingress and egress traffic that will result from such a large development. This is a major highway and needs a frontage road with merge lanes onto the highway. The development is too close to the highway to allow for proper merging. I am not opposed to the idea of the project, but to the lack of attention paid to the infrastructure issues. We do not need more stop lights along the highway causing big rigs to continually stop and start along this particular stretch.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sat, 11/30/2024 - 15:12

## Contact Info

### Contact Info

Val connell  
5882 Virk Place  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

My concerns are around school capacity and traffic.

1. The corner at Vanway Elementary is ridiculous as it is. In winter, it is 1 lane only at best, and with the city's devolving commitment to snow removal, I'm not sure we can support the traffic that would be created by a development of this scale.

2. \*When\*, because unless you're naive we know it's a when not an if, the developer's plan changes to multifamily, how is Vanway Elementary going to be able to accommodate more students? The school district budget is as pathetic as the city's snow removal plan, so there is no intention or funds to build another school, and portables are not really thing anymore.

Please reconsider this ridiculous plan.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sat, 11/30/2024 - 10:55

## Contact Info

### Contact Info

Christina Pinch  
7321 Thomson Drive  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I, Christina Marie Pinch of 7321 Thompson drive, city of Prince George Bc, on this day, Saturday November 30th 2024, do wish to sternly voice my opposition to the new development suggestion on Bear Road. While not only hasty this would be irresponsible on behalf of the city to approve; Not only on a Natural Resources view but also on community impact. Should half those units have children, where does council propose they attend? Let alone increased traffic in one of the most well played and traveled communities this end of town. It would immensely ruin the entire reason each and every one of us chose to buy or pay increased rent to live in this community.

Sternly,  
Christina Pinch

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sat, 11/30/2024 - 08:24

## Contact Info

### Contact Info

Jennifer Miller  
5560 Park Drive  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

This neighborhood has sewer issues almost weekly and there is no way that old infrastructure can handle more people's waste water. I am on Park Drive, and recently had everyone's sewage flow into my home when the system overflowed unbeknownst to anyone at the city, when something went wrong at the pump house.

Our neighborhood is low on the pile of upgrades considering the whole area has ditches still, very little road lights and not even a sidewalk anywhere.

The location is right beside an elementary school, which I feel is unsafe as any pedophile can move and have a playground to watch all day. There is a traffic issue as it is with the school pickup and drop off in the area almost everyday. There are also 4 roads onto the highway with yields, and road signs on the highway before the Blackwater turn off advising traffic to stay in the outside lane, then no one can get on the highway efficiently while they wait for a long line of traffic coming in from out of town, doing 80 km per hour. This is just when you come into city limits and a residential area, advising slower traffic to keep right. The school isn't big enough to handle more kids, and we all know that these townhouses won't be adult oriented right beside an elementary school. We have already welcomed a new hotel, and a number of apartment building by Walmart and Saveon foods, with no upgrades to the infrastructure, and almost



weekly visits from the vac truck on Park Drive. Do our tax dollars do anything for our neighborhood, as we have hardly any streetlights for safety. With the dwindling AG zoned properties, we need to keep our green spaces, the pond is across the street and the greenbelt helps with highway traffic 24/7 for the residences in the area. The kids have always called that the "Big Forest" and the Vanway grounds called "Little Forest", by my kids anyway, this has been our home for over 20years.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sun, 12/01/2024 - 09:10

## Contact Info

### Contact Info

Rosalie Cote  
7290 Bear rd.  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I live on Bear rd. We just barely hear hwy traffic thanks to the tree buffer on Bear rd.

Removing the trees along Bear rd. And the significant elevation change from the top of Bear down to the Uhaul building would give us a new view of the highway instead of the beautiful trees and would bounce the sound off the roofs of the buildings right into our home and patio. All of the homes on that part of Bear rd.

Having 4 new roads off of Bear rd is absolutely absurd. If anything they should be located on Henry where there is no residential currently and the intersection and light allow for easy highway access.

I am totally against destroying that section of forest for any use. But this plan is ridiculous and it should be used as highway commercial only.

The developer has realized, and written of the important need for a sound and visual barrier for the new development from the highway. But they want to destroy the sight and sound barrier and actually amplify the sound to the residents on the much higher elevation residents on Bear rd by removing the buffer of trees along Bear rd.

Allowing a new group of units to enjoy a quiet tranquil setting by removing that of others is appalling and disgusting.

This plan needs major reconsideration or elimination. Don't destroy the current community character. That is too much traffic to allow on Bear rd. Going from 10 houses to 252 plus commercial is extreme to say the least.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sun, 12/01/2024 - 11:23

## Contact Info

### Contact Info

Jared kipping  
7484 Eugene rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I do not think that bear road should have 4 new road entrances onto it. It should have 1-2 and the other one should be on henrey at the corner or as close to the corner where the school is and the development should pay for this corner to be reworked as it's always been a poor corner in the neighbourhood. One of the other roads should be as close to the new U-Haul as possible. Bear road is a very steep peaked road which is not shown in this aerial view and I think is being over looked. Many times every winter cars can not stop at the bottom of the hill of bear and henrey and go over the road into the backyard of that resident. The extra traffic if not coordinated properly will lead to this exponentially increasing. I'm all for developing this area but a revise to the roadworks should be done and a study or more assessment but consultants should be conducted.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sun, 12/01/2024 - 20:45

## Contact Info

### Contact Info

Mike McMillan  
7200 bear rd  
Prince george

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

Dear Members of City Council,

I am writing to voice my opposition to the proposed rezoning of 7277 Bear Road. This development would negatively impact our neighborhood through increased traffic, loss of green space, environmental harm, and additional strain on already aging infrastructure.

The greenbelt at this location is an important feature of our community. It serves as a noise buffer from Highway 16, provides critical habitat for wildlife such as bears, moose, and various bird species, and offers children a natural space to explore and play. Eliminating this green space would permanently alter the neighborhood's character and deprive both residents and wildlife of this vital resource.

Traffic is already a significant concern on Bear Road, a narrow, 500-meter-long street without sidewalks. This forces pedestrians, including children heading to and from the nearby school, to share the roadway with vehicles. The proposed addition of four access roads and hundreds of vehicles would exacerbate these hazards.

The planned access points are near the crest of the hill on Bear Road, where visibility is already limited for both drivers and pedestrians. Combined with icy conditions in the winter, this would significantly increase the likelihood of accidents. The school zone adds another layer of risk, and the proximity to Highway 16—with its high-speed traffic and challenging intersections—would only compound these dangers for residents and families in the area.

In addition to traffic concerns, the area's water and sewer systems are already under strain, with frequent backups and overflows. Adding up to 250 townhouses would push this infrastructure beyond its limits, creating risks of system failures and substantial costs for remediation.

This proposed high-density development is inconsistent with the character of the Vanway neighborhood, which is primarily made up of single-family homes. Council policies emphasize the importance of compatibility with the existing community, and this proposal disregards those principles. Furthermore, while the project is being presented as senior rental housing, there is no guarantee that this focus will remain once rezoning is approved. The lack of a buffer for existing residents, while providing one for the highway, further demonstrates a lack of consideration for the current community.

There are alternative locations in the city, including already cleared lots, that could accommodate this type of development without sacrificing vital green space or disrupting established neighborhoods. Prioritizing these sites would allow the city to grow responsibly while preserving the unique qualities of residential areas like Bear Road.

I urge Council to reject this rezoning application in favor of sustainable development that respects the character, safety, and environmental needs of the Vanway community.

Thank you for your attention to this important matter.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sun, 12/01/2024 - 20:39

## Contact Info

### Contact Info

Melissa Calcagno  
7200 Bear Rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

Dear Members of City Council,

I am writing to express my strong opposition to the proposed rezoning of the property at 7277 Bear Road. This amendment would have a significant negative impact on our community, including increased traffic, loss of green space, environmental disruption, and strain on existing infrastructure.

This greenbelt has long served as a vital part of the neighborhood, providing a natural buffer against noise from Highway 16 and serving as a sanctuary for local wildlife, including bears, moose, and a variety of birds. For generations, this green space has also been a natural playground for children from the neighbourhood. Its destruction would not only harm the environment but also erode the character of the neighbourhood that residents value deeply.

Bear Road is a 500 metre long residential street without sidewalks, forcing pedestrians, including children walking to and from the nearby school, to share the road with vehicles. This lack of safe pedestrian infrastructure already poses significant risks, and the addition of four new access roads with

hundreds of additional vehicles would drastically increase traffic hazards.

Additionally, Bear Road is a hill, and two of the planned road access points are near the crest, where visibility is limited for both drivers and pedestrians. This creates a dangerous environment, particularly in winter months when road conditions can be treacherous. The increased traffic congestion near the school zone and these poorly placed access points would amplify the risk of accidents, further jeopardizing community safety. Furthermore, the proximity of the development to Highway 16, with its high-speed traffic and already complex intersections, creates additional safety risks, particularly for children and families frequenting the area.

The aging water and sewer systems in the area are already overburdened. Introducing up to 250 townhouses would place an unsustainable demand on these systems, leading to potential failures and costly repairs.

The proposed development is not consistent with the existing community, which is comprised primarily of single-family homes. Council's own policy emphasizes that new developments must align with the character of the surrounding area. Allowing this high-density project to proceed would disrupt the harmony of our neighbourhood and set a concerning precedent.

While the proposal is being marketed as senior rental housing, once the rezoning is approved, we have concerns the project could be modified. The planned layout, including four access roads on Bear and no buffer for existing residents, shows a disregard for the current community. This approach undermines trust and raises doubts about the long-term impacts of the project.

There are already cleared lots in the city that could accommodate this type of development without removing essential green space or disrupting established neighborhoods. Focusing development on such locations would allow the city to grow while preserving the integrity and quality of life in residential areas like Bear Road.

While I recognize the need for thoughtful development in our city, this proposal fails to respect the character, safety, and environmental needs of the Vanway community. I strongly urge Council to reject this rezoning application and prioritize sustainable, community-oriented planning.

Thank you for your time and consideration.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Sun, 12/01/2024 - 18:59

## Contact Info

### Contact Info

Adrien Zimmerman  
3558 Parkview Cres  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I am writing to express my opposition to the proposed development at 7277 Bear Road. While I recognize and appreciate the developer's efforts to incorporate sustainable housing principles, I firmly believe that multi-family housing should be concentrated in the downtown area rather than in suburban neighborhoods like College Heights

Building dense housing in the downtown area is significantly more efficient for several reasons. Concentrating development downtown eliminates the need for extensive new infrastructure that will eventually require replacement, resulting in long-term savings for the city (it also reduces the costs associated with plowing). Additionally, having residents close to essential services and amenities such as grocery stores, schools, and healthcare facilities fosters a sense of community and reduces the reliance on cars. This not only benefits the environment by reducing traffic congestion and pollution but also promotes a healthier lifestyle by encouraging walking and cycling.

Many lots downtown sit vacant or unused. I do not see why we should cut down trees to build houses when there is vacant land already within the city. By utilizing these vacant lots, we can preserve our

natural environment while still accommodating the need for new housing.

Moreover, focusing on downtown development aligns with the city's goals of creating vibrant, sustainable, and connected communities. By directing multi-family housing projects to the downtown area, we can ensure that new developments contribute to the vitality of our urban core, support local businesses, and enhance the overall livability of our city. It also makes more effective use of existing public transportation infrastructure, making it easier for residents to commute and access services without the need for a personal vehicle.

Below I would like to point out OCP clauses which I believe are in favour of developments like this one being built somewhere else:

Objective 8.1.14: To adapt to climate change, support rural uses of rural areas and encourage infill and compact development whenever possible to minimize new infrastructure construction

Objective 8.3.31: The City should encourage infill and redevelopment of existing vacant and underused sites, with an emphasis on enhancing the pedestrian experience.

8.3.82: The City should encourage infill and the development of existing serviced industrial lands, including underutilized industrial land before considering expansion into designated areas with available un-serviced land

Policy 13.4.23 The City should develop a strategy to infill downtown surface parking lots, with a target of a maximum 10% of downtown land area as surface parking.

I urge the city council to consider these points and prioritize the development of multi-family housing in the downtown area. This approach will create a more sustainable, efficient, and connected community for all residents, ensuring that our city continues to thrive and grow in a responsible manner.

Thank you for your time and consideration.

Sincerely, Adrien

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Mon, 12/02/2024 - 08:08

## Contact Info

### Contact Info

Caitlyn Kireta  
7467 Moose Road  
Prine George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

As a resident and homeowner on Moose Road in the Vanway area, I strongly oppose the expansion of Bear Road. One of the primary reasons my family and I chose to live here was to enjoy the peace and tranquility of minimal traffic and close proximity to nature. Our tight-knit community is one of the things we value most—where neighbors know one another and crime is virtually nonexistent. The potential for increased traffic and development would fundamentally alter the character of our neighborhood. We cherish the quiet and safety of this area, and I believe that allowing this expansion would harm the very qualities that make our community special. For these reasons, I do not support the Bear Road expansion.

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**Subject:** FW: Webform submission from: Written Comments Submission Form



# Written Comments Submission Form

Submitted on Mon, 12/02/2024 - 11:58

## Contact Info

### Contact Info

Susan HEYLAND  
7402 Irene Rd  
Prince George

REDACTED

REDACTED

## Comments

### For which application would you like to provide comments? (One form per application)

RZ100791 - Bylaw 9515 - (7277 Bear Road) - Meeting Date: December 2, 2024

### Comments

I have questions about effects of large housing development on Bear Road. What is affect on existing sewer and water system? If initial amendment is made to zoning can other amendments be made ie from senior housing to multi family row housing? What is student population of Vanway school. Can it handle an increase? What about increased traffic on Bear Road? Where does the traffic access Highway 16? Intersection at Gauthier Road is already confusing, and if coming from Bear Road will go through school zone, access at Bon Voyage across from garden centre is also difficult with frontage road and the angle of access onto Highway 16 west requires twisting head at uncomfortable angle to see oncoming traffic. The access at Westgate is terrible with 3 way stop and traffic exiting Highway 16 heading east then south on Westgate at (yield). This traffic is not visible at 3 way stop facing east and is often going at almost highway speed. Several near misses here. The traffic light also has traffic turning left onto Westgate in addition there is traffic from transfer station and firetrucks (sometimes lights and sirens) coming through. The yield access onto Highway 16 heading west has had several rear end accidents. At sun down the sunlight is blinding heading west on Highway 16 from Walmart on. There are speeding vehicles along Henry. There is a blind spot at the top of Bear Road. Is there some way to have access to highway from this new devleopment? Will there be sufficient green spaces?

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