
From: cityclerk
Subject: FW: 8777 Foothills Blvd. - Concerns of request for removal of 219 restrictive covenant.

From: Staci Swift **Redacted**
Sent: Monday, March 10, 2025 8:41 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: 8777 Foothills Blvd. - Concerns of request for removal of 219 restrictive covenant.

Staci and Derrick Finke
5411 Woodoak Cres
Prince George, BC, V2K5A6

March 10th, 2025

Attention Mayor and Council,

We as homeowners and Residents are writing to formally express our opposition to the proposed discharge of the Section 219 covenant under “City of Prince George Restrictive Covenant Discharge Bylaw No. 9497, 2024” for the property located at 8777 Foothills Boulevard.

The Section 219 covenant was originally placed on this property for a reason to ensure responsible development that aligns with the needs of the surrounding community. Removing it prioritizes private development interests over the well-being of existing residents and will create long-term challenges for city planning, road safety, school resources, and transit accessibility.

While I understand that the City's project manager has said she doesn't think that Kidd Group will be planning a multi-unit development (This is just her thoughts, as she said she could not say for sure), removing this restrictive covenant gives them the ability to do so in the future. Even if they do not build multi unit developments, adding even as much 8 homes on the 8777 foothills property as outlined in the request will have negative impacts.

This raises serious concerns because:

1. Increased Traffic & Unaddressed Safety Concerns

- The Foothills and Chief Lake Road intersection is already a high-risk area due to congestion and the lack of proper traffic controls.
 - Additional housing, even if not a multi-unit development, will significantly increase vehicle traffic, making this intersection even more dangerous for drivers, cyclists, and pedestrians.
- While an impact study has been completed, no further improvements are planned to mitigate the risks of additional traffic.
- Approving the discharge of this covenant could open the door to future developments that significantly increase vehicle traffic, worsening the safety of both residents and commuters.

2. Lack of School Capacity & Overcrowding

- This development falls within a school catchment area that is already over capacity.
- More housing means more families moving in, placing additional strain on schools that are already struggling to accommodate current student populations.

- Without clear plans for expanding school capacity, additional development will further reduce classroom space and resources for students, negatively impacting the quality of education.
- 3. Lack of Essential Infrastructure**
 - The area lacks sidewalks, crosswalks, and sufficient green spaces for children and families, despite previous commitments under the Woodlands subdivision plan.
 - These necessary amenities have not been delivered, yet new developments could move forward without addressing these outstanding concerns.
- 4. No Public Transit Support**
 - There are no city bus routes serving this area, meaning that any additional housing will lead to an even higher reliance on personal vehicles and Youth, Children, and other non driving residents to be walking the chief lake road and that is already incredibly unsafe, with the amount of people that need to do this as there is no city bus.
 - Without adequate transit options, more traffic will be funneled into already overburdened roads, exacerbating congestion and safety hazards.
- 5. Deteriorating Road Conditions & Winter Safety Issues**
 - The roads in this area have deteriorated significantly due to increasing residential and construction traffic.
 - Snow removal is already insufficient, with plows unable to clear to the curbs, leaving roads narrow and unsafe during the winter.
 - Further development without road infrastructure upgrades will only worsen these conditions.
- 6. Future Multi-Unit Development Concerns**
 - While Kidd Group may not currently intend to build multi-unit housing, once this covenant is removed, they will have the ability to do so without further restrictions.
 - This area is not set up to support housing beyond what has already been approved, adding any more housing to the property space will have negative impacts and approving this will create long-term challenges for residents.

Sincerely,

Staci and Derrick Finke.

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From: cityclerk
Subject: FW: Notice of Public Hearing - No.RC000033.Bylaw No. 9497, 2024

From: Rochelle G [Redacted]
Sent: Sunday, March 9, 2025 6:22 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Notice of Public Hearing - No.RC000033.Bylaw No. 9497, 2024

Mayor & Council,

My name is Rochelle Garden, and I reside at 5438 Woodvalley Rd. I am writing to express my opposition to the proposed changes to Bylaw No. 9497, 2024, which are currently under consideration. I became aware of the Notice of Public Hearing through posted signage in the area where new homes are being developed by Kidd Group off Foothills Blvd. After reviewing the proposed changes, I feel it is important to communicate my personal concerns, as well as the concerns of others who also oppose this bylaw amendment.

Below are some key reasons for my opposition:

1. **Safety Concerns Due to Traffic:**
Currently, there is only one road in and out of the neighborhood, which poses a significant safety risk, especially in the event of an emergency or traffic disruption. With the anticipated increase in traffic from the proposed development, it is crucial that an additional road or access point be added to provide a safe exit route for residents.
2. **Traffic Safety at Chief Lake Road and Foothills Blvd Intersection:**
I understand that an impact study was completed, which concluded that the proposed development would not have a significant impact on the intersection of Chief Lake Road and Foothills Blvd. However, as a resident of the area since June 2017, I have witnessed an increasing number of accidents at this intersection. This raises serious concerns about the safety of both current and future residents, as the intersection is already struggling with traffic volume.
3. **Safety for School-Aged Children:**
Outside of the neighborhood, there is no safe area for the already residing school-aged children. Chief Lake Road is not safe for pedestrians, as traffic in the area often exceeds the speed limit, making it feel very unsafe to walk. Additionally, during the winter months, our sidewalks are not cleared, and the road size is reduced due to the amount of snow that piles up in yards. As a result, bus students are forced to stand in unsafe areas. With the potential increase in residents, there could be an increase in the number of children waiting for the bus in similarly unsafe conditions.
4. **Concerns About Potential Development of High-Density Housing:**
It has come to my attention that Kidd Group was previously denied approval to build an apartment complex around Sparwood Rd in 2021. I am concerned that the proposed change to the bylaw could open the door for similar high-density housing developments in the area, which could further strain the already limited infrastructure and reduce the quality of life for existing residents.

5. Declining Infrastructure and Water Supply Issues:

The neighborhood is already facing challenges with infrastructure, particularly concerning the declining water supply. As more homes have been built, the pressure on water resources has only increased. I am concerned that the additional developments proposed under this bylaw amendment will exacerbate these issues, negatively impacting both residents and the environment.

In conclusion, I believe these proposed changes could have long-lasting negative effects on the safety, infrastructure, and livability of our neighborhood. I respectfully urge the Mayor and Council to reconsider the proposed amendments to Bylaw No. 9497, 2024, and to carefully consider the concerns raised by the community before making a final decision.

Thank you for your time and attention to this matter.

Sincerely,
Rochelle Garden
5438 Woodvalley Rd

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From: cityclerk
Subject: FW: Mayor and council

From: Alyssa Haines [Redacted]
Sent: Sunday, March 9, 2025 7:04 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Mayor and council

Dear mayor and Council

My name is Alyssa haines I live at 5519 Woodoak crest Prince George V2k 5a6

I am emailing you regarding the rezoning of 8777 foothills boulevard.

The infrastructure of this neighborhood cannot accommodate the extra amount of houses that this rezoning represents. We have one way in and one way out of the neighborhood with too many vehicles. The road leading into the neighborhood is a very busy and very dangerous street with no sidewalks.

Our catchment already can't accommodate the amount of students. There is no safe place for the children to get on buses. We are not on a city bus route. Most of the neighborhood

And the city needs to address the drainage issues of this neighborhood.

There are many other reasons why this rezoning should not be approved. Those are just the main ones I have thought of.

Thank you for your time.

Alyssa haines.

[Redacted]

5519 Woodoak crest. PG V2k 5a6

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: cityclerk
Subject: 8777 Foothills Blvd - concerns.

From: Meagan Siebert **Redacted**
Sent: Saturday, March 8, 2025 2:57 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Fwd: 8777 Foothills Blvd - concerns.

Dear Mayor and Council:

I am writing to express my concerns with the Kidd Group request to remove the Covenant registered under land title document CA7361175.

The Woodlands subdivision has grown at a rapid pace over the last 5-7 years.

The infrastructure in the area can't support the increase in development. Our roads , sidewalks and curbs have deteriorated drastically in the neighborhood with the increase in traffic. The entrance way is only in good shape at this moment as Kidd had to repave it twice last fall.

Our catchment school cannot support more students. Springwood has been at capacity for years with new students having to apply for a lottery to obtain a spot or parents having to drive the students to other schools throughout the Hart.

The intersection at chief lake and foothills is the neighborhood's only way in and out. We desperately need a light at that intersection for the safety of our residents, and safety of the students getting on and off the school bus at a very busy intersection. With the neighborhood having only one way in and out all traffic is funnelled to the same intersection, along with all the traffic from properties out chief lake road. That intersection is very busy during the prime times of the day, with numerous accidents or daily near misses.

Kidd Group has a tendency to build duplexes and four plexes (and previous attempts to build an apartment building) that normally draw a lower demographic, with no public bussing and the location of the development being 100% car specific this is not the right location for this kind of development.

The woodlands neighborhood gets a lot of snow. Our snow is not plowed all the way back to the curbs leaving high banks and a very narrow road for residents and emergency services to have to navigate.

The built site has become an eyesore with garbage blowing around the neighborhood and the smell of burning garbage, as that seems to have become a method of disposal.

Woodlands neighborhood has been an attractive destination for many developers and residents because of its natural environment and close proximity to nature, this is all being taken away but the constant development in the area.

Thank you for your time to read my concerns, I hope that council takes the concerns of the residents into account when voting to dismiss the request to remove the covenant.

Meagan Siebert

Redacted

5459 Woodoak Crescent
Prince George, BC
V2K5A6

Sent from my iPhone

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: cityclerk
Subject: FW: Notice of public hearing item No.RC000033 bylaw #9497, 2024

From: Jaime Sims **Redacted**
Sent: Sunday, March 9, 2025 7:26 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: re: Notice of public hearing item No.RC000033 bylaw #9497, 2024

To our Honorable Mayor and Council,

My name is Jaime Sims and I am a homeowner at 5438 Woodvalley Dr and I am in opposition of the above noted bylaw amendment that will open the door to an apartment complex at the entrance of our underserved and congested neighborhood.

First, let me be clear that I fully understand that housing is needed but we need to look at the locations and the irreversible harm that will be done to our protected wetlands and the rural charm of our area if the rezoning for buildings such as an apartment is approved.

Why has the property currently under development next to the Day and night along Hwy 97 S and owned by the Kidd Group not been modified to accommodate this development and rezoning strategy? That is an area with the services, the access and the area for the proposed rezoning. Like I stated earlier, I am for development in the Hart, I was born and raised for 45 years in the area, and I have seen a continued lack of interest in the responsible development of our area.

We have 1 entrance into our neighborhood. We have zero sidewalks or crosswalks from the North side of chief lake road to the South side, yet we have a beautiful crosswalk to accommodate our winery. I think our focus is jaded sometimes and we need to step back and develop responsibly instead of just for the sake of developing. Our water services have been affected on multiple occasions, accidents have been at an all time high withing 500 yards of my house, a planned wetlands park and trail has been forgotten and animals that were part of our wetlands are being driven out for the sake of development.

This area is not a site for condos and apartments. This is a Northern Rural neighborhood that is continuously underserved and underappreciated so I must vote no to this development plan.

Responsible development for the Hart is what we must focus on, not just development. Like all industry we must always think about location, location, location.

Before I complete this email, I reviewed the link to the March 10, 2025 council meeting, and I did not see a traffic impact study for our specific Woodvalley area. There is one under E.4 Zoning Bylaw Amendment Application No. RZ100832, which looks to be for the Twinberry Rd area and until a full study is completed and accessible to the public this development should not go ahead for policy reasons.

Thank you Mayor and Council

Sincerely

Mr. Jaime Sims

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