



Kidd Real Estate Holdings Ltd
#101-8191 Hart Hwy
Prince George, BC V2K 3B8
kiddgroup.ca

RZ100660 - 7008 Taft Drive - July 27 Agenda

We own the property at 7008 Taft Dr. We purchased this property about 6 months ago. The property was run down and unliveable; the mobile is in the process of being removed. Gas and Hydro have been disconnected. No extra services have been added at this time. The decision to split the property and rezone was come to with much input from the city planners. My understanding is the city has had a number of studies performed on future development and infill lots. Some of the items these studies have asked for is:

- More entry level homes for younger families
- Ground floor entry suites for seniors to allow aging in place
- Infill development that does not stretch city infrastructure but adds more tax base
- More rental housing
- More newer homes to replace an aging stock of homes
- Energy efficient homes

We are an award-winning licensed developer and builder. We live and work predominately in the Hart Hwy. We normally develop our own building lots to help keep our costs down which allows us to pass these savings on to the buyers. We build spec homes in the entry level as well as custom homes. Our homes are built well above the current building code. Most of our homes are usually sold to younger families entering housing ownership as first-time home buyers. Our primary intention is to build and sell, however we do rent if the homes are not sold in a specific time frame. These renters are thoroughly screened and are pleased to have a new home to rent, as most renters are having problems finding housing that's of newer stock.

We have not presented any plans on the style or layout of the proposed housing other than there will be two houses. They may or may not include legal suites depending on the buyers' requests. We will include city planners' advice and input into any decisions we make. Some of the trees on the lot will be removed as they are dead. We will attempt to keep as many as possible during the redevelopment.

We are aware that the lots are large in this area and while we are not trying to change the feel or look of the neighborhood, the current mobile is not sustainable. By allowing us to subdivide, we will be able to build an entry level priced home which will fit the neighborhood better than a custom home. We are only planning on redeveloping this lot at this time. We do not own any other lots on Taft Dr at this time.

Thank you,

Bruce and Kathy Kidd
Owners of Kidd Real Estate Holdings Ltd