

From: Mark Knoedler <[REDACTED]>
Sent: Friday, July 24, 2020 10:49 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: LETTER OF SUPPORT: RE: Rezoning Amendment Application No. RZ100660 (Bylaw No. 9124)

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Hello Mayor and Council;

RE: LETTER OF SUPPORT: RE: Rezoning Amendment Application No. RZ100660 (Bylaw No. 9124)

REGULAR COUNCIL MEETING AMENDED AGENDA

July 27, 2020 at 6:00 p.m.
Council Chambers of City Hall

D.7
Rezoning Amendment Application No. RZ100660 (Bylaw No. 9124)

Applicant: Kidd Real Estate Holdings Ltd., Inc. No. BC821509

Location: 7008 Taft Drive

Documents for Council's consideration regarding "Rezoning Amendment Application No. RZ100660 (Bylaw No. 9124)" include:

Thank you for the opportunity to express my support for the above captioned rezoning application from Kidd Real Estate Holdings Ltd.

I am a member of the Northern Real Estate Board and have been active as a Realtor in Prince George since 1977. I am the principal Realtor acting for Kidd Real Estate Holdings Ltd.

*Kidd Real Estate Holdings Ltd. has been building in the Emerald Estates subdivision for a few years now. Part of my job description has been to locate and assist Kidd Real Estate Holdings Ltd. in purchasing residential lots with old, run down and/or abandoned mobile homes, primarily in the Emerald Estates area of Prince George. These mobile homes are about 60 years old and are usually not fit for living in. To date Kidd Real Estate Holdings Ltd. has removed 6 old mobile homes and replaced them with 4 brand new \$450,000+ homes and 4 half-duplexes worth \$350,000+ each for a combined value of over **\$3.2 million**, (that's about \$35,000 in annual property taxes). **From my experience I can unequivocally tell***

you that the neighbours next door to where the derelict mobile homes were removed were very happy to have things cleaned up and replaced with new homes!

*Kidd Real Estate Holdings Ltd. prefers to develop their own lots, either by subdivision or sometimes by rezoning, as is the case here, allowing them to keep the lot costs down and pass the savings on to the buyers. Residential lots in Emerald estate are very large by today's subdivision standards; 10,000 to 12,000+ square feet (roughly 1/4 acre in size), whereas the average residential lot in the bowl area of Prince George is about 5,000 to 7,200 square feet. By rezoning to a slightly smaller lot size Kidd Real Estate Holdings Ltd. is maximizing existing infrastructure like City water & sewer, paved Roads, BC Hydro, Fortis Gas, Telus etc. **Slightly higher density primarily supports the affordable housing aspect** which allows for more families with school age children to own their own home. This in turn will help to keep neighbourhood schools like Glenview Elementary open. Increased population density also provides community benefits like more consumers for businesses in the Hart shopping region, and increased ridership for City Transit services;*

*Kidd Real Estate Holdings Ltd. is primarily an entry level builder; Kidd Real Estate Holdings Ltd. also offers Ground floor entry and non-basement & rancher style floorplans for seniors or the disabled. **I can honestly say that no one in Prince George is building and selling a better home for less.** Furthermore, Kidd Real Estate Holdings Ltd. is an award-winning builder and a member of the Canadian Home Builders' Association Northern BC. This year Kidd Real Estate Holdings Ltd. has already started incorporating the BC Energy Step Code program (the BC Energy Step Code is an optional compliance path in the BC Building Code) into their new construction. The City is thinking about bringing the BC Energy Step Code program into Prince George in 2021.*

<https://energystepcode.ca>

[Energy Step Code – Government of British Columbia](https://energystepcode.ca)

The BC Energy Step Code is an optional compliance path in the BC Building Code that local governments may use, if they wish, to incentivize or require a level of energy efficiency in new construction that goes above and beyond the requirements of the BC Building Code.
energystepcode.ca

In summary:

Kidd Real Estate Holdings Ltd. is cleaning up neighbourhoods & removing eyesores - neighbours will agree!

Kidd Real Estate Holdings Ltd. is building affordable homes that meet or exceed today's building code, allowing young families to move back into aging neighbourhoods.

Kidd Real Estate Holdings Ltd. is creating jobs in Prince George's construction & building material supply industry, as well as adding to the City's land tax base.

Kidd Real Estate Holdings Ltd. primarily builds on infill land, either by developing their own lots by subdivision and/or by rezoning, as is the case here, which allows them to keep the lot costs down and pass the savings on to the benefit of first time home Buyers.

Respectfully

Mark Knoedler

Nest Realty Ltd.

1568 6th Avenue

Prince George, BC V2L 5B5

Cell: (250) 565-1195

Office: 250-614-4433 Fax: 250-614-4436

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