

From: devserv
To: [Nitz, Melissa](#)
Subject: FW: Proposed 256 Unit Apartment Complex at 4500 Ospika
Date: Friday, March 26, 2021 2:19:44 PM
Attachments: [Logo_email_signature2_fd7c5cb9-1a6c-484d-ba9d-1938969f14e0.png](#)
[image001.png](#)

Kind Regards,



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: Al Delwo **Redacted**
Sent: Friday, March 26, 2021 8:52 AM
To: devserv <devserv@princegeorge.ca>
Subject: Proposed 256 Unit Apartment Complex at 4500 Ospika

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.

Good day;

A 256 unit apartment structure on the corner of Ospika and Tyner seems to be a proposed extreme increase in potential population for that corner! The 256 units could in theory house approximately 512 additional persons and the total area of that property definitely is far too small for that sort of additions to potential persons/population growth, let alone the additional vehicle traffic that will need to be tolerated! I am prepared to suggest this project is very much beyond the capacity that parcel of land is able to handle . In any event, the City of PG could always “expand the roadways” in that area to be able to accommodate added traffic challenges that will flow.

I suggest that there are several alternative parcels of land which could in fact house that potential number of additional persons and the heavy traffic that will most definitely flow from such a project.

It would seem that there is more than adequate vacant land properties between Ospika/Tyner and the University and in fact the vacant land between Tyner and Davis

all along Ospika may well be more appropriate for such a large venture.

Sincerely,

Al Delwo
2929 Sullivan Cres
Prince George, BC

Redacted



BFL CANADA Insurance Services Inc.
395 Victoria Street
Prince George, British Columbia V2L 2J6
www.bflcanada.ca

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From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: OCP bylaw 8383, 2011 amendment 9156, 2020
Date: Wednesday, April 07, 2021 3:13:56 PM
Attachments: [image001.png](#)

Kind Regards,



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: Alison Findlay <afindlaypg@gmail.com>
Sent: Wednesday, April 7, 2021 2:16 PM
To: devserv <devserv@princegeorge.ca>
Cc: Alison Findlay <afindlaypg@gmail.com>
Subject: OCP bylaw 8383, 2011 amendment 9156, 2020

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.

***Re:** 4281 Baker Rd
Prince George, BC
V2N 6M8

Development Services Division
1100 Patricia Blvd
Prince George, BC
V2L 3V9

April 7, 2021

Re: Official Community Plan Bylaw No. 8383, 2011
Amendment Bylaw No.9156/7, 2020
4500 Ospika Blvd

I do not support the bylaw amendment no. 9156/7, 2020 to allow for the development of a 256 unit apartment complex.

Living in the area and having to access both Tyner Blvd and Ospika Blvd. at different times I am well aware of the volume of traffic we currently experience.

The selected location is at an already busy corner. Has Council done a traffic count? It must be kept in mind that due to Covid epidemic we do not have the student traffic going to the University.

Ospika Blvd. and Tyner Blvd. are both divided roads. This would mean traffic can only go into the site from Tyner Blvd. heading towards the University and out of the site going down Ospika Blvd. heading north. This might result in a lot of U-turns at the entry to Baker Rd. and Davis Rd.

The corner of Tyner Blvd. and Ospika Blvd. may become even busier if Ospika Blvd. is extended to intersect with Highway 16.

Taking all of the above mentioned points into consideration I feel that the location is inappropriate for such a large development.

Thank you.

Alison Findlay



Virus-free. www.avast.com

From: [devserv](#)
To: [Nitz, Melissa](#); [Fraser, Nicole](#); [Deveau, Tristin](#)
Subject: FW: Proposed appartements
Date: Thursday, April 08, 2021 8:56:04 AM

Kind Regards,

Lorriann Thompson
Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

-----Original Message-----

From: Arlene Orr Redacted
Sent: Wednesday, April 7, 2021 10:14 PM
To: devserv <devserv@princegeorge.ca>
Subject: Proposed appartements

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.

City Council:

The proposed zoning changes to the wildlife corridor to build a future slum is one of the most disgusting proposals yet. For the love of this city, think for one minute beyond the quick cash you are hoping for. This proposal further destroys the beautiful green space that was committed to and protected. Your entertainment of this idea demonstrates the lack of commitment to building any sense of community. Instead, it's a future slum, rented by people who may no real investment in the neighborhood. The traffic is already unbearable, the roads can't handle the traffic, there is inadequate lighting, bus service, crosswalks (pitiful crossing at Davis and Ospika), the race way Foster Road has become, the tangled traffic disaster at OGrady and Domano (save on foods), the endless accidents at the highway, near misses daily for Pedestrians and general poor city planning. Buildings and neighborhoods have been approved but the strain is destroying the area. Stop mowing down green space for more terrible apartments. There are SO many builds happening that this is absolutely unnecessary.

I am happy to answer any questions you may have but rest assured, I will not support this planning or any council that considers supporting it.

Arlene Orr

Sent from my iPhone

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: CP100164 and RZ100678
Date: Monday, April 26, 2021 1:41:44 PM

Hi Melissa, I believe you are handling this development?

Gerald

From: Anita Rbc **Redacted**
Sent: Monday, April 26, 2021 1:18 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100164 and RZ100678

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.

To whom it may concern,

I support the proposed development by The HUB Collection at 4500 Ospika Boulevard.

What Prince George needs is to entice a younger generation and this does just that. The location is fantastic: minimal disruption to the wildlife as it's already surrounded on all sides by homes or roadways and the properties in the area will increase in value. It's a modern development PG needs and it'll bring more money into our economy. It's a win win!

Long time resident,
Anita

From: [devserv](#)
To: [Fraser, Nicole](#); [Nitz, Melissa](#); [Deveau, Tristin](#)
Subject: FW: Development.....
Date: Thursday, April 08, 2021 10:40:32 AM
Attachments: [image001.png](#)

Kind Regards,



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: BRIAN FISHWICK Redacted
Sent: Thursday, April 8, 2021 10:27 AM
To: devserv <devserv@princegeorge.ca>
Subject: Development.....

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.

Good morning

We live at 2949 Sullivan Cres., very close to this proposed development. It is right behind the houses across the street from us. The property does not seem to be a good one to develop for a project like this. There is large area of "gully" that would have to be filled with something before anything could be built there. We have heard that "the development will not be visible to the residents of Sullivan". We don't quite see how that could happen. Will there be a buffer of trees left between the development and those living on Sullivan? There have been animals living in that area since we moved here (in 1998).

We wonder how there could be good access in and out of the property, both from Tyner and from Ospika, There is a lot of traffic on both of those streets already, and a 256 unit complex would only add to it. We access Tyner from Baker, and that has become more difficult already, with the development of Tyner Estates and the two developments in the University Heights area. More traffic lights will obviously be needed, even without the new development.

Also, what would be used as fill for that gully, if the project goes ahead? There is also a culvert that goes under Tyner Boulevard....what would be done with that?

Thank you for your consideration of these comments.

Brian & Betty Fishwick

April 9, 2021

Your Worship Mayor Hall and City Councillors,

We are providing these comments and observations in request for comments and questions related to amending Official Community Plan Bylaw No. 8383, 2011 rezoning application 9157, 2020.

Currently, the proposed land in question is considered a “Sensitive Old Forest” or a “Sensitive Riparian Area and Wetland” with significant slopes (>20% grade according to the Official Community Plan). In addition, this location is at the corner of two busy roads with a primarily single-dwelling residential neighbourhood directly behind the proposed location.

The proposed development of a 256-unit apartment complex to serve the needs of post-secondary students is not appropriate for this particular location due to the factors listed below. In addition, we question the viability of the project.

Has the developer conducted an appropriate assessment of student growth for UNBC and CNC in order to determine a real need? For example, UNBC student enrolments have been stable / flat since around 2010. Moreover, there has already been a student-centred 205-unit apartment complex developed by Factions Projects that is nearing completion. Does the City of Prince George need more such developments at this time given the other apartment complexes that have recently been built in the College Heights area?

The City of Prince George is already turning over valued green space to development. This area in question is considered by the City’s own assessments to be a “Sensitive Old Forest” or “Sensitive Riparian Area and Wetland”. In addition, it provides natural habitat and acts as a wildlife corridor for birds, foxes, deer, moose, bears and other animals. Turning this area into a 256-unit development will destroy vital natural habitat. Given the types of slopes and soil stability in this area, it is likely that there will be significant disturbances to the land below and behind the development area. Research also shows that these types of greens spaces are important to reduce negative social behaviours such as violent crime and overall crime rates (<https://www.mdpi.com/search?authors=Sadatsafavi&journal=ijerph>) thus promoting better urban quality of living.

We are also concerned about the potential for increase in traffic and vehicles at an already busy intersection. With the potential increase of 200 vehicles (assuming not everyone will have a vehicle), the amount of traffic in the area will increase substantially. This increase will likely result in an increased potential for car, cyclist, and pedestrian accidents.

We are concerned that this set of proposed changes: (1) significantly changes the dynamics of the single-dwelling neighbourhood, (2) significantly alter the nature of the OCP by allowing a change from a RM1 to a RM 5 designation (such a dramatic change that would be precedent setting as the City has never changed a zoning from RM 1 to RM5 before), (3) destroy vital

wildlife and natural habitat, (4) significantly increase the traffic flow at a very busy intersection, and (5) is based upon unrealistic or very speculative student/population growth when the City has several approved and nearly completed apartment complexes.

Respectfully and sincerely,

Redacted



Bill Owen and Liz Rocha
3032 Vista Ridge Dr.
Prince George BC

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: CP100164 & RZ100678
Date: Tuesday, May 04, 2021 3:09:41 PM

-----Original Message-----

From: Carol Bukowski [Redacted](#)
Sent: Tuesday, May 4, 2021 2:19 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100164 & RZ100678

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.

I support the proposed development by The HUB Collection at 4500 Ospika Blvd

Carol Bukowski
710 N Tabor Blvd
Prince George BC
V2M 5E 4
Sent from my iPhone

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Opposed to Multi Unit Housing Development
Date: Friday, April 09, 2021 2:08:37 PM

From: Cherie Burkholder **Redacted**
Sent: Friday, April 9, 2021 12:48 PM
To: devserv <devserv@princegeorge.ca>
Subject: Opposed to Multi Unit Housing Development

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.

Good day,

I am writing in regards to the multiple housing unit proposed on the corner of Ospika and Tyner Boulevards.

As a resident in University Heights I can attest to the high traffic we have. We only have one entrance into the neighborhood and leaving onto Tyner can be a struggle. Increased traffic will only increase the impatience homeowners in the area feel. The City had proposed a school and playground in the area but those were sold to make a strata development. Our schools in the area are full and we have no place for our children to play. The answer is not to increase the residence without first increasing the infrastructure we require.

I am all for the development of Prince George and feel we do need more multi family homes. However, the proposed area for these units are not ideal. I deny this proposal.

Cherie Burkholder

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Opposed to complex development
Date: Friday, April 09, 2021 2:08:47 PM

-----Original Message-----

From: Corie **Redacted**
Sent: Friday, April 9, 2021 12:28 PM
To: devserv <devserv@princegeorge.ca>
Subject: Opposed to complex development

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.

Hello,

I'm sending this email to express my opposition to the proposed development of multiple housing units on the corner of Ospika and Tyner Boulevards.

As a resident of University Heights our community already feels that the infrastructure is highly inadequate already. Multiple row housing units in our residential area, more and more housing, with only one exit. There is so much increased traffic.

In addition this would drastically impact the reason we wanted to purchase in a residential neighborhood to have a quieter family home. We already feel lied to with not even a neighborhood park for children to play but continue to have tax increases.

Please deny this proposal.

Thank you,
Corie Glavina

Sent from my iPhone

From: [devserv](#)
To: [Fraser, Nicole](#); [Deveau, Tristin](#); [Nitz, Melissa](#)
Subject: FW: 4500Ospika Boulevard
Date: Thursday, April 01, 2021 10:59:38 AM

From: Carol McLean Redacted
Sent: Thursday, April 1, 2021 10:45 AM
To: devserv <devserv@princegeorge.ca>
Subject: 4500Ospika Boulevard

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.

Dear City of Prince George:

We are very concerned about the size of the development, the location and the impact on traffic in this area.

We are strongly opposed to developing in this particular location.

1. Access - these two roads (Ospika and Tyner) are 4 lanes each way of very heavy traffic. The size of the complex is too large at 256 units.
2. Congestion - same as point 1
3. Underground stream and above ground moisture collection. Concerned about downstream effect of building in this area. This could affect residences below.
4. Stability of the hill on this proposed site.
5. This is a wildlife corridor for many animals including moose, deer, bear and fox.

Thank you,
Carol and Allan McLean
2971 Sullivan Cres
Prince George, BC
V2N 5H6

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Ospika/Tyner Development
Date: Wednesday, April 07, 2021 3:13:21 PM

Kind Regards,

Lorriann Thompson
Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

-----Original Message-----

From: chelsea nesbitt [Redacted](#)
Sent: Wednesday, April 7, 2021 3:07 PM
To: devserv <devserv@princegeorge.ca>
Subject: Ospika/Tyner Development

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.

Good afternoon,

With the discussion of a multi person complex going in on Ospika/Tyner I hope the surrounding neighbourhoods have been given consideration. Directly down the road the Davis/Ospika intersection is not traffic controlled and turning east into town is very busy. I don't see how a traffic light can be installed on a hill with the grade Ospika is seeing as vehicles already spin out on it in the winter. When Peden hill is closed in the winter due to winter conditions/accidents Ospika also becomes very busy. This area is already a frequent spot for accidents and pedestrian accidents. To increase the traffic in this area without dramatic improvements to access the area is a safety concern.

Thank you

Best,
Chelsea Nesbitt

Sent from my iPhone

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Proposed Rezoning at 4500 Ospika Boulevard, Prince George
Date: Tuesday, April 06, 2021 1:34:30 PM

-----Original Message-----

From: Carol and Andrew Salton Redacted
Sent: Monday, April 5, 2021 3:54 PM
To: devserv <devserv@princegeorge.ca>
Subject: Proposed Rezoning at 4500 Ospika Boulevard, Prince George

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.

I refer to your request for comments regarding rezoning the above property from RM1 to RM5.

1. The proposed rezoning would increase the allowable number of apartments on the site from 48 to 256. This is a huge increase in density which I think is quite out of character with surrounding properties which are mainly single family dwellings, some duplexes, and vacant treed land.
2. The proposed rezoning is on land designated as sensitive old forest or sensitive riparian area and wet land. The proposed extreme increase in density, does not seem to be compatible with these designations!
3. With 256 units proposed, it is likely that paved parking would need to be made for 256 cars (one for each unit) plus an allowance of a further 10%, or 25 spaces for visitor parking, making a total of 281 spaces. Disposal of surface water from the roof of the huge building as well as from the paved parking areas and roads may well be a problem in this wetland area.
4. The site is bounded by Tyner Boulevard to the South and Ospika Boulevard to the North and North-East. Both roads are divided highways, and so access and egress can only be in one direction for each. If each suite has one car, there would be potentially 256 vehicles needing access to one or both roads. Tyner Boulevard has moderate to medium traffic flow, but is concentrated into bursts of traffic when the traffic lights on HWY 16 are green, sending traffic up the hill in front of the subject site. Any access at all on to Tyner Boulevard is likely to be a hazard.

For the above reasons I am objecting to the proposed rezoning.

Andrew Salton
4430 Wheeler Road.

Redact – 4281 Baker Road
Prince George, BC V2N 6M8

Development Services
1100 Patricia Boulevard
Prince George, BC V2L 3V9

April 8, 2021

Re: Official Community Plan Amendment Application No. CP100164 (Bylaw No.9 56) and
Rezoning Amendment Application No. RZ100678 (Bylaw No. 9157)
Location: 4500 Ospika Boulevard

Dear Council:

I recently became aware of the intended rezoning of 4500 Ospika Boulevard and visited the City of Prince George Planning Department for information.

I understand that the rezoning is to allow for a four story, 256 unit apartment building, for student housing. This location is right on the corner connecting Ospika Boulevard and Tyner Boulevard, with Sullivan Crescent, a single home residential area, bordering it.

Ospika Boulevard connects with Tyner Boulevard and it is a very busy intersection right now. Both of these boulevards have a center division. Adding a 256 unit apartment building is going to make it an even more busy intersection with traffic and pedestrians.

The area already has an extremely busy, and accident prone, intersection where Tyner Boulevard connects with Highway 16 West. Extending Ospika Boulevard has been on the back burner for many years and it would be a good idea to do this, sooner rather than later to alleviate the highway congestion.

Yes, student housing is important with the right location. I am sure there is another location more suitable for student housing in the City.

I do not agree with a large development at this location.

Thank you.
Dianne Ross

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Rezoning of wildlife corridor
Date: Wednesday, April 07, 2021 12:05:03 PM

Kind Regards,

Lorriann Thompson
Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

-----Original Message-----

From: Jenna Burke Redacted
Sent: Wednesday, April 7, 2021 11:44 AM
To: devserv <devserv@princegeorge.ca>
Subject: Rezoning of wildlife corridor

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.

Hello,

My name is Jenna Burke and I'm a resident of Prince George. I'm writing to you out of concern for the recent amendment of the Official Community Plan to allow the building of an apartment unit in a wildlife corridor.

As somebody who plans on living in Prince George long term I'm already concerned about the lack of green space in our city, and so I am very concerned that this will not only impact wildlife but the long term livability of this city.

Are you able to provide me with more information on why this decision is being made?

Sincerely,

Jenna Burke

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Opposed to Multi Unit Housing Development
Date: Friday, April 09, 2021 4:27:29 PM
Attachments: [image002.png](#)

Kind Regards,



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: Jonathan Burkholder Redacted
Sent: Friday, April 9, 2021 4:15 PM
To: devserv <devserv@princegeorge.ca>
Subject: Opposed to Multi Unit Housing Development

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.

Good afternoon,

I am writing in regards to the multiple housing unit proposed on the corner of Ospika and Tyner Boulevards.

As a resident in University Heights I can attest to the high traffic volumes that are on Tyner Blvd. during peak hours. There is only have one entrance into the University Heights neighborhood that accesses Tyner Blvd.. This development is targeting student housing and because of the proximity to UNBC the assumption can safely be made that the majority of students will most likely be from UNBC. This added population density will significantly increase traffic on Tyner during the already busy times. The City had proposed a school and playground in the area but those were sold to make way for a strata development also giving the city a larger tax base. Our schools in the area are full and we have no place for our children to play. The answer is not to keep increasing the population density without first increasing the infrastructure we require.

I am all for the development of Prince George and feel we do need more multi family homes. However, because of the lack of infrastructure and the unwillingness to upgrade or install this infrastructure by the CoPG or the developer I can not support this proposed development.

Sincerely,

Jonathan Burkholder

Redacted



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March 29, 2021

Development Services Division
City of Prince George BC
1100 Patricia Boulevard
Prince George
V2L 3V9

Email: deserv@princegeorge.ca

RE: Official Community Plan Amendment Application No. CP100164 (Bylaw No. 9156) and
Rezoning Amendment Application No. RZ100678 (Bylaw No. 9157)

Applicant: The Hub Collection Ltd.
Subject Property: 4500 Ospika Boulevard

Dear Sirs/Madame

Please accept and be guided by the following in keeping with the City of Prince George's "Request for Comment" regarding the application of amendment of Schedule B-6 Bylaw No. 8383 to facilitate the development of a 256 unit apartment complex at the said location 4500 Ospika Boulevard. (Corner lot junction of Tyner and Ospika Blvds).

As we live in this neighbourhood (Sullivan Crescent) we are adamantly opposed to amending the Official Community Plan (OCP) from RM1 "Neighbourhood Residential" to RM5: "Multiple Residential" as the amendment would result in significant and dramatic change that is in complete opposition to the goals of the OCP for this neighbourhood in encouraging "incremental, small scale developments whose impacts are relatively minor".

The changes from 22 residential housing units/hectare to a 256 apartment building will have significant impacts to traffic density and the associated increase in noise, pollution and character of the neighbourhood. In addition, the commuting of residents to & from the proposed apartment building at the junction of 2 very busy boulevards will also bear significant increased risk to safety given the nature of the sever slopes in all directions and lack of line of sight along all the adjoining routes. This issue has been brought to the Planning and Development Mangers over the past number of years, specifically with regards to the need for improved traffic lights and crosswalks at residential street junctions to Tyner Boulevard without resolution.

A very important consideration here, the public safety issues will be exasperated with regard to the lack of bus stops in that area and the need for patrons to cross 4 lanes of traffic with poor line of sight to oncoming traffic to get to any new bus stops.

In addition, the proposed rezoning and changes to accommodate this apartment building will have a compounding affect to the current issues of traffic density, noise and safety, given the increases on these routes from the recent developments on O Grady Road, and ever expanding residents in Beaverley where by commuting & industrial traffic use Tyner & Ospika Blvds to avoid traffic and intersections on Hiway 16 and Central Blvd.

The small treed property currently provides a good buffer for noise as well as cover and visibility from passersby and traffic into the Sullivan Crescent and surrounding neighbourhoods. The landscape of the subject property not only has severe slopes, calling to question stability issues but also the natural flow of water and wildlife movement corridors frequented by mule deer, moose and bears as well as homes for birds and small wildlife. With specific regard to the geotechnical issues, lest we not forget the dramatic issues that occurred in the construction of the extension of 15th Ave /University Way.

In addition, we have to question the need for such a development given the similar and recent newly constructed apartment facilities on O, Grady and bottom of Foothills Blvds, not to mention the need for support for the existing student residences at UNBC.

In summary, by way of this letter we stand opposed to amending the OCP to rezone from R1: Neighbourhood Residential & Neighbourhood Centre Corridor to RM5: Multiple Residential for the following reasons:

- Risk to slope stability and natural flow of water
- Dramatic increased risk to safety of current residents and traffic
- Dramatic increases in noise and pollution associated with commuting and industrial traffic
- Dramatic changes to current character of neighbourhood residences
- Loss of buffering and visibility from passing traffic
- Question need for a 256 unit apartment building given the recent construction of a number of similar facilities in the area

Sincerely

Jim Ladds

James W Ladds
2911 Sullivan Crescent
Prince George, BC

V2N 5J2

Redacted

A large black rectangular redaction box covering the bottom portion of the letter, likely containing a signature or contact information.

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Opposition to complex development.
Date: Friday, April 09, 2021 4:28:40 PM

Kind Regards,

Lorriann Thompson
Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

-----Original Message-----

From: Krista Papp [Redacted](#)
Sent: Friday, April 9, 2021 1:44 PM
To: devserv <devserv@princegeorge.ca>
Subject: Opposition to complex development.

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.

Good afternoon,

I am writing you today to express my strong opposition to the proposed complex development of multiple housing units to be located on the corner of Tyner and Ospika Boulevards.

Myself and all residents I have spoken with in our neighbourhood, University Heights, are already quite upset with the inadequate infrastructure that exists now. There are more and more multi-family dwellings in our residential area, which were never suppose to be built to begin with when we built here. We feel lied to and are concerned for our property value and adding even MORE traffic and congestion to an already inadequate infrastructure.

We continue to have some of the highest taxes in the city but no completion of a promised park and sustained amount of nature surrounding our homes. This development will very negatively effect us all in this residential neighbourhood. Everyone can see this will end up becoming low-income housing which will bring a lot of property crime and influx of renters that have no investment in what we as a neighbourhood have worked so hard to create over the last few years. If the developers are presenting this under the guise of "student housing" then it should be situated MUCH closer to the University.

PLEASE reconsider ruining our residential area that we pay so very much for! Thank you for your time and consideration. Hoping to hear some positive news in regards to this ordeal.

Have a great day,
Krista Papp

Sent from my iPhone

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Application No. CP1000164 (Bylaw No.9156) and Rezoning Amendment Application No. RZ100678 (Bylaw No.9157)
Date: Wednesday, April 07, 2021 8:44:14 AM

Kind Regards,

Lorriann Thompson
Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

-----Original Message-----

From: Michelle Connolly Redacted
Sent: Tuesday, April 6, 2021 6:30 PM
To: devserv <devserv@princegeorge.ca>
Subject: Re: Application No. CP1000164 (Bylaw No.9156) and Rezoning Amendment Application No. RZ100678 (Bylaw No.9157)

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.

?

Dear Development Services,

Re: Application No. CP1000164 (Bylaw No.9156) and Rezoning Amendment Application No. RZ100678 (Bylaw No.9157)

City Council is considering a proposal to build a 256-unit student housing complex at the northeast corner of Ospika and Tyner Blvds. The site is just over 5.5 acres and the entire area is designated either as 'sensitive old forest' or 'sensitive riparian/wetland area'. At least two creeks run through the area. This development will destroy these important habitats.

Enhancing resilience of ecosystems and protecting natural areas is one of the 4 primary objectives identified in Prince George's Climate Change Adaptation Report. Council was explicitly advised on March 8th by staff that the protection of urban forests, wetlands and riparian zones are crucially important to mitigating and adapting to the effects of climate change, which will be profound here in the north.

City Council must reject this proposal and abide by their own plans.

Please include this submission in any official compilation of community feedback on this destructive proposed development.

Sincerely,

Michelle Connolly

606 Freeman Street

Prince George, BC

Redacted

A large black rectangular redaction box covering the signature area.

Nitz, Melissa

From: devserv
Sent: Monday, April 26, 2021 2:45 PM
To: Nitz, Melissa
Subject: FW: CP100164 and RZ100678.

From: Murf James Laidlaw **Redacted**
Sent: Monday, April 26, 2021 2:25 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100164 and RZ100678.

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.

To whom it may concern,

I support the proposed development by The HUB Collection at 4500 Ospika Boulevard.

As a long time resident of Prince George, I support this project. This will be a great asset to those wanting to attend UNBC and CNC. Not only will it entice those wanting to attend post secondary, it beautifies the College Heights area even more.

Thank you,

Murray Laidlaw

From: [Thompson, Lorriann](#)
To: [Nitz, Melissa](#)
Subject: FW: CP100164 and RZ100678
Date: Thursday, May 06, 2021 9:12:16 AM
Attachments: [image001.png](#)

Kind Regards,
City of Prince George



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: Marianna MacNeill **Redacted**
Sent: Wednesday, May 5, 2021 6:23 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100164 and RZ100678

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.

I support the proposed development by the HUB Collection at 4500 Ospika Boulevard.
I think this is something that our community needs and our student population will gain a great deal of benefit from this. Having everything in the HUB makes sense. This land has been left undeveloped for many years and it's time we make great space of it.
Marianna MacNeill

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: CP100164 RZ100678
Date: Wednesday, May 05, 2021 2:57:43 PM

From: mikemilkovic Redacted

Sent: Wednesday, May 5, 2021 2:31 PM

To: devserv <devserv@princegeorge.ca>

Subject: CP100164 RZ100678

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.

I support the proposed development by HUB Collection at 4500 Ospika BLVD.

I am a contractor in town. This proposed development will bring many jobs to this much needed community.

You have my full support in this application. I hope to see it happening in the near future.

Thank you.

Sent from my Galaxy

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: CP100164 and RZ100678
Date: Wednesday, May 05, 2021 3:03:18 PM

From: mary milkovich **Redacted**
Sent: Wednesday, May 5, 2021 3:01 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100164 and RZ100678

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.

To whom it may concern,

In regards to the HUB Collection development proposed on the corner of Ospika and Tyner, I'm in full support. Prince George could really benefit from this. Not only will it entice people to want to attend UNBC & CNC, it will beautify land that would otherwise sit vacant for years to come. It's time we in PG get with the times in having a modern, hip development.

Yours Truly,

Mary Milkovich

429 Claxton Crescent

Michael Papp
2843 Maurice Drive
Prince George, BC
V2N 0C8

April 9, 2021

Re: The Hub Collection Ltd. Development at Tyner and Ospika Blvds.

Hello:

I am writing this to voice my opposition and concerns regarding the proposed development at the intersection of Tyner and Ospika Boulevards.

I am a resident of the nearby University Heights subdivision on Maurice Drive and I have several concerns with this development. As one who resides in this area I already know there is inadequate infrastructure to support the current residential population and this development will only make matters worse. I also do not believe that this will be "upscale student housing" as being advertised but will eventually become just another rental complex resulting in higher crime rates and reduced property values. If the developer is actually wanting this to be for student then this complex should be built at a closer location to either the University or the College and not in our neighborhood. The developer is stating that "his family is from Prince George and that is the reason they decided to build in this location"; I feel that this is just a selling tactic because this is not a housing complex they are building in their backyards, it is ours!

We decided to purchase property here and build our home with the assurances that there would not be multi-dwelling units built in our subdivision and nearby. This has proven to be a lie and we are very disturbed that the city has allowed these re-zonings to take place. This is one of the most taxed subdivisions in Prince George and have some of the worst services provided by the city. I have worked very hard to be able to have built in this area believing it would be a quiet and safe place to raise my family. Already the city is not enforcing bylaws regarding illegal rental suites in the neighborhood and parking on the street has become very condensed and dangerous for our children. With another multi-dwelling structure built nearby we feel that the noise levels, vehicle and foot traffic will significantly increase as a result ultimately damaging the appeal and safety of the neighborhood.

Please keep in mind the neighborhood's concerns when making your decisions and deny this proposed development in our "backyard".

Thank you,

Michael Papp

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW:
Date: Friday, April 09, 2021 2:07:50 PM

From: Mar R Redacted
Sent: Friday, April 9, 2021 1:52 PM
To: devserv <devserv@princegeorge.ca>
Subject:

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.

My comments to the City.....Hello City of Prince George,

I am replying to your request for comment on CP100164 – Bylaw 9156.

I am objecting to this proposal as it is not at all an appropriate land use for this neighbourhood. A few initial thoughts for your consideration:

- The neighbourhood is predominantly single family residential and the proposed 256 unit residential structure is completely out of character with the existing neighbourhood.
- Residents in this area relied in good faith on the existing land use designations of the surrounding area, including that of the subject property, when purchasing their homes. For the City of Prince George (City) to arbitrarily and on an ad hoc basis so significantly contemplate this proposal is a betrayal of trust to the existing residents.
- The existing designation of the subject property can be supported but the City should also contemplate extending the existing green belts on Tyner and Ospika over the subject property.
- Traffic is already difficult on Tyner. A lighted controlled intersection is badly needed now at Baker and Tyner. A 256 unit residential development will exacerbate the heavy peak traffic that we now experience on Tyner. Access off either Tyner or Ospika onto the subject property will be hazardous given the large number of vehicles that would be entering and existing a 256 unit residential development from a divided highway.
- Any development of the subject property should be limited to a maximum of 2 stories in height in keeping with the existing neighbourhood character and development.
- Even though the subject property is adjacent to a bus route, a 256 unit residential development will need to allow for parking for 256 vehicles and additional guest parking of at least ½ of that number or parking for at least 375 vehicles. Having a huge parking lot over the subject property is also not in keeping with the existing neighbourhood character and development
- The property consists of clay with steep slopes in some places and tree cover which would not be conducive to such a large development.
- The property is also a wild life corridor. We have lots of bears and moose in this neighbourhood.
- If there is an actual demand for more student housing it would be logical to locate a facility at the University so that the students can walk to class instead of the proposed subject site which will generate excessive vehicular traffic.
- I understand that the subject property is owned by the City and accordingly the sale of the property needs to be completely transparent. The City should immediately make available to all residents the purchase agreement for the sale of the property to the proponent. It is assumed that the sale is contingent upon the successful up zoning of the property. This clearly puts the City at a conflict and to arbitrarily up zone the property to generate a higher value and

corresponding revenue return to the City would be unethical and completely inappropriate. Arbitrarily up zoning this property to also help pay for cost overages on other recent City projects would not be appropriate.

Thank you for the opportunity to comment. I look forward to the City doing the right thing and defeating this proposal.

Sincerely

Marlene Rossel and Mark Kennedy

7708 Marionopolis place

Prince George B.C. V2N 3L5

Mark & Julie Shrimpton
3622 Parkview Crescent
Prince George, BC V2N 0E7

April 11, 2021

City of Prince George
Development Services Division
1100 Patricia Blvd
Prince George, BC V2L 3V9

Subject: COMMENT - 4500 Ospika Blvd Proposed Development of 256 Unit Apartment Requiring Amendment of Official Community Plan and Re-zoning

We recently became aware of a proposed development of a 256 unit apartment to be located at 4500 Ospika Blvd. This development is not currently permitted under either the Official Community Plan or the subject property zoning. After reading information provided by the City on this proposed development, we remain concerned that an appropriate rationale for this housing has not been provided.

Housing Need – The City of Prince George Housing Need and Demand Study (June 2014) is based on data from 2001 – 2011. Is this what was considered in the proposed development? Has there been a current analysis performed to establish need for this housing, both now and future forecasting?

Location – While the Official Community Plan is not meant to be static, we believe that amendments should not be made without full public consultation and careful consideration. Re-zoning of the subject property will have very real consequences. We expect the City to provide information on why this subject property was chosen for the apartment.

Density – If need for this housing can be established, a subsequent rationale for the density is necessary. A change from 30 dwellings/ha to 125 dwellings/ha is significant. The information provided to date does not speak to this.

Traffic Impact – We have requested a copy of the Traffic Impact Study conducted for the proposed development through Freedom of Information. This information should be publicly available, particularly to local residents in the S. Ospika Blvd/Tyner Blvd areas. Traffic resultant from development in the University Heights and Parkview subdivisions, and newly constructed apartment buildings adjacent to the commercial centre at Domano Blvd and O'Grady Rd has not been well managed. There is congestion, a lack of connectivity to pedestrian pathways and bus stops, and we are still waiting for bus pull outs to improve safety.

We respectfully request that these comments be considered by City staff, Mayor and Council. The public should have access to information that is current and based on sound analysis. Only then can an informed decision be made on whether or not to support an amendment to the OCP and rezoning to allow for this development, something else, or nothing at all.

Sincerely yours,

Redacted



Mark and Julie Shrimpton

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: CP100164 and RZ100678
Date: Thursday, April 15, 2021 4:23:30 PM

From: Matthew Woodbeck Redacted
Sent: Thursday, April 15, 2021 4:23 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100164 and RZ100678

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.

I am in full support of the proposed development by the HUB Collection at 4500 Ospika Blvd. I feel that this project would be a great benefit to Prince George. It would not only create jobs within the community but it would also help to make UNBC and CNC more competitive. The accommodations and amenities offered are unlike anything else available in PG and will, no doubt, be a huge factor in student's decision making process when considering coming to PG. I think that we have nothing to lose and everything to gain from this project!

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: proposed 4500 Ospika Blvd student housing project
Date: Friday, April 09, 2021 4:27:41 PM
Attachments: [image001.png](#)

Kind Regards,



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: Paul RAVELLE Redacted
Sent: Friday, April 9, 2021 3:36 PM
To: devserv <devserv@princegeorge.ca>
Cc: OspikaAndTyner@shaw.ca
Subject: proposed 4500 Ospika Blvd student housing project

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.

In regards to the proposed student housing project by The Hub Collection at 4500 Ospika Blvd, and the bylaw amendments to change the land use designation from RM1 to RM5.

1. Does this type of development fit in with the current land use characteristics of the neighbour? The area of Charella Gardens, and more recently University Heights, are dominantly residential, single family dwellings. To put a 4 storey, high density development at the proposed location would detract from the existing character of the neighbourhood. Utilizing the existing RM1 designation which would allow a density of 22 unit/ha, through say a townhouse development, would achieve the infill goals of the OCP with a reduced visual impact versus the more predominate 4 storey structure proposed.
2. Traffic. What will the impact of a 256 unit building have on traffic flow within the area? While not all students that would rent at the facility have and use a car, I imagine there'd be enough that it could contribute to additional congestion along either Tyner or Ospika during certain times of the day or evening. And what sort of parking will be provided for the site? An above ground parking lot may contribute to run off problems during a large rain storm, or during spring snow melt, which the existing storm system may or may not be able to handle. Add on the fact that there is an addition to the University Heights subdivision currently underway, with what appears to be a roadway out to Ospika, and the potential for traffic congestion multiples.
3. Transit. Can bus service and capacity on the current routes on the area handle the additional needs of students for UNBC and CNC who may need public transit to get around?
4. Site considerations. Can the slope of the ravine / gully on the east side of the proposed

development be stabilized enough to prevent or mitigate any potential problem that might occur on either the building, or the surrounding area at a future date?
Thanks for the opportunity to provide input on this issue.

Sincerely,

Paul Ravelle
4386 Foster Road
Prince George, BC
V2N 5H9

Redacted

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Request For Comment CP100164 – Bylaw No. 9156
Date: Friday, April 09, 2021 9:33:15 AM
Attachments: [image001.png](#)

Kind Regards,



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: Richard Houg Redacted
Sent: Friday, April 9, 2021 9:26 AM
To: devserv <devserv@princegeorge.ca>
Subject: Request For Comment CP100164 – Bylaw No. 9156

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.

Hello City of Prince George,

I am replying to your request for comment on CP100164 – Bylaw 9156.

My name is Richard Hough and I am a home owner at 2933 Sullivan Crescent.

I am objecting to this proposal as it is not at all an appropriate land use for this neighbourhood. A few initial thoughts for your consideration:

- The neighbourhood is predominantly single family residential and the proposed 256 unit residential structure is completely out of character with the existing neighbourhood.
- Residents in this area relied in good faith on the existing land use designations of the surrounding area, including that of the subject property, when purchasing their homes. For the City of Prince George (City) to arbitrarily and on an ad hoc basis so significantly contemplate this proposal is a betrayal of trust to the existing residents.
- The existing designation of the subject property can be supported but the City should also contemplate extending the existing green belts on

Tyner and Ospika over the subject property.

- Traffic is already difficult on Tyner. A lighted controlled intersection is badly needed now at Baker and Tyner. A 256 unit residential development will exacerbate the heavy peak traffic that we now experience on Tyner. Access off either Tyner or Ospika onto the subject property will be hazardous given the large number of vehicles that would be entering and existing a 256 unit residential development from a divided highway.
- Any development of the subject property should be limited to a maximum of 2 stories in height in keeping with the existing neighbourhood character and development.
- Even though the subject property is adjacent to a bus route, a 256 unit residential development will need to allow for parking for 256 vehicles and additional guest parking of at least ½ of that number or parking for at least 375 vehicles. Having a huge parking lot over the subject property is also not in keeping with the existing neighbourhood character and development
- The property consists of clay with steep slopes in some places and tree cover which would not be conducive to such a large development.
- The property is also a wild life corridor. We have lots of bears and moose in this neighbourhood.
- If there is an actual demand for more student housing it would be logical to locate a facility at the University so that the students can walk to class instead of the proposed subject site which will generate excessive vehicular traffic.
- I understand that the subject property is owned by the City and accordingly the sale of the property needs to be completely transparent. The City should immediately make available to all residents the purchase agreement for the sale of the property to the proponent. It is assumed that the sale is contingent upon the successful up zoning of the property. This clearly puts the City at a conflict and to arbitrarily up zone the property to generate a higher value and corresponding revenue return to the City would be unethical and completely inappropriate. Arbitrarily up zoning this property to also help pay for cost overages on other recent City projects would not be appropriate.

Thank you for the opportunity to comment. I look forward to the City doing the right thing and defeating this proposal.

Richard Hough

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: Cp100164&Rz100678
Date: Wednesday, May 05, 2021 2:57:31 PM

-----Original Message-----

From: Rhiley Milkovich Redacted
Sent: Wednesday, May 5, 2021 2:42 PM
To: devserv <devserv@princegeorge.ca>
Subject: Cp100164&Rz100678

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.

I'm in support of the project I'm a long time resident of Prince George and I believe it will be a valuable asset to the community

Sent from my iPhone

From: [devserv](#)
To: [Nitz, Melissa](#); [Fraser, Nicole](#); [Deveau, Tristin](#)
Subject: FW: Written Submissions regarding bylaw # 9156
Date: Friday, March 19, 2021 8:48:23 AM
Attachments: [image001.png](#)

Kind Regards,



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: Dalton Goudy Redacted
Sent: Thursday, March 18, 2021 5:16 PM
To: devserv <devserv@princegeorge.ca>
Subject: Written Submissions regarding bylaw # 9156

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.

To whom it may concern:

Owning a house on Sullivan crescent I believe myself and my partner would be one of the most effected groups by this proposed building. When contemplating buying this house the large amounts of green spaces around the area were a huge positive and draw to this neighbourhood for us Having what is essentially right outside our backyard fence turned into a large construction site, and later an apartment complex is a big concern for us. There is not only the noise pollution regarding the construction site but also the increase in population density in our immediate area. The value of our house decreasing with the large loss of green space is also a concern as the appeal and aesthetic of the neighbourhood will drastically change in our opinions.

Thank you for listening to our concerns,

Sam and Dalton

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: CP100164-Bylaw No. 9156
Date: Friday, March 19, 2021 3:22:01 PM
Attachments: [image001.png](#)

Kind Regards,



Lorriann Thompson

Development Services Representative
Planning and Development
1100 Patricia Blvd, Prince George, BC Canada V2L 3V9
P: 250.561.7611
E: Lorriann.Thompson@princegeorge.ca

From: Wendy Framst Redacted
Sent: Friday, March 19, 2021 1:37 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100164-Bylaw No. 9156

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.

Thank you for the notice regarding a proposed amendment to the OCP to facilitate a 256-unit apartment complex at 4500 Ospika Boulevard. I do not support this requested zoning change.

My family and I have lived on Sullivan Crescent for over 24 years. The reason we chose this location is because it is a quiet neighborhood. I have concerns about increased traffic, increased foot traffic, increased noise and decrease in property value.

Regards,
Wendy Framst

From: [devserv](#)
To: [Nitz, Melissa](#)
Subject: FW: CP100164 and RZ100678
Date: Wednesday, May 05, 2021 2:57:13 PM

From: Breanna Milkovich Redacted
Sent: Wednesday, May 5, 2021 2:46 PM
To: devserv <devserv@princegeorge.ca>
Subject: CP100164 and RZ100678

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.

Im a long time resident of Prince George and I support the proposed development by The HUB Collection at 4500 Ospika Boulevard. This will bring people & students alike to Prince George as it's so appealing. The are has sat vacant for so long. I couldn't think of a better development for PG and that area.

Breanna Smith

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

April 8, 2021

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT
BYLAW NO. 9156, 2020

**SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB
COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT
COMPLEX**

PLEASE FIND ATTACHED 20 COMMENTS FOR YOUR REVIEW AND CONSIDERATION,
AS PER THE ABOVE REQUEST.

THANK YOU.

RECEIVED

APR 08 2021 *je*

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

COMMENT:

As a resident of the area surrounding the proposed site (as noted above), **please accept this statement as confirmation that I AM NOT IN SUPPORT of the proposed development of a 256-unit apartment complex** for student housing and personal apartments with each unit featuring a minimum of 300 sq. feet (motel size room) including a kitchenette and private bathroom, and offering optional extras like housekeeping services. In addition, this complex includes 12,000 sq. feet of amenity space, lounges on each floor, a gym, social areas, coffee bar, and more. This facility will host on-site social events where the resident's friends come to them.

The residents in the surrounding subdivisions purchased their lots and constructed their custom homes based on the fact that they would be residing in a residential single-family neighbourhood and not a commercial district. While the above development proposal is interesting, it would be better suited in the business district of downtown or along Highway 16 where rezoning would not be required and where there is already adequate support in terms of fire protection, policing, and community amenities.

Thank you for accepting the above comment for your review and consideration.

Date: MARCH 30 / 2021

Name(s): WILLIAM ARNOTT

Redacted

Signature(s): [Signature]

Address: 3524 PARKVIEW CRE

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

COMMENT:


As a resident of the area surrounding the proposed site (as noted above), **please accept this statement as confirmation that I AM NOT IN SUPPORT of the proposed development of a 256-unit apartment complex** for student housing and personal apartments with each unit featuring a minimum of 300 sq. feet (motel size room) including a kitchenette and private bathroom, and offering optional extras like housekeeping services. In addition, this complex includes 12,000 sq. feet of amenity space, lounges on each floor, a gym, social areas, coffee bar, and more. This facility will host on-site social events where the resident's friends come to them.

The residents in the surrounding subdivisions purchased their lots and constructed their custom homes based on the fact that they would be residing in a residential single-family neighbourhood and not a commercial district. While the above development proposal is interesting, it would be better suited in the business district of downtown or along Highway 16 where rezoning would not be required and where there is already adequate support in terms of fire protection, policing, and community amenities.

Thank you for accepting the above comment for your review and consideration.

Date: MAR 30 / 21

Name(s): MICHAEL BASHAM

Signature(s): 

Address: 3576 PARKVIEW CRESC.

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

COMMENT:

As a resident of the area surrounding the proposed site (as noted above), **please accept this statement as confirmation that I AM NOT IN SUPPORT of the proposed development of a 256-unit apartment complex** for student housing and personal apartments with each unit featuring a minimum of 300 sq. feet (motel size room) including a kitchenette and private bathroom, and offering optional extras like housekeeping services. In addition, this complex includes 12,000 sq. feet of amenity space, lounges on each floor, a gym, social areas, coffee bar, and more. This facility will host on-site social events where the resident's friends come to them.

The residents in the surrounding subdivisions purchased their lots and constructed their custom homes based on the fact that they would be residing in a residential single-family neighbourhood and not a commercial district. While the above development proposal is interesting, it would be better suited in the business district of downtown or along Highway 16 where rezoning would not be required and where there is already adequate support in terms of fire protection, policing, and community amenities.

Thank you for accepting the above comment for your review and consideration.

Date: March 31/2021

Name(s): Diane Blodreau

Signature(s): 

Address: 3472 Parkview Cres PG BC V2N0E7

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

COMMENT:

As a resident of the area surrounding the proposed site (as noted above), **please accept this statement as confirmation that I AM NOT IN SUPPORT of the proposed development of a 256-unit apartment complex** for student housing and personal apartments with each unit featuring a minimum of 300 sq. feet (motel size room) including a kitchenette and private bathroom, and offering optional extras like housekeeping services. In addition, this complex includes 12,000 sq. feet of amenity space, lounges on each floor, a gym, social areas, coffee bar, and more. This facility will host on-site social events where the resident's friends come to them.

The residents in the surrounding subdivisions purchased their lots and constructed their custom homes based on the fact that they would be residing in a residential single-family neighbourhood and not a commercial district. While the above development proposal is interesting, it would be better suited in the business district of downtown or along Highway 16 where rezoning would not be required and where there is already adequate support in terms of fire protection, policing, and community amenities.

Thank you for accepting the above comment for your review and consideration.

Date: April 7/21

Name(s): ALEX CASTLE

Redacted

Signature(s): [Redacted]

Address: 3557 PARKVIEW CRESCENT.

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

COMMENT:

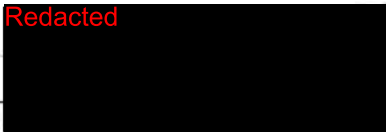
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Thank you for accepting the above comment for your review and consideration.

Date: April 6, 2021

Name(s): Linda Castley

Signature(s): 

Address: 3557 Parkview Cres.

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

COMMENT:

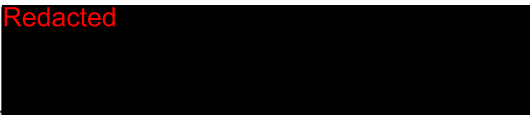
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Thank you for accepting the above comment for your review and consideration.

Date: March 29/2021

Name(s): ANNA CHACINSKA

Signature(s): 

Address: 307 PARKVIEW CRES.

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

COMMENT:

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Thank you for accepting the above comment for your review and consideration.

Date: March 29 2021

Name(s): Judy Hickey

Signature(s): 

Address: 3475 Parkview Ave PG

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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Thank you for accepting the above comment for your review and consideration.

Date: March 29, 2020

Name(s): Mike Hickey

Redacted

Signature(s): [Redacted]

Address: 3475 Parkview Cres

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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Thank you for accepting the above comment for your review and consideration.

Date: APR. 06, 2021

Name(s): M. Seftrees

Signature(s): 

Address: 3437 Yorkview Cres., PG, BC V2N 6E7

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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Thank you for accepting the above comment for your review and consideration.

Date: 6 APR 2021

Name(s): SUNEWA IQBAL

Redacted

Signature(s): _____

Address: 3439 PARKVIEW CR. PRINCE GEORGE BC V2N0E7

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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Thank you for accepting the above comment for your review and consideration.

Date:

29 Mar 2021

Name(s):

Steven James

Redacted

Signature(s):

Address:

3579 Portview Cres

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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Thank you for accepting the above comment for your review and consideration.

Date: March 29, 2021

Name(s): Xiaoyu Jia

Signature(s): 

Address: 3521 Parkview Cres

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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Thank you for accepting the above comment for your review and consideration.

Date: March 31st, 2021

Name(s): Ammy Kaul

Redacted

Signature(s): [Redacted]

Address: 3356 Parkview Crescent

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

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Thank you for accepting the above comment for your review and consideration.

Date: April 7, 2021

Name(s): Georgette Kerswell

Signature(s): Redacted

Address: 3163 Vista Rise Rd
P.G. B.C.

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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Thank you for accepting the above comment for your review and consideration.

Date: March 29/2021

Name(s): MARIUSZ KUDRYK

Signature(s): 

Address: 3637 Parkview Cres.

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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Thank you for accepting the above comment for your review and consideration.

Date: Rishi Patel / March 31, 2021

Name(s): Rishi Patel

Signature(s): 

Address: 3356 Parkview Crescent.

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

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Thank you for accepting the above comment for your review and consideration.

Date: MARCH 29 / 2021

Name(s): CHRISTINE PLUMRIDGE

Redacted

Signature(s): [Redacted]

Address: 3417 PARKVIEW CRES, PRINCE GEORGE, BC

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

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Thank you for accepting the above comment for your review and consideration.

Date: MAR 29 2021

Name(s): VICTOR PLUMRIDGE

Redacted

Signature(s): [Redacted]

Address: 3417 PARKVIEW CRESC PRINCE GEORGE BC

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

SUBJECT PROPERTY – 4500 OSPIKA BOULEVARD – THE HUB COLLECTION - DEVELOPMENT OF A 256-UNIT APARTMENT COMPLEX

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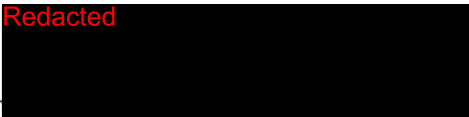
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Thank you for accepting the above comment for your review and consideration.

Date: 29 March 2021

Name(s): D. Pusch

Signature(s): 

Address: 4970 PARKSIDE DRIVE

City of Prince George

Attn: Development Services Division

1100 Patricia Blvd

Prince George, BC V2L 3V9

RE: REQUEST FOR COMMENT

OFFICIAL COMMUNITY PLAN BYLAW NO. 8383, 2011 AMENDMENT BYLAW NO. 9156, 2020

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Thank you for accepting the above comment for your review and consideration.

Date: MARCH 30 / 21

Name(s): BREND SALTON

Redacted

Signature(s): [Redacted]

Address: 3472 PARKVIEW CRESC.