

Subject: FW: Public Hearing - 4500 Ospika Boulevard -
Importance: High

From: Richard Hough Redacted
Sent: Sunday, May 30, 2021 4:57 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Public Hearing - 4500 Ospika Boulevard -

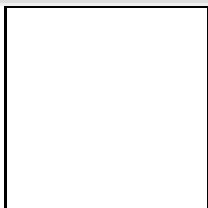
Dear City Clerk. I am writing to object to the proposed development proposal at the corner of Tyner and Ospika (4500 Ospika Boulevard). Please include this objection in the Public Hearing to be held Monday night, May 31, 2021.p

I have incorporated / attached my previous comments into this email. Perhaps someone at the City would be kind enough to actually respond and address the concerns and requests that I have raised. If not, then please provide the requested information as a Freedom of Information request.

To summarize my earlier attached comments, this is an incredibly poor land use decision to so dramatically increase the density of this property. This proposal is contrary to the existing land use designations. This proposal and the process is morally and ethically wrong!. Corrupt comes to mind! For the City to enter into a direct sale agreement to sell this property for significantly less than the assessed value subject to the City approving an up zoning the property is just so wrong! I also understand that the property has never been publicly offered for sale to the public for its current approved uses. Up zoning the property will increase the value of the property even more.for the proponents who will get a windfall at the City's expense. Expectations from the existing neighbourhood is that the property would be developed as per the existing zoning designation. Arbitrarily redesignating the property for a 256 unit development with no proper land use planning and community involvement is wrong. My earlier comments to the City follow:

Request For Comment CP100164 – Bylaw No. 9156

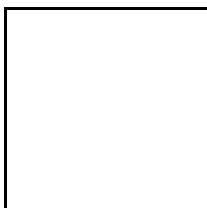
Inbox



Richard Hough Redacted

Fri, A

to devserv



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.

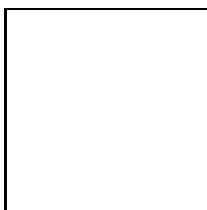
Thank you for the opportunity to comment. I look forward to the City doing the right thing and defeating this proposal.

Richard Hough

Richard Hough Redacted

Sun, May

to devserv



Hello City of Prince George,

I am following up on my attached email to you of April 9, 2021 on your proposed 256 unit residential development on the corner of Tyner or Ospika. I have not as yet received a reply to my email and I would appreciate it if you would respond and address my comments, my concerns.

I have recently heard that the City has in fact entered into a sale agreement for the sale of the property that is "contingent" upon the City up zoning the property to allow for the development of a 256 unit building. Would you please confirm that this is correct.

I have also recently heard that the City has agreed to sell the property for \$500,000. Would you confirm that this is correct.

I understand that the Assessed value for the property as zoned is \$758,000 which is significantly higher than \$500,000 sale agreement price. Up zoning the property to allow for a 256 unit residential development would obviously dramatically increase the value of the property beyond these amounts. Would you please provide a copy of the terms of reference used to value the property, a copy of the fee appraisal commissioned for the property and the City policy for determining the valuation of properties to be sold in fee simple.

And would please advise if this property has been publicly offered for sale as per its current zoning designation and if so when was it offered.

Thank you.

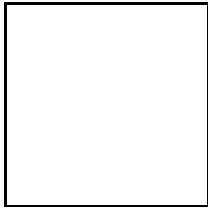
Richard Hough

Richard Hough

Redacted

Fri, May 21, 1:06 PM

to devserv



Hello City of Prince George,

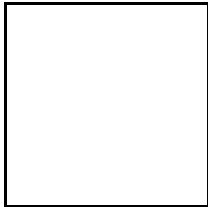
I am following up on my email to you of April 9, 2021 (attached) and my email to you of May 16, 2021 (attached). I have as yet to receive a reply to my emails, a response to the specific concerns that I have raised. When can I expect the courtesy of a reply addressing my specific concerns?

And the City response:

Melissa.Nitz@princegeorge.ca

Wed, May 26, 8:37 AM

to me



Hi Richard,

My apologies on the delay, as indicated in the email dated March 19, 2021 the information in relation to the sales contract, land sale agreements and assessment information will need to be requested through a Freedom of Information request with the City of Prince George. See weblink below for requesting a freedom of information

[Freedom of Information Request - Prince George](#)

Thank you for your time.