
Subject: Public Hearing Bylaw No 9157, 2020

From: Jana Korum Redacted
Sent: Monday, May 31, 2021 12:16 PM
To: mayorandcouncil <mayorandcouncil@princegeorge.ca>; cityclerk <cityclerk@princegeorge.ca>; devserv <devserv@princegeorge.ca>
Subject: Public Hearing Bylaw No 9157, 2020

To: Whom It May Concern

Re: Public Hearing Regarding Bylaw No 9157, 2020
The Hub Collection Ltd
4500 Ospika Blvd,

Dear Sir/Madam:

As a resident of the City of Prince George I would like to voice my concern against the above mentioned project for a number of reasons:

- 1) Through the media I have learnt that based on an information request that the City has entered into a sales agreement for the sale of the said property based on the re-zoning of the property. The property is being sold for less than the assessed value and without any public engagement or being offered to purchase by the general public.
- 2) The neighborhood is predominantly single family residential and the proposed multi unit dwelling is completely out of character for the exiting neighborhood.
- 3) Many individuals purchased their properties based on the current zoning and are now being asked to accept a change as the City has decided it is best for the area.
- 4) Traffic in the area is also a major concern. Adding 256 more residents along with continuous developments currently happening and further proposed for the area in the west area of the city will most definitely bring more vehicles into the area. Ogrady at Domano is already busy enough and is a traffic nightmare for individuals trying to get out of the Save On Foods parking lot. Roads and sidewalks are deteriorating rapidly in the area. If there is a major accident on Peden Hill it doesn't take long for Tyner, Domano and the highway to get totally backed up.
- 5) The height of the buildings should be no more then two stories to stay in form with the rest of the buildings in the area.
- 6) This is a well known wildlife corridor for bear, deer, moose, and coyotes. The City continues to develop green belts etc, pushing wildlife out which results in many more wildlife conflicts with humans and the wildlife paying with their life's.
- 7) Is there truly a demand for student housing in the City? Residents are offered at the University, plenty of apartments in proximity of both the University and CNC. And the new building by the library is now open and accepting applications for residents.

More thought needs to be put into the planning of green belts etc.,

Please to not pass the final reading of this project.

Thank you.

Jana Korum

Redacted

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