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June 6, 2021

Our File: 32152

City of Prince George  
1100 Patricia Boulevard  
Prince George BC V2L 3V9

Attention: Kali Holahan, Planner – Planning and Development Services

Re: Development Permit Rational - Submission  
Subject Property: Lot 1, District Lot 2424/Lot2, District Lot 2424, Plan 33278

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EDS Group Inc. (EDS) has been retained by KIDD Real Estate Holdings Ltd. to proceed with a Rezoning and OCP amendment application for the subject property identified above. Below is a general description of the proposed project, as well as a summary of the public engagement we have conducted to date.

#### Site Background

The subject property consists of two lots Lot 1 is 2.67 ha and Lot 2 is 4.03 ha in size and are located within the municipal boundaries of the City of Prince George and in the Hart District. The subject area is currently designated as Neighbourhood Residential Future Land Use in the *City of Prince George Official Community Plan Bylaw No, 8383, 2021* (OCP). Currently Lot 1 is zoned as AR3m: Rural Residential and Lot 2 is zoned as RS1m: Suburban Residential in the *City of Prince George Bylaw No. 7850, 2007*. The subject area is presently vacant and generally cleared of all trees. The subject area is surrounded by a blend of residential zones including Rural Residential (AR3m), Single Residential (RS2m) and Multiple Residential (RT).

#### Description of Project – Design/Rezoning Rational

This property presents an ideal opportunity for infill development. The Landowner would like to redesignate the land use of the site from Neighbourhood: Residential to Neighbourhood: Corridor to facilitate the development of up to three apartment buildings on the subject property in a phased development approach. This would also trigger a rezoning of the area from AR3: Rural Residential and RS1: Suburban Residential to RM3: Multiple Residential.

One of the key outcomes of this project is to provide new attainable rental units within the Hart District of Prince George to address current lack of rental housing opportunities within this area of the City. We recognize the location of the site does not offer the typical surroundings of an apartment development, not being in a major corridor setting, though the unique placement of this project could be considered a pilot project for a new type of housing that partners higher density development within a park setting. As seen in the proposed site plan drawings, the density of development on this site is extremely low, having very generous park space surrounding the buildings and a very large portion of the site that will be filled with publicly accessible open space.

This development is proposed to be fully accessible, allowing for ageing in place and also providing safe, comfortable and accessible home options for people with limited mobility. At the

same time, the proposed housing product and site amenities are very suitable for all ages including young families with children. Some of the proposed design features to make the site and buildings 'accessible' include:

- proposed elevators for buildings, providing ease of access to the second and third floor of each building;
- parking areas immediately adjacent to buildings, having short distances between cars and homes. A priority will be developed for elderly residents to have parking closest to building entrances. Due to groundwater limitations, underground parking is not a feasible option for this development;
- high contrast paint, and glow in the dark paint used on nosing of stairs;
- handrails on both sides of all stairways;
- eliminating high pile carpeting for all interior areas of buildings;
- covered parking stalls in some areas of the site, allowing for weather protected vehicles to eliminate the need to clear snow from cars;
- providing an off-leash dog area within the property, eliminating the need for residents to travel outside their immediate home area to exercise their dogs;
- fully managed site with no maintenance obligations put onto residents;
- accessible recreational activities such as community gardening, walking trails and naturalized areas for nature watching; and
- proposed common areas within the buildings allowing for social gatherings amongst residents.

The proposed site amenities will encourage a strong sense of community for residents of the property and will also be accessible to all residents of Prince George.

The Landowner has significant experience in development projects in Prince George and is excited to bring this much-needed housing option to the community. The proposed buildings will be three storey with elevators and covered parking as to make the development attractive to the ageing population and/or residents with reduce mobility. Each building will have a maximum of 40 units each. The units will offer an average unit size of 1000 sq.ft with 60% being 1 bedroom and 40% being 2 bedroom units.

The proposed density target of 18 units/ha is well below the OCP plan density for a 3-4 storey apartment housing type at 75-135 units/ha which fall under the Residential: Corridor land use designation or the RM3 density targets of 60units/ha. The proposed site coverage of 10% is also below the RM3 allowable site coverage of 55%. The three proposed buildings are situated on the site strategically surrounded by park type amenities for all residents of Prince George to enjoy. Building placement also maximizes setback from adjacent properties as much as possible in order to reduce the visual impact of buildings on nearby homes. The significantly low site coverage and density will provide a large setback buffer from existing residences. The building placement and development of a common park setting will set this development apart from the typical apartment development. The Landowner hopes the new characteristics of this development will provide a new pleasant rental option for residents of the Hart and beyond.



Please contact us at your convenience if you would like to discuss this engagement process any further.

Best Regards,

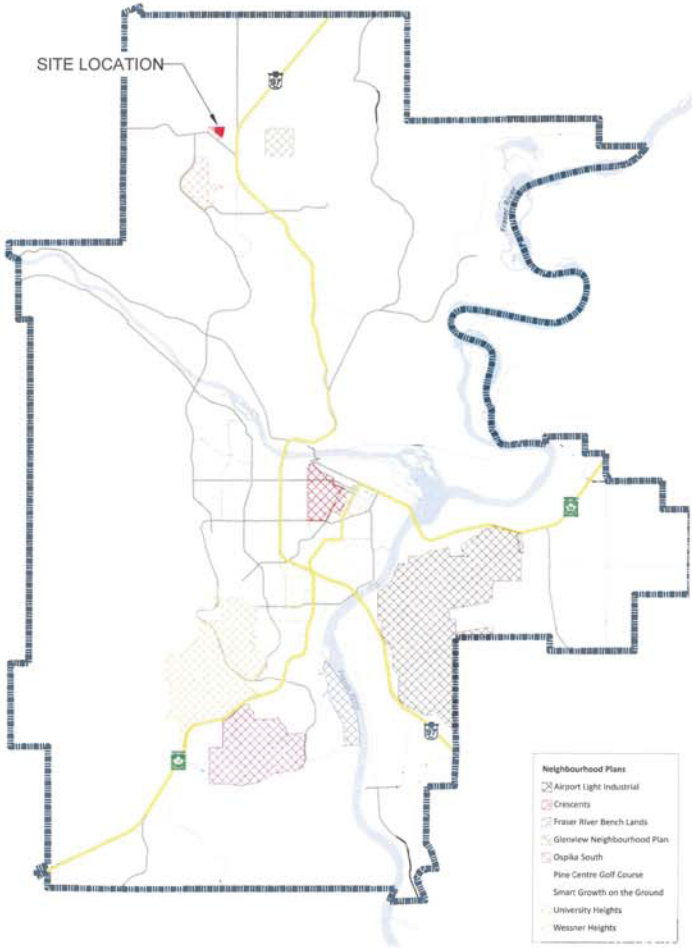


John Buchko, Principal  
EDS Group Inc.  
780.271.1689

cc: Bruce Kidd, Kidd Real Estates Holdings Ltd.

Enclosure:

COPG Development Permit Checklist  
Development Permit Application Form  
Development Plan (A1 and 11x17)  
Landscape Plan (A1 and 11x17)  
Rendered Architectural drawings  
Land Titles



LOCATION PLAN

nuts



AERIAL PHOTO

Scale 1:5000

LIST OF FIGURES

- RZ 01: AERIAL PHOTO AND LOCATION MAP
- RZ 02: EXISTING & PROPOSED OCP AMENDMENT
- RZ 03: EXISTING & PROPOSED ZONING AMENDMENT
- RZ 04: PROPOSED PHASING PLAN

**EDS**  
ENVIRONMENTAL DESIGN SOLUTIONS

EDS Group Inc.  
15 - 51109 RR 271  
Spruce Grove, Alberta  
T7Y 1G7  
Box (780) 271 - 1889

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**LEGEND**

— SITE BOUNDARY

SUBMISSION		
DESCRIPTION	A.S.	J.S.

BY: [Signature] APPVD: 2024.01.11

**SEAL**

**FILE INFORMATION**

RZ\_SPARWOOD\_20232025.49

PROJECT NO. 20122

**APPROVAL**

CITY OF PRINCE GEORGE

DATE: 2023.02

APPRD. QUANTITY

**SCALE**

AS SHOWN

**SPARWOOD LANDING**  
Lot 1, DL 2424, Cariboo District Plan 33278  
Lot 2, DL 2424, Cariboo District Plan 33278

**REZONING & OCP AMENDMENT**  
CITY OF PRINCE GEORGE

FIGURE  
**RZ 01**



**B-6 FUTURE LAND USE - EXISTING**  
City of Prince George Official Community Plan Bylaw No. 8383, 2011

Scale 1:5000



**B-6 FUTURE LAND USE - PROPOSED**  
Neighbourhood Residential to Neighbourhood Corridor

Scale 1:5000

#### OCP AMENDMENT STATISTICS

LEGAL: Lot 1, District Lot 2424, Cariboo District Plan 33278  
PID: 012-008-974  
CIVIC ADDRESS: 8700 Sparwood Rd  
AREA: 2.67 ha (26766.6 m<sup>2</sup>)  
EXISTING LAND USE: Neighbourhood Residential  
PROPOSED ZONING: Neighbourhood Corridor

LEGAL: Lot 2, District Lot 2424, Cariboo District Plan 33278  
PID: 012-009-008  
CIVIC ADDRESS: 4922 Chief Lake Rd  
AREA: 4.03 ha (40325.5 m<sup>2</sup>)  
EXISTING LAND USE: Neighbourhood Residential  
PROPOSED ZONING: Neighbourhood Corridor

**EDS**  
ENVIRONMENTAL DESIGN SOLUTIONS

EDS Group Inc.  
15 - 51109 RR 271  
Spruce Grove, Alberta  
T7V 1G7  
Box (780) 271 - 1669

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**LEGEND**

—	SITE BOUNDARY
---	FUTURE LAND USE - CITY OF PRINCE GEORGE
RESIDENTIAL	OTHER
CORRIDOR	UTILITY
	BUSINESS DISTRICT
	LIGHT INDUSTRIAL

**SUBMISSION**

DESCRIPTION	K.A.	J.R.	DE/SE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**FILE INFORMATION**

FILE NAME: kz\_sparwood\_020205.dwg PROJECT NO: 32155

**APPROVAL**

CITY OF PRINCE GEORGE: \_\_\_\_\_ SEARCH: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ SECURITY: \_\_\_\_\_

**SCALE**

AS SHOWN

**SPARWOOD LANDING**  
Lot 1, DL 2424, Cariboo District Plan 33278  
Lot 2, DL 2424, Cariboo District Plan 33278

**OCP AMENDMENT**  
CITY OF PRINCE GEORGE

FIGURE  
**RZ 02**



EXISTING ZONING City of Prince George Zoning Bylaw No. 7850, 2007

Scale 1:5000



PROPOSED ZONING AMENDMENT

Scale 1:5000

**ZONING AMENDMENT STATISTICS**

LEGAL: Lot 1, District Lot 2424, Cariboo District Plan 33276  
 PID: 012-008-974  
 CIVIC ADDRESS: 8700 Sparwood Rd  
 AREA: 2.67 ha (26766.6 m<sup>2</sup>)  
 EXISTING ZONING: AR3m - Rural Residential  
 PROPOSED ZONING: RM3 - Multiple Residential

LEGAL: Lot 2, District Lot 2424, Cariboo District Plan 33278  
 PID: 012-009-008  
 CIVIC ADDRESS: 4922 Chief Lake Rd  
 AREA: 4.03 ha (40325.5 m<sup>2</sup>)  
 EXISTING ZONING: RS1m - Suburban Residential  
 PROPOSED ZONING: RM3 - Multiple Residential

**EDS**  
 ENVIRONMENTAL DESIGN SOLUTIONS

EDS Group Inc.  
 15 - 51109 RR 271  
 Spruce Grove, Alberta  
 T7Y 1G7  
 Box (780) 271 - 1689

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**LEGEND**

— SITE BOUNDARY

ZONING LAND USE - CITY OF PRINCE GEORGE

RURAL ZONES		BUSINESS AND INDUSTRIAL ZONES	
AF: AGRICULTURE & FORESTRY	RS1: SUBURBAN RESIDENTIAL	M1: LIGHT INDUSTRIAL	RT1: SINGLE RESIDENTIAL
AR3m: RURAL RESIDENTIAL	RS1m: SUBURBAN RESIDENTIAL	M2: GENERAL INDUSTRIAL	RT2: MULTIPLE RESIDENTIAL
RS2: SINGLE RESIDENTIAL	RT1: MULTIPLE RESIDENTIAL	U1: MINOR UTILITIES	RM3: MULTIPLE RESIDENTIAL

**SUBMISSION**

DESCRIPTION	S.S.	J.S.	00:00:00

BY: APP'D: DOLAN/YY



**FILE INFORMATION**

FILE NAME: RZ\_SPARWOOD\_00220200.dwg PROJECT NO: 32152

**APPROVAL**

CITY OF PRINCE GEORGE: 08:00:00  
 APP'D: DOLAN/YY

**SCALE**

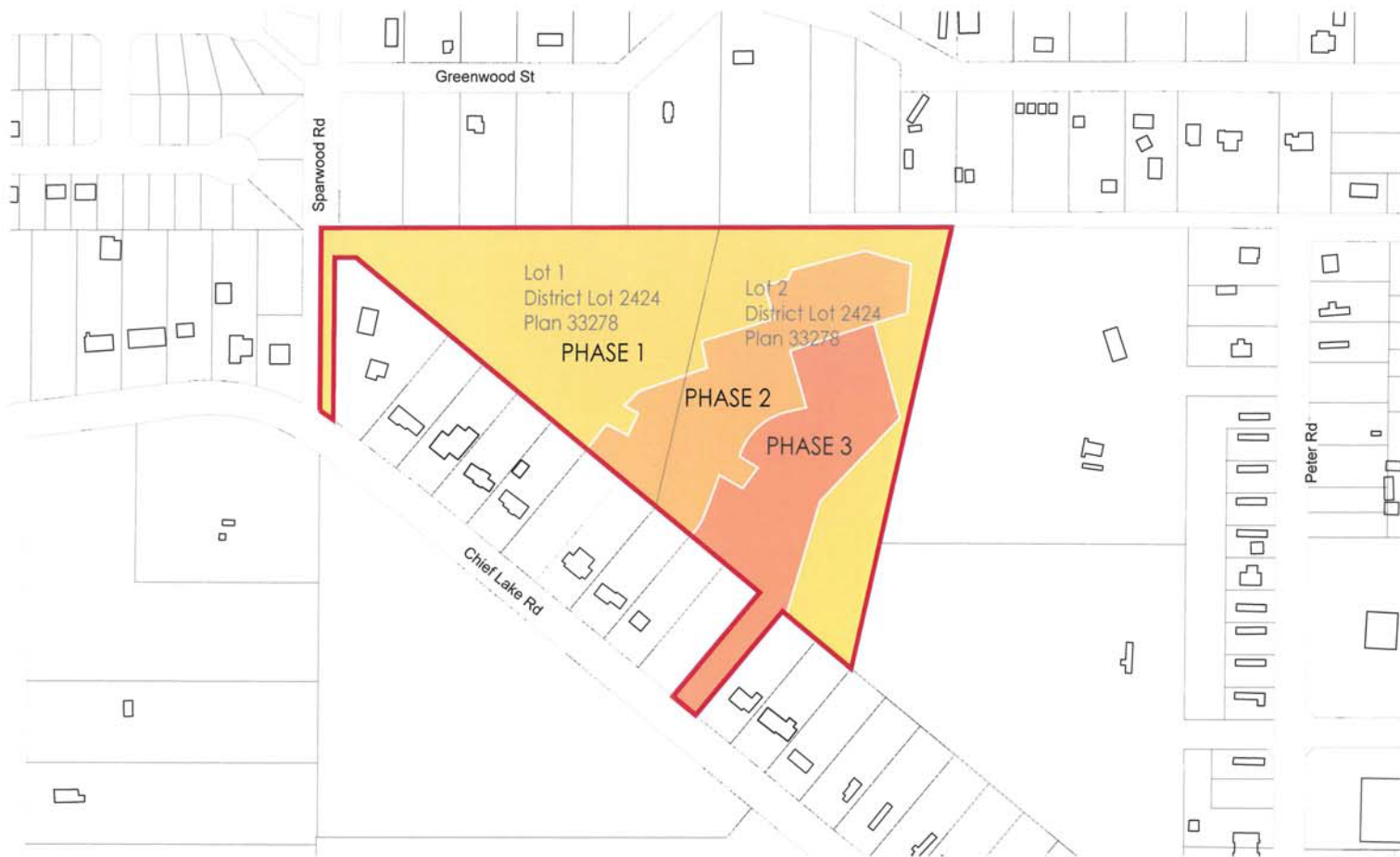
AS SHOWN

**SPARWOOD LANDING**  
 Lot 1, DL 2424, Cariboo District Plan 33276  
 Lot 2, DL 2424, Cariboo District Plan 33278

**REZONING AMENDMENT**  
 CITY OF PRINCE GEORGE

FIGURE  
**RZ 03**





PHASING PLAN

Scale 1:3000

**EDS**  
ENVIRONMENTAL DESIGN SOLUTIONS

EDS Group Inc.  
15 - 51109 RR 271  
Spruce Grove, Alberta  
T7Y 1G7  
Bus: (780) 271 - 1689

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**LEGEND**

— SITE BOUNDARY

**PHASING PLAN**

PHASE 1  
PHASE 2  
PHASE 3

**SUBMISSION**

DESCRIPTION	C.S.	L.S.	DATE

BY: APP'D: DQ/MAR/17

**SEAL**

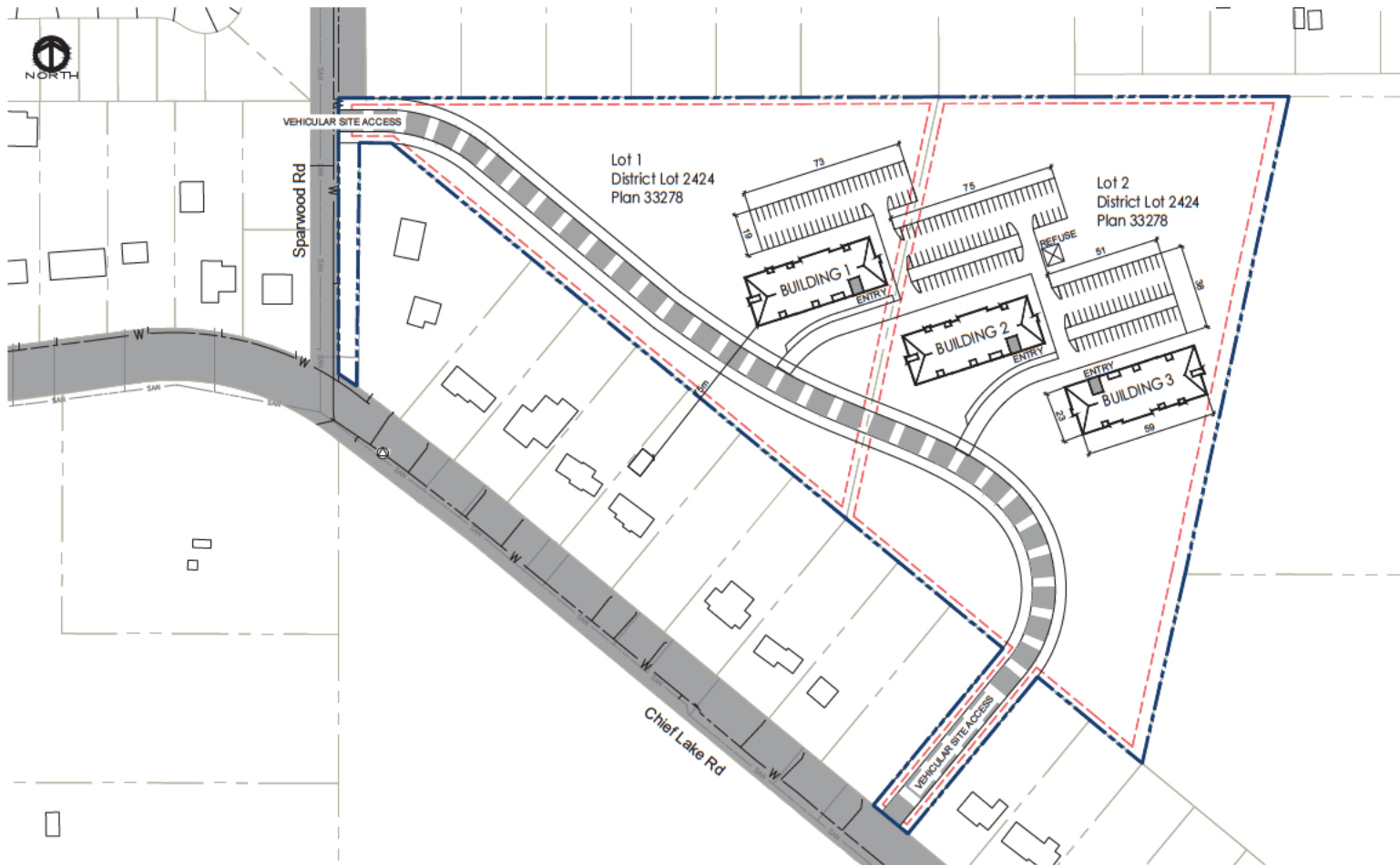
**FILE INFORMATION**

FILE NAME RZ_SPARWOOD_02022016.dwg	PROJECT NO. 32152
<b>APPROVAL</b>	
CITY OF PRINCE GEORGE	DATE ISSUED 02/02/17
APPROVED BY DQ/MAR/17	
<b>SCALE</b>	
AS SHOWN	

**SPARWOOD LANDING**  
Lot 1, DL 2424, Cariboo District Plan 33278  
Lot 2, DL 2424, Cariboo District Plan 33278

**PROPOSED PHASING PLAN**  
CITY OF PRINCE GEORGE

FIGURE  
**RZ 04**



## SITE STATISTICS

**LOT 1, DISTRICT LOT 2424,  
PLAN 33278**  
 proposed zoning: RM3  
 site area: 26,766m<sup>2</sup>  
 site coverage: 5%

**BUILDING 1**  
 total floor area: 1,361m<sup>2</sup>  
 3 story building: 40 units  
 parking requirements: 54 stalls

**LOT 1, CARIBOO DISTRICT,  
LOT 33278**  
 proposed zoning: RM3  
 site area: 40,325m<sup>2</sup>  
 site coverage: 7%

**BUILDING 2**  
 total floor area: 1,361m<sup>2</sup>  
 3 story building: 40 units  
 parking requirements: 54 stalls

**BUILDING 3**  
 total floor area: 1,361m<sup>2</sup>  
 3 story building: 40 units  
 parking requirements: 54 stalls

**EDS**  
 ENVIRONMENTAL DESIGN SOLUTIONS

EDS Group Inc.  
 95 - 21 103 RD 271  
 Spruce Grove, Alberta  
 T7Y 5G7  
 (403) 271 - 9288

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**LEGEND**

- PROPERTY LINE
- - - EXISTING UNDERGROUND WATER MAINS
- - - EXISTING UNDERGROUND SANITARY
- - - EXISTING UNDERGROUND GAS
- - - EXISTING ROADWAY
- - - PROPOSED ROADWAY (10.2m SW OR)
- - - SITE SETBACK (5m)
- - - SITE BOUNDARY

**SEAL**

**FILE INFORMATION**

Sparwood landing\_DP.dwg 20162

**APPROVAL**

CITY OF PRINCE GEORGE 47140 10-1841 Y

**SCALE**

1:100

**SPARWOOD LANDING**

**DEVELOPMENT PLAN**

PRINCE GEORGE SHEET

**L1**





## SITE AREAS

roadway : 5230m<sup>2</sup>  
 parking/driveway: 7719m<sup>2</sup>  
 SWMF: 1710m<sup>2</sup>  
 berm: 5832m<sup>2</sup>  
 amenity: 4131m<sup>2</sup>  
 plant material: 7122m<sup>2</sup>

**EDS**  
 ENVIRONMENTAL DESIGN SOLUTIONS  
 EDS Group Inc.  
 15-11108 98 27-1  
 Spoke Grove, Alberta  
 T7Y 1G7  
 (905) 771-1889

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LEGEND	
	PROPERTY LINE
	EXISTING GROUND WATER MAIN
	EXISTING UNDERGROUND SANITARY
	EXISTING BUILDINGS
	EXISTING ROADWAY
	PROPOSED ROADWAY (0.3m WIDTH)
	SITE SETBACKS
	SITE BOUNDARY
	PROPOSED CONCRETE SIDEWALK
	PROPOSED GRAVEL TRAIL
	PROPOSED LANDSCAPE BERM
	PROPOSED PLANT MATERIAL
	AMENITY AREA
	SITE STORMWATER MANAGEMENT

SEAL

FILE INFORMATION	
Sparwood Lending_LP.dwg	2018
APPROVAL	
CITY OF PRINCE GEORGE	APPR: EDH/MT
SCALE	
1:200	

SPARWOOD LANDING	DEVELOPMENT PLAN LANDSCAPE
PRINCE GEORGE	
SHEET <b>L1</b>	



PRINCE GEORGE, BC  
 MULTIFAMILY DEVELOPMENT  
 SCHEMATIC DESIGN + REZONING

**\_sparwood + chief lake**

**BLUEGREEN**  
 ARCHITECTURE INC

#100-1303 E11 Street,  
 Kelowna, BC V1Y 1T9  
 P: 250.400.3650  
[www.bluegreenarchitects.com](http://www.bluegreenarchitects.com)

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Job Number  
**20.881**

Project  
**SPAREWOOD / CHIEF LAKE**

Sheet Title  
**COVER PAGE - SCHEMATIC DESIGN**

Date 2021 01 19  
 Scale NTS

**A0**









**BLUEGREEN**  
ARCHITECTURE INC

**BLUEGREEN**  
ARCHITECTURE INC

#100-1303 E.L. Street,  
Tulsa, OK 74119  
P: 918.400.3650  
www.bluegreenarchitect.com

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Job Number  
**20.881**

Project  
**SPAREWOOD / CHIEF LAKE**

Sheet Title  
**SCHEMATIC - FORM + CHARACTER**

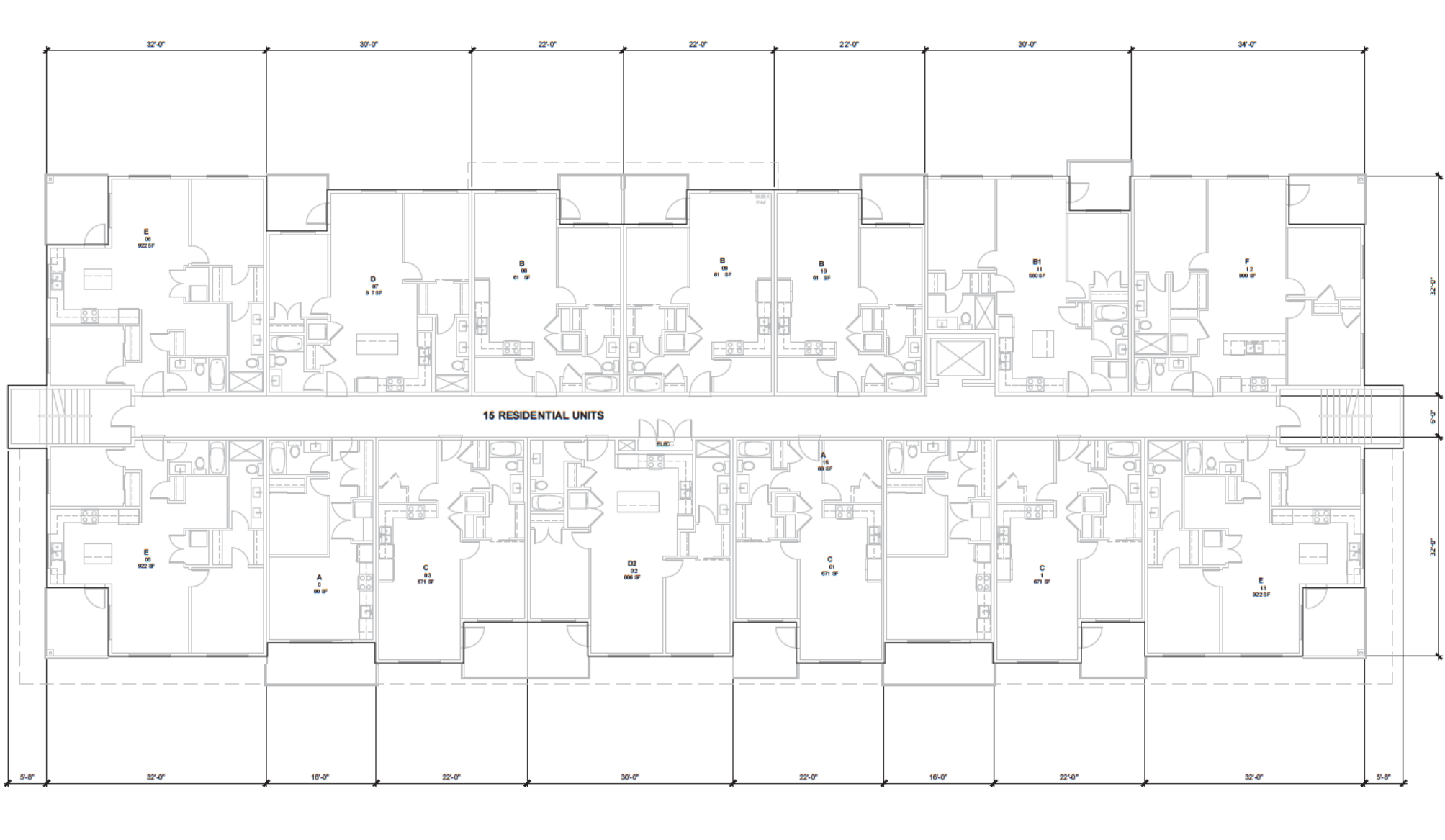
Date 2021 01 19  
Scale NTS

**A4**



# MATERIAL STUDY





**15 RESIDENTIAL UNITS**



June 6, 2021

Our File: 32152

City of Prince George  
1100 Patricia Boulevard  
Prince George BC V2L 3V9

Attention: Kali Holahan, Planner – Planning and Development Services

Re: Community Consultation Summary Report  
Subject Property: Lot 1, District Lot 2424/Lot2, District Lot 2424, Plan 33278

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### Community Consultation

On February 25 and 26, 2021 EDS facilitated a door-to-door hand delivery of a project package to homeowners that included approximately delivery to approximately 320 properties, mostly residential, surrounding the proposed site. A distribution map of the area is included in Appendix A. If residents were home, we engaged in conversation explaining the project. If residents were not home the package was left in mailboxes, placed on front steps or taped to the front door to ensure residents would receive the package. A drop-off record of all deliveries is included in Appendix B. Due to current concerns with COVID-19 and public health orders regarding public gatherings, an open house session was not planned for this engagement program.

The project package included a letter explaining the project in detail with a proposed site plan at full build out and site amenities. More detailed images were enclosed with the letter in the form of a two-page brochure-style project summary, that included:

- overall site rendering showing the general character of the property at full build-out;
- site phasing plan, demonstrating three phases of development that will be completed as market conditions allow;
- architectural renderings of the proposed building structures; and
- an overall site rendering that shows various proposed site amenities, such as trails, a skating rink, fenced off-leash dog park, frisbee golf, community gardens amongst others.

The full project package can be found in Appendix C.

The following summarizes the verbal discussions between our team handing out packages and the various property owners that we met with:

- The Hart District is lacking rental apartment unit product. Several seniors we spoke with felt that they love this District however the only available housing option is single family homes which are a challenge to maintain and live in as they age;
- Chief Lake Road is a very busy corridor and does not include sidewalks. Having on-site walking trails is a great feature as it reduces the temptation of apartment residents to walk along Chief Lake Road;
- The Hart seems to get a lot more snow than other areas of Prince George. It would be great if some of the parking stalls were covered in order to reduce the need for snow clearing off cars;

- 
- The site is tucked away from homes. With the proposed berming, screen planting and the large setbacks between existing homes the new buildings will not be overly obvious;
  - Numerous residents preferred that the site stay treed and not be cleared or developed as there seems to be wildlife in the area (ie. two moose that often walk through the site). Several individuals were surprised that the land was privately owned and thought it was public or an environmental reserve area; and
  - There was an overall appreciation that notices were hand delivered and had the personal touch of someone to answer questions right away. During the course of the two days to drop off notices, no significant concerns were raised while visiting neighbours.

On the evening of February 25<sup>th</sup>, 2021, EDS received a telephone call from a resident who did not provide his name. This individual was a resident along Chief Lake Road, and his property backs onto this project site. The individual was quite adamant that Chief Lake Road does not have the capacity to accept more traffic and is not a safe environment for pedestrians. This individual suggested that he would be initiating a petition to include all of his neighbours to speak against the project for these two reasons. He was given information on the application process and his ability to provide a letter either to EDS as part of this engagement process, or directly to the City of Prince George.

EDS gave all residents an opportunity to provide feedback either by mailing, emailing, or contacting EDS directly by phone or video conference. All responses of support or concern were to be delivered by March 15, 2021. This gave the residents ample time to provide constructive feedback. Appendix D includes the eleven written submissions that were received by EDS, and they have been packaged in the order which they were received. All individuals were provided a response advising that their submission would be passed on to the City of Prince George as part of the formal application process.

Please contact us at your convenience if you would like to discuss this engagement process any further.

Best Regards,

A handwritten signature in black ink, appearing to read "JB", with a stylized flourish at the end.

John Buchko, Principal  
EDS Group Inc.  
780.271.1689

cc: Bruce Kidd, Kidd Real Estates Holdings Ltd.

# Appendix A

Distribution Map of project package delivery



Map labels include:

- Chief Lake Rd
- Kelly Rd N
- Hart Highway Frontage Rd
- Greenwood St
- Sparwood Rd
- Foothills Blvd
- Fanningo Park
- Knights Cresc
- Woodvalley Dr
- Woodbak Cresc
- Domigala Rd
- Greenwood St
- Killy Rd
- Peter Rd
- Karn Rd
- Esavilla Dr
- Chestnut Dr
- William Rd
- Hillu Rd

# Appendix B

Delivery drop-off record of project package



Project :

Sparrow Landing

Date:

February 26/21

## RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	4898 Chief Lk Rd.	9:55am			✓		MK-
2	9416 Chief Lk Rd.	9:57am			✓		MK
3	4952 Chief Lk Rd.	9:58am				✓	RR
4	4980 Chief Lk Rd.	10:06am	✓				KK
5	5006 Chief Lk Rd.	10:07am			✓		MIC
6	5008 Chief Lk Rd.	10:09am				✓	KJ
7	5044 Chief Lk Rd.	10:11am				✓	MK
8	5062 Chief Lk Rd.	10:14am				✓	RR
9	5090 Chief Lk Rd.	10:19am				✓	KK
10	5118 Chief Lk Rd.	10:20am	✓				MK
11	5202 Chief Lk Rd.	10:22am			✓		MK
12	5296 Chief Lk Rd.	10:24am			✓		KK
13	5324 Chief Lk Rd.	10:25am			✓		KK
14	3146 Sparrow	10:32am				✓	KK
15	8677 Sparrow	10:35am				✓	KK
16	5184 Sparrow Sparrow	10:36am			✓		KK
17	5352 Chief Lk Rd.	10:38am				✓	KK
18	5408 Chief Lk Rd.	10:39am			✓		KK
19	5484 Chief Lk Rd.	10:45am			✓		KK
20							





Project :

Sparwood Landing

Date:

February 26/21 U

## RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	8377 Hart Hwy	8:20 am	✓				KK MK
2	8465 Hart Hwy	8:22 am	✓				KK MK
3	8557 Hart Hwy	8:26 am				✓	KK MK
4	8603 Hart Hwy -	8:29 am			✓		KK MK
5	8691 Hart Hwy	8:30 am	✓				KK MK
6	8669 Hart Hwy	8:35 am			✓		KK MK
7	8647 Hart Hwy	8:40 am			✓		KK MK
8	8703 Killey Road	8:42 am			✓		KK MK
9	8769 Killey Road	8:44 am			✓		KK MK
10	? Killey Road	8:45 am			✓		KK MK
11	8725 <del>Killey</del> Peter Road	8:46 am				✓	KK MK
12	8728 Peter Road	8:48 am			✓		KK MK
13	8686 Peter Road	8:50 am			✓		KK MK
14	8691 Peter Road	8:51 am				✓	KK MK
15	8647 Peter Road	8:53 am			✓		KK MK
16	8632 Peter Road	8:55 am			✓		KK MK
17	8635 Peter Road	8:58 am			✓		KK MK
18	8610 Peter Road	8:59 am				✓	KK MK
19	8599 Peter Road	9:00	✓				KK MK
20	8585 Peter Road	9:01			✓		KK MK



Project :

Sparwood Landing

Date:

Feb 26/21

## RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	8608 Peter Road	9:02am			✓		MK.
2	8571 Peter Road	9:03am	✓				KK
3	8557 Peter Road	9:04am	✓				MK.
4	8520 Peter Road	9:04am	✓				KK
5	8453 Peter Road	9:05am	✓				MK
6	8529 Peter Road	9:06am	✓				MK
7	8515 Peter Road	9:08am	✓				MK
8	8501 Peter Road.	9:09am	✓				ink
9	8487 Peter Road	9:10am	✓				MK.
10	8473 Peter Road	9:11am	✓				KK
11	8431 Peter Road.	9:12am	✓				MK
12	8395 Peter Road.	9:13am	✓				MK.
13	8105 Peter Road.	9:14am	✓				MK.
14	8387 Peter Road	9:16am	✓				KK.
15	8385 Peter Road.	9:16am	✓				MK
16	8339 Peter Road	9:17am				✓	KK
17	8311 Peter Road	9:18am	✓				MK
18	8265 Peter Road	9:19am			✓		MK
19	8263 Peter Road.	9:20am			✓		MK
20	8249 Peter Road	9:21am			✓		MK





Project :

Sparwood Landing

Date:

February 26/21

## RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	8252 Peter Road	9:23am	✓				mk
2	8230 Peter Road	9:23am	✓				LR
3	8208 Peter Road	9:24am	✓				mc
4	8211 Peter Road	9:25am	✓		✓		HR
5	8189 Peter Road	9:26am			✓		MC
6	8157 Peter Road	9:27am			✓		mk
7	<del>813</del> 8135 Peter Road	9:30am			✓		mc
8	4648 Chief Lk Rd	9:31am					mk
9	4565 Chief Lk Rd	9:33am					mk
10	4662 Chief Lk Rd	9:35am					mk
11	4694 Chief Lk Rd	9:36am					mk
12	4700 Chief Lk Rd	9:38am				✓	RR
13	<del>4</del> 4708 Chief Lk Rd	9:39am			✓		RR
14	4705 Chief Lk Rd	9:42am			✓		mk
15	4758 Chief Lk Rd	9:45am			✓		KK
16	4780 Chief Lk Rd	9:46am			✓		mk
17	4798 Chief Lk Rd	9:47am			✓		mk
18	4834 Chief Lk Rd	9:48am			✓		mk
19	4852 Chief Lk Rd	9:49am				✓	mk
20	4870 Chief Lk Rd	9:51am				✓	mk



Project : Sparwood Land  
Date: Feb 26th 2021

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	4195 Knight Cres	9:30	✓				JK
2	4203 Knish cr	9:30	✓				JK
3	4211 Knight Cr	9:34	✓				JK
4	<del>Chestnut 4184</del>	<del>10:15AM</del>	<del>✓</del>				<del>JK</del>
5	4217 Chesnut	10:20a	✓				JK
6	4216 Ches	10:23a	✓				JK
7	4248 Chestnut	10:27a	✓				JK
8	4249 " "	10:30	✓				JK
9	4260 " "	10:33	✓				JK
10	4263 " "	10:35				✓	JK
11	4291 " Chesnut "	10:38	✓				JK
12	4292 Knight Cres	10:40	✓				JK
13							
14							
15							
16							
17							
18							
19							
20							



Project : Sparwood Land

Date: Feb 26<sup>th</sup> 2021

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	4045 Estavilla	9:30	✓				SK
2	4043 "	9:33	✓				SK
3	4042 "	9:35	✓				SK
4	4041 "	9:37	✓				SK
5	4039 "	9:40	✓				SK
6	<del>4040</del> doesn't want mail	9:41	✗				
7	4037 "	9:45	✓				SK
8	4038 "	9:47	✓				SK
9	4036	9:50	✓				SK
10	4035 Estavilla	9:52	✓				SK
11	4033 "	9:53	✓				SK
12	4078 "	9:54	✗			✓	SK
13							
14							
15							
16							
17							
18							
19							
20							





Project : Sparwood Land

Date: Feb 26, 2020

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	Knight 3702	8:30				<input checked="" type="checkbox"/>	SK
2	3752 Knightor	8:32			<input checked="" type="checkbox"/>		SK
3	3774 "	8:34	<input checked="" type="checkbox"/>				SK
4	3800 "	8:35	<input checked="" type="checkbox"/>				SK
5	3802 "	8:37	<input checked="" type="checkbox"/>				SK
6	3803 "	8:39	<input checked="" type="checkbox"/>				SK
7	3808 "	8:41	<input checked="" type="checkbox"/>				SK
8	3825 "	8:42				<input checked="" type="checkbox"/>	SK
9	3860 "	8:45	<input checked="" type="checkbox"/>				SK
10	3847 "	8:47	<input checked="" type="checkbox"/>				SK
11	3842 "	8:50	<input checked="" type="checkbox"/>				SK
12	3869 "	8:51	<input checked="" type="checkbox"/>				SK
13	3894 "	8:53	<input checked="" type="checkbox"/>				SK
14	3869 "	8:54	<input checked="" type="checkbox"/>				SK
15	3894 "	8:56	<input checked="" type="checkbox"/>				SK
16	3906 Knightor	8:57	<input checked="" type="checkbox"/>				SK
17	3921 "	8:59	<input checked="" type="checkbox"/>				SK
18	3918 "	9:00	<input checked="" type="checkbox"/>				SK
19	3943 "	9:01	<input checked="" type="checkbox"/>				SK
20	3940 "	9:02	<input checked="" type="checkbox"/>				SK





Project :

Sparwood Landings

Date:

February 26<sup>th</sup> 2021

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	3945 Knight Cres	9:00 AM	SK				SK
2	3962 "	9:03A	SK				SK
3	3965 Knighton	9:04 AM	SK				SK
4	3975 "	9:07a	✓				SK
5	3977 "	9:09a	✓				SK
6	3989 "	9:13a	✓				SK
7	3996 "	9:14am	✓				SK
8	4001 "	9:16a	✓				SK
9	4008 "	9:19a	✓				SK
10	4016 "	9:22a	✓				SK
11	4014 "	9:23a	✓				SK
12	4042 "	9:24a	✓				SK
13	4064 "	9:26a	✓				SK
14	4086 "	9:28a	✓				SK
15	4118 "	9:28a	✓			✓	SK
16	4107 Knighton	9:29a	✓				SK
17	4142 "	9:30a	✓				SK
18	4160 "	9:31a	✓				SK
19	4129 "	9:35a	✓				SK
20	4184 "	9:40a	✓				SK



Project : Sparwood Landings

Date: Feb 26/21

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	Greenwood 5146	8:20			✓		AK
2	" 5114		✓				AK
3	" 5072					✓	AK
4	" 5030					✓	AK
5	" 4998				✓		AK
6	" 4956		✓				AK
7	" 4374				✓		AK
8	" 4822					✓	AK
9	" 4790		✓				AK
10	" 4758		<del>✓</del>			✓	AK
11	" 4726				✓		AK
12	" 4684				✓		AK
13	" 4652				✓		AK
14	" 4588		✓				AK
15	" 4546					✓	AK
16	" 4484				✓		AK
17	N Kelly Rd 8927				✓		AK
18	N Kelly Rd 8949				✓		AK
19	N Kelly 8971				✓		AK
20	Venta 9003				✓		AK



Project :

Sparwood Landings

Date:

Feb 26/21

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	8 N Keim Rd 8932	9:08 AM				✓	ME
2	8791				✓		ME
3							
4	#						
5	Greenwood 4415	9:16				✓	ME
6	" 4555				✓		ME
7	" 4627 A	9:18			✓		ME
8	" <del>4627 B</del>						
9	4659				✓		ME
10	4681				✓		ME
11	4725					✓	ME
12	4723						ME CONSER
13	4755				✓		ME
14	4797					✓	ME
15	4865				✓		ME
16	4881	9:32	✓				ME
17	4953					✓	ME notes 1+
18	5005					✓	ME CONSER
19	5037				✓		ME
20	5069				✓		ME
	5111	9:44				✓	ME
	5143	9:53				✓	ME





Project :

Spurwood

Date:

25.02.21

## RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	8134 Flamingo	1448				✓	VB.
2	8190 Flamingo	1453	✓				OB.
3	8212 Flamingo	1454				✓	OB.
4	8220 Flamingo	1456			✓		OB.
5	8232 Flamingo	1457				✓	OB.
6	8234 Flamingo	1459			✓		OB.
7	8244 Flamingo	1501	✓				OB.
8	5433 Chief Lake Rd.	1504				✓	OB.
9	8421 Donagala Rd.	1507			✓		OB.
10	8415 Donagala Rd.	1509				✓	OB.
11	8365 Donagala Rd.	1513				✓	OB.
12	8347 Donagala Rd.	1517	✓				OB.
13	8315 Donagala Rd.	1519			✓		OB.
14	8266 Donagala Rd.	1525				✓	OB.
15	8296 Donagala Rd.	1528			✓		OB.
16	8316 Donagala Rd.	1530				✓	OB.
17	8416 Donagala Rd.	1537				✓	OB.
18	8400 Donagala Rd.	1540				✓	OB.
19	8416 Donagala Rd.	1544				✓	OB.
20	4705 Chief Lake Rd.	1549				✓	OB.



Project : Spurwood

Date: 25.02.21

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	8333 Flamingo	1405			✓		OB.
2	8311 Flamingo	1406			✓		OB.
3	8299 Flamingo	1408			✓		OB.
4	8277 Flamingo	1410				✓	OB.
5	8255 Flamingo	1413				✓	OB.
6	8233 Flamingo	1415				✓	OB.
7	8157 Nbatwood	1416				✓	OB.
8	8135 Flamingo	1422			✓		OB.
9	8113 Flamingo	1425				✓	OB.
10	8091 Flamingo	1427				✓	OB.
11	8069 Flamingo	1429				✓	OB.
12	8047 Flamingo	1430				✓	OB.
13	8025 Flamingo	1432		✓			OB.
14	8003 Flamingo	1433			✓		OB.
15	8002 Flamingo	1434				✓	OB.
16	8026 Flamingo	1438				✓	OB.
17	8054 Flamingo	1439				✓	OB.
18	8070 Flamingo	1440				✓	OB.
19	8092 Flamingo	1444				✓	OB.
20	8114 Flamingo	1446					OB.



Project :

sprucewood landing

Date:

26.02.21

## RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	5184 woodvalley dr	1032		✓			AB.
2	5176 woodvalley dr	1034				✓	AB.
3	5168 woodvalley dr	1037		✓			AB.
4	5160 woodvalley dr	1039		✓			AB.
5	5152 woodvalley dr	1040				✓	AB.
6	5144 woodvalley dr	1042				✓	AB.
7	5136 woodvalley dr.	1043				✓	AB.
8	5128 woodvalley dr.	1045		✓			AB.
9	5222 gable pl.	1048		✓			AB.
10	5230 gable pl.	1049		✓			AB.
11	5244 gable pl.	1049		✓			AB.
12	5256 gable pl.	1050				✓	AB.
13	5251 gable pl.	1051				✓	AB.
14	5245 gable pl.	1053				✓	AB.
15	5237 gable pl.	1055				✓	AB.
16	5225 gable pl.	1056		✓			AB.
17	5228 woodvalley Dr.	1058				✓	AB.
18	5240 woodvalley Dr.	1100				✓	AB.
19	5262 woodvalley Dr.	1101		✓			AB.
20	5281 woodvalley dr.	1102		✓			AB.





Project : spanwood

Date: 26.02.21

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	5283 woodstock court	0906				✓	OB.
2	5265 woodstock court	0908		✓			OB.
3	5231 woodstock court	0910		✓			OB.
4	5217 woodstock court	0911		✓			OB.
5	5195 woodstock court	0912		✓			OB.
6	5179 woodstock court	0913		✓			OB.
7	5186 woodstock court	0914		✓			OB.
8	5200 woodstock court	0916		✓			OB.
9	5224 woodstock court	0918				✓	OB.
10	5250 woodstock court	0920		✓			OB.
11	5282 woodstock court	0921				✓	OB.
12	5374 woodoak wesc.	0923				✓	OB.
13	5386 woodoak wesc.	0936				✓	OB.
14	5398 woodoak wesc.	0937	✓				OB.
15	5410 woodoak wesc.	0939				✓	OB.
16	5422 woodoak wesc.	0940		✓			OB.
17	5434 woodoak wesc.	0942				✓	OB.
18	5446 woodoak wesc.	0944		✓			OB.
19	5458 woodoak wesc.	0946	✓				OB.
20	5492 woodoak wesc.	0948		✓			OB.



Project :

Spanwood Landing

Date:

260221

## RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	5322 Woodvalley dr	1106				✓	OB.
2	5344 Woodvalley dr.	1107		✓			OB.
3	5388 Woodvalley dr.	1108		✓			OB.
4	5414 Woodvalley dr.	1110				✓	OB.
5	5426 Woodvalley dr.	1112		✓			OB.
6	5438 Woodvalley dr	1114				✓	OB.
7	5454 Woodvalley dr.	1116		✓			OB.
8	5472 Woodvalley dr.	1117		✓			OB.
9	5488 Woodvalley dr.	1118		✓			OB.
10	5481 Woodvalley dr.	1119		✓			OB.
11	5467 Woodvalley dr.	1119		✓			OB.
12	5453 Woodvalley dr.	1121				✓	OB.
13	5439 Woodvalley dr.	1123		✓			OB.
14	5425 Woodvalley dr.	1124		✓			OB.
15	5417 Woodvalley dr.	1126				✓	OB.
16	5393 Woodvalley dr.	1127		✓			OB.
17	5377 Woodvalley dr.	1129		✓			OB.
18	5355 Woodvalley dr.	1130		✓			OB.
19	5287 Woodvalley dr.	1130				✓	OB.
20	5261 Woodvalley dr.	1131		✓			OB.





Project :

Sprucewood Landing

Date:

26.02.21

## RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	5591 Woodvalley	0829		✓			OB.
2	5579 woodvalley	0830				✓	OB.
3	5567 woodvalley	0831		✓			OB.
4	5555 woodvalley	0833		✓			OB.
5	5543 woodvalley	0834				✓	OB.
6	5531 woodvalley	0837	✓				OB.
7	5519 woodvalley	0838				✓	OB.
8	5507 woodvalley	0841		✓			OB.
9	5495 woodvalley	0843	✓				OB.
10	5483 woodoak cres.	0844				✓	OB.
11	5471 woodoak cres.	0846				✓	OB.
12	5459 woodoak cres.	0848				✓	OB.
13	5447 wood oak cres.	0850		✓			OB.
14	5435 woodoak cres.	0851		✓			OB.
15	5423 woodoak cres.	0853		✓			OB.
16	5411 woodoak cres.	0854		✓			OB.
17	5399 woodoak cres.	0859		✓			OB.
18	5387 woodoak cres.	0859		✓			OB.
19	5375 woodoak cres.	0903		✓			OB.
20	5329 woodstock court	0904					OB.



Project : Spencerwood Landing

Date: 260221

RECORD OF NOTICE DELIVERIES

	Street Address	Time of Delivery	Mailbox	On Step	Door Tape	Delivered	Initials
1	5239 woodwally dr.	1132				✓	OB.
2	5227 woodwally dr.	1135		✓			OB.
3	5215 woodwally dr.	1136				✓	OB.
4	5192 woodwally dr.	1139		✓			OB.
5	8964 fallow	1143				✓	OB.
6	8976 fallow	1145				✓	OB.
7	8988 fallow	1147		✓			OB.
8	9000 fallow	1148				✓	OB.
9	8036 fallow	1149		✓			OB.
10	9048 fallow	1150		✓			OB.
11	9083 fallow	1151		✓			OB.
12	9071 fallow	1152		✓			OB.
13	9059 fallow.	1154		✓			OB.
14	9047 fallow	1156				✓	OB.
15							
16							
17							
18							
19							
20							

# Appendix C

Complete project package delivered to local residents



February 25, 2021

Our File: 32152

Attention: Neighbours of Lot 1, District Lot 2424, Cariboo District. Plan 33278  
General Area of Sparwood Road @ Chief Lake Road – Prince George, BC

Re: Re-Zoning Application, Public Engagement Process & Site Development

Dear Homeowners, Property Owners & Occupants:

On behalf of Kidd Real Estates Holdings Ltd. (the Landowner), EDS Group Inc. would like to thank you for your time and consideration as we reach out to area residents, property owners and occupants as part of a re-zoning application for the above noted parcel of land. The Landowner would like to re-zone the subject property from *AR3: Rural Residential* and *RS1: Suburban Residential* to *RM3: Multiple Residential* to facilitate the development of up to three apartment buildings on the subject property, in a phased development approach. Figure 1 below identifies the location of the subject parcel, located nearby the intersection of Sparwood Road and Chief Lake Road in Prince George, BC.

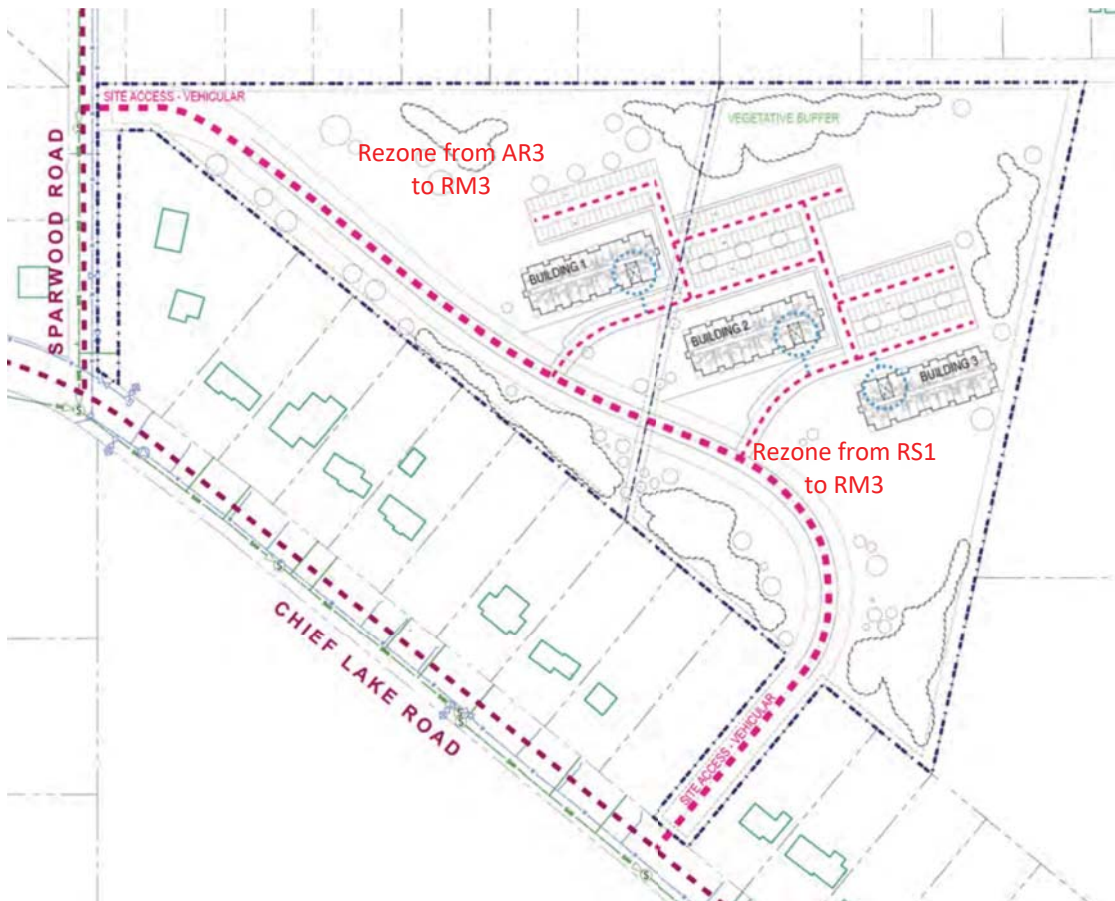


Figure 1 – General Site Location



More detailed images have been attached to this letter in the form of a two-page brochure-style project summary, that includes:

- overall site rendering showing the general character of the property at full build-out;
- site phasing plan, demonstrating three phases of development that will be completed as market conditions allow;
- architectural renderings of the proposed building structures; and
- an overall site rendering that shows various proposed site amenities, such as trails, a skating rink, fenced off-leash dog park, frisbee golf, community gardens amongst others.

This development is proposed to be fully accessible, allowing for ageing in place and providing safe, comfortable and accessible home options for people with limited mobility. The proposed site amenities will encourage a strong sense of community for residents of the property and will also be accessible to all residents of Prince George. The Landowner has significant experience in development projects in Prince George and is excited to bring this much-needed housing option to your community.

**We encourage all recipients of this letter to provide letters of support or concern, to be delivered to EDS Group Inc. by Monday, March 15<sup>th</sup>, 2021.**

Your responses may be sent by letter mail at:

EDS Group Inc.  
15, 51109 RR 271  
Spruce Grove, Alberta T7Y 1G7

or by email at:

[info@edsgroup.ca](mailto:info@edsgroup.ca)  
Subject Line: Sparwood Landing

Should you wish to discuss this application in more detail, please contact John Buchko, Community Planner with EDS Group Inc., at 780.271.1689. We are pleased to offer you an opportunity to meet over the phone, or online through video conferencing. Due to COVID-19 restrictions and protocols we are not conducting live meetings at this time.

We look forward to receiving your feedback.

Best Regards,

John Buchko, Principal  
EDS Group Inc.  
780.271.1689

*ENVIRONMENTAL DESIGN SOLUTIONS*



FOR MORE PROJECT INFORMATION  
PLEASE CONTACT BRUCE KIDD AT:

e: BRUCE@KIDDGROUP.CA

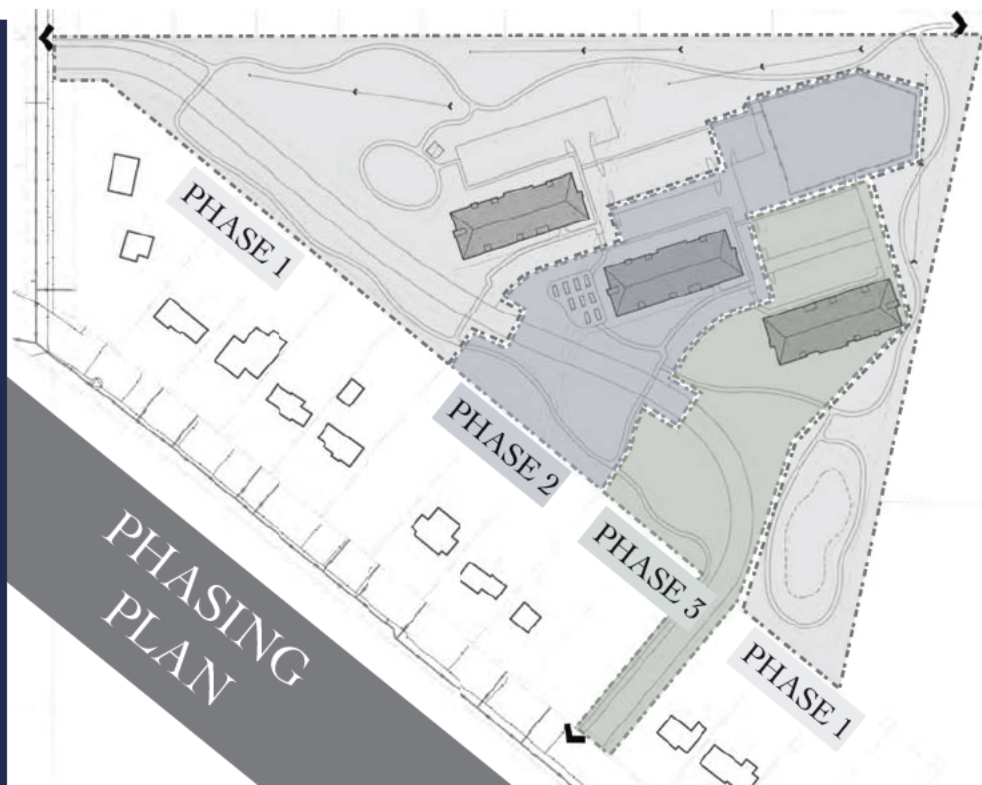
p: 250 . 596 . 3055

# Sparwood LANDING



AUTHENTICALLY

Prince  
George







# Community Amenities

- 2km OF NATURE TRAILS WITH BENCHES & PICNIC TABLES
- SKATING RINK FOR PUBLIC SKATING & SHINNY
- GAMES / EVENT LAWN WITH BERM SEATING
- WILDLIFE-ATTRACTING POND
- 4 FRISBEE-GOLF HOLES
- OFF-LEASH DOG PARK
- COMMUNITY GARDEN PLOTS
- BERMS & PLANTING TO SCREEN NEIGHBOURS
- ALL SITE LIGHTS DIRECTED AWAY FROM NEIGHBOURS

SPARWOOD RD.



CHIEF LAKE RD.

WINTER  
SUMMER

# Sparwood LANDING

FOR TECHNICAL INQUIRIES & EMAIL  
SUBMISSIONS OF FEEDBACK PLEASE  
CONTACT EDS GROUP INC. AT:

e: [INFO@EDSGROUP.CA](mailto:INFO@EDSGROUP.CA)



# Appendix D

Local resident feedback of support and concerns

**Subject:** Really like to see this development on the Hart

**Date:** Wednesday, February 24, 2021 at 8:22:02 AM Mountain Standard Time

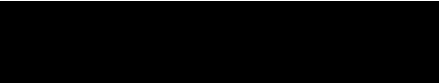
**From:** Michael Bruneau

**To:** EDS Group Inc

**CC:** Bruce Kidd

I grew up on he Hart, moved away 30 years ago and moved back to PG. Hoped to live on the Hart but living downtown due to lack of rental units available. Now that I have the means to purchase I'm moving back to the Hart. This development would be great for the Hart community.

Mike Bruneau



**Subject:** Sparwood Landing

**Date:** Saturday, February 27, 2021 at 11:11:00 PM Mountain Standard Time

**From:** Denise Dykes

**To:** EDS Group Inc, Mark Knoedler, [REDACTED]

To Whom It May Concern

I am writing this email in support of Sparwood Landing and in support of the Kidd Real Estate Group.

Bruce and his crew have a reputation of building a beautiful home, so naturally Sparwood Landing would be beautiful apartment buildings. There is a strong demand for rental units in the hart and for those that have made that area of Prince George their community, they want to stay there. As our building values appreciate rapidly, more and more buyers are being squeezed out of the market, in turn having them need places to rent.

My opinion of this project is based on all of the others being built throughout the city and that is, that it would serve Prince George well. It would be attractive to empty nesters and those that want only the hart highway to call home. Apartment occupancy in Prince George is high, the need is everywhere, and it would be just as high at Spartwood Landings.

Thank for taking the time to read my email,  
Denise Dykes [REDACTED]



**Subject:** spar wood landing  
**Date:** Saturday, February 27, 2021 at 6:40:00 PM Mountain Standard Time  
**From:** Foji Dhansaw  
**To:** EDS Group Inc  
**Attachments:** image003.jpg

Hello

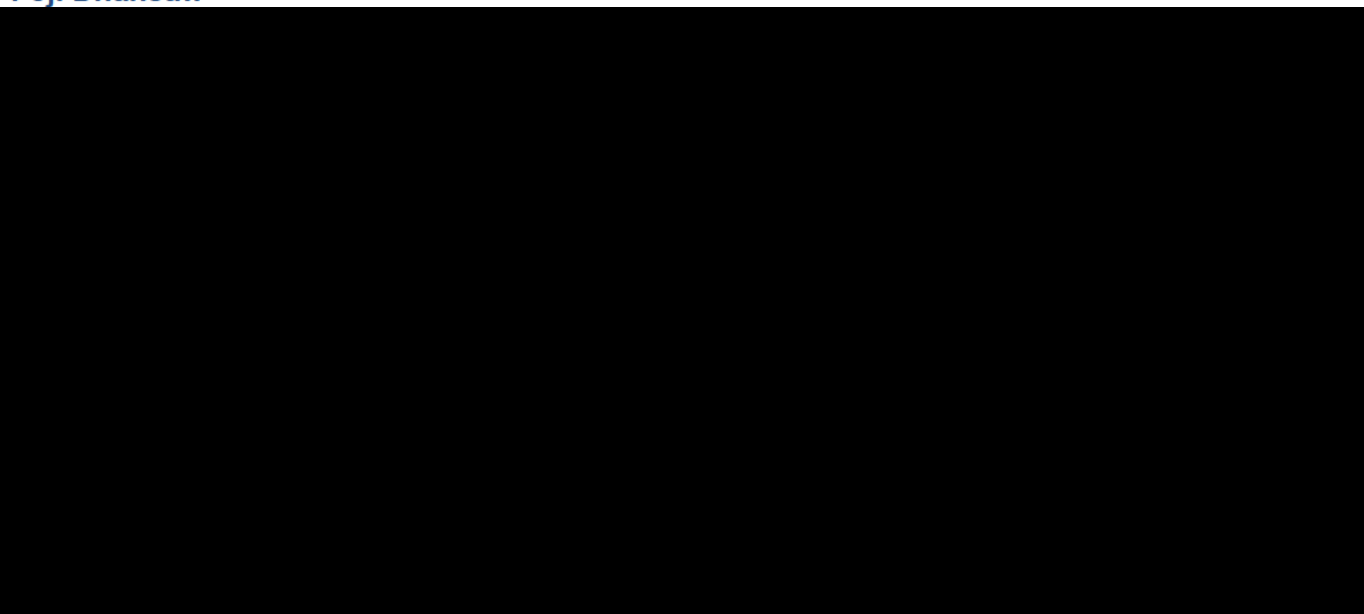
To whom it may concern

I would like to throw 100% support behind this project in prince George BC  
The area of the hart is up and coming and I feel is ready for a upscale complex like the  
Kidd group is proposing

I would be happy to discuss this with anyone .

Good luck to all

**Foji Dhansaw**



**Subject:** Sparwood Landing

**Date:** Friday, February 26, 2021 at 10:13:25 AM Mountain Standard Time

**From:** Kathleen Denis

**To:** [REDACTED]

**CC:** EDS Group Inc

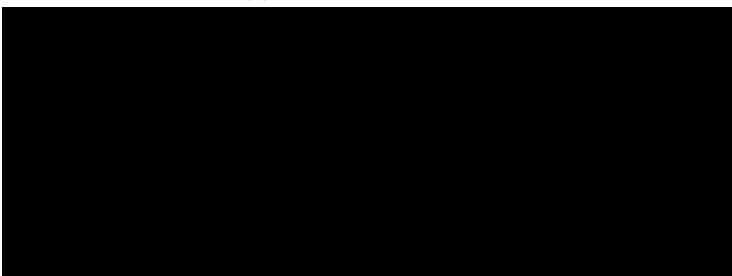
Good morning,

I was thrilled to get the brochure yesterday! There is nothing up the Hart like this, and it is a welcome site. I am nearing retirement age with a home in the nearby area, I love this area and love my home, so I was wondering what my options could be when I retired. My home 2400 square feet and on 2.5 acres – too much for me!

Sparwood Landing seems perfect for me, EXCEPT, you have offered no covered parking!! As Kidd knows, building houses in the immediate area over the last couple of years – it snows a lot more here than in the downtown or even College Heights area. Your design should reflect that, I honestly don't even see plug ins? You are marketing it as "Authentically Prince George" well it is cold and snowy in Prince George, and worse out the Hart. I cant imagine at my retirement age going out to a parking lot, sweeping off my car, letting it warm up before I can an errand. This needs to be addressed in the "allowing for ageing on site" aspect of your marketing PLEASE incorporate covered parking and plug in's into your design – and it will be a flawless place for me, and others, to buy into!

Kind regards ~ Kathleen

*Kathleen Denis* 



**Subject:** Fwd: Sparwood Landing

**Date:** Wednesday, February 24, 2021 at 1:22:29 PM Mountain Standard Time

**From:** Bruce Kidd

**To:** John Buchko

Here's another letter of support

Bruce Kidd  
Head Dude  
Kidd Group of Companies  
Proud to be a Métis Business

Begin forwarded message:

**From:** Brian Steinhauser [REDACTED]  
**Date:** February 24, 2021 at 12:19:55 PM PST  
**To:** Bruce Kidd [REDACTED]  
**Subject:** Sparwood Landing

Hi Bruce,

I just wanted to address your proposed development.

I firmly believe that this project is needed for the Hart and Prince George as a whole, we are seeing a major shortage in housing across the board with the Hart being one of the more desired areas on the market. I believe the increase in diversity of options available in the Hart will be a great step forward as well. In my professional opinion we need to start seeing developments of this scale to offer affordable quality housing for buyers to have options and encourage growth in our community. As I live in the area (8263 Peter Rd, Prince George, BC, V2K 0B2) I see this as a step in the right direction to help develop in and around my neighborhood and am excited to see this project as it progresses.

--

Brian Steinhauser  
[REDACTED]



**Subject:** Sparwood Landing

**Date:** Tuesday, March 2, 2021 at 2:46:13 PM Mountain Standard Time

**From:** JANET THOMPSON

**To:** EDS Group Inc

To whom it .may concern:

I am writing this letter in support of Sparwood Landing

Four years ago I was in the position of having to find suitable accommodation having sold my house because of health issues. As my family live in the Hart area, and, being a widow in my seventies, that was my preferred location for a new residence.

I soon came to realize that the selection of apartments was extremely limited, not only was there no choice, but those focused on the special requirements of seniors were rare and in great demand resulting in long waiting lists. The idea that a new complex is proposed with each unit including wide doorways, a dishwasher, washer/dryer in unit, air conditioning and an electric fireplace, together with a balcony or patio is very appealing. The provision of an elevator is welcome.

Much thought seems to have gone into planning the exterior communal grounds. To have access to nature trails, garden plots and possibility for activities is exciting at any age.

I still drive and rarely use transit so would greatly appreciate access to covered parking if possible.

I look forward to completion.

Yours truly,

Janet Thompson

**Subject:** Sparwood Landing  
**Date:** Wednesday, March 3, 2021 at 8:17:17 AM Mountain Standard Time  
**From:** leon and fay mosure  
**To:** EDS Group Inc  
**Attachments:** We are not in favour of these apartments.docx

Please find attached letter of our concerns.

Further our area has wildlife that frequently travels through here as in moose same families each year etc. I really feel that Bruce Kidd is not taking into consideration of families in area.

These families have resigned here for many years.

A lot of homes along Chief Lake are 5 acre lots so while would we want three apartment complex in our backyard.

Thanks Leon and Fay Mosure

Sent from [Mail](#) for Windows 10m

We are not in favour of these apartments. They will take away from the beautiful skyline that we enjoy.

The area is rural living. The residence that reside here will have increase traffic and noise. The extra traffic will put the children that have to walk to school at even further risks because of the congestion. Most of the traffic from here is going to be routed along Greenwood St. This will created excess noise through neighbourhood. The apartments will not bring beautician to the area. There is no bus service and we do get more snow than at the nearest shopping mall. Single family dwelling is permitted in area and the rural setting we enjoy. We are long time residence in area. We are not and have not been in favour of the Landowners lack of consideration for area. We do not feel that these apartments will be an access to this area.

The apartment will not be suitable for young families as they would require bussing and or being drove to school.

We will have increase noise and from snow removal. Increase traffic will take away from a lot of the leisure walks that families now enjoy currently.

Thanks for your time

Leon and Fay Mosure



**Subject:** Sparwood Landing Concerns  
**Date:** Thursday, March 11, 2021 at 5:51:13 PM Mountain Standard Time  
**From:** Kerry Nicolas  
**To:** EDS Group Inc  
**Attachments:** image002.jpg

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-  
We purchased our home because it rural residential and absolutely do not want it to be rezoned to a Multiple residential zone.

We enjoy rural living and the wildlife as well.

Since the greenbelt has been taken down I can see that people are already cutting through our properties.

We do not want our taxes going up.

We do not want **numerous** people living directly behind us.

We do not support an off leash dog park and we are concerned about listening to dogs barking.

We do not want walking trails/high traffic behind our property.

We do not support a public skating rink/shinny rink, nor the fact that it will be accessible to all residents of Prince George.

We do not feel there is a need for that many rentals in the Hart Highway location. We do not feel the demand is there and certainly don't feel that a multi residential area is needed.

We do not believe 3 story buildings are a great option for aging people.

We do not feel that berms and planting will screen 3 story apartment buildings/condos or offer us privacy.

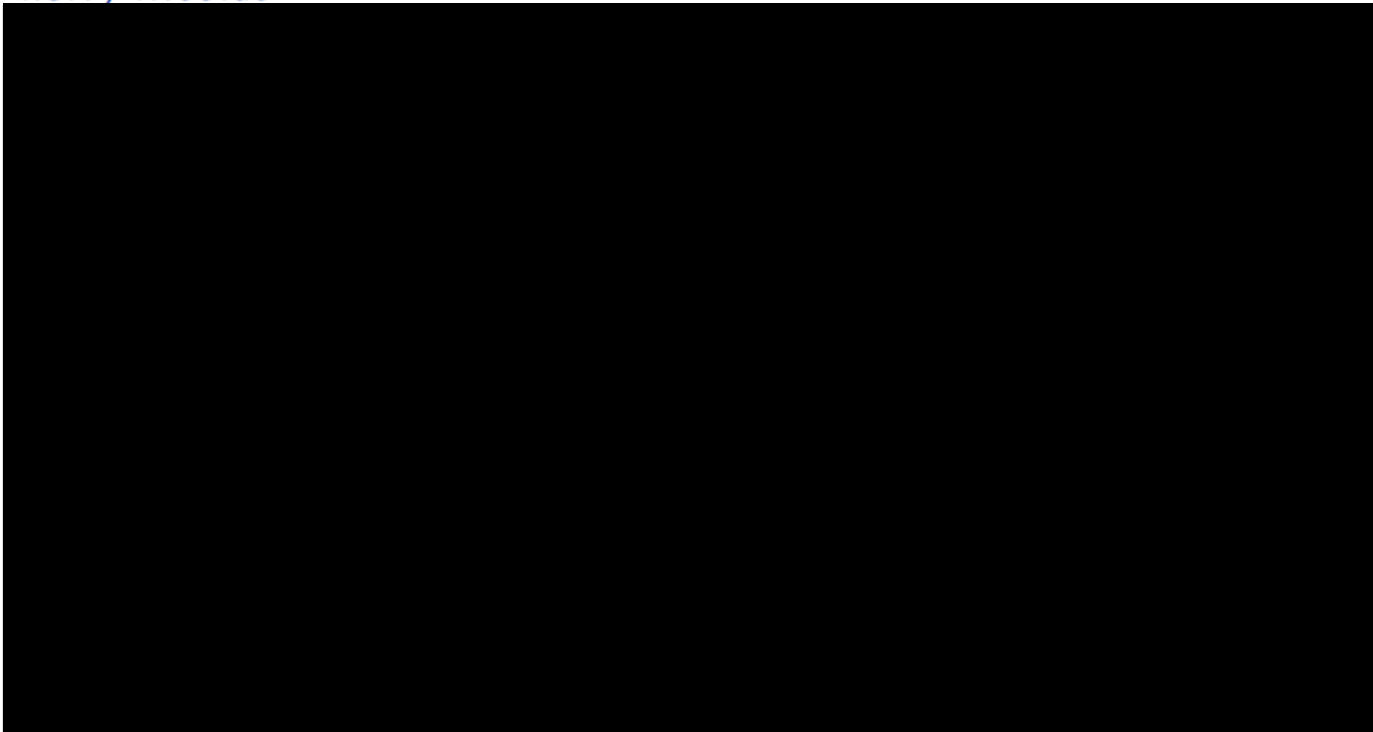
Once again, we reside in this neighborhood **(on Greenwood Street directly behind the proposed area!)** and **we do not support rezoning the Sparwood/Chief Lake Rd. area!**

Concerned resident

Kind regards,

During this COVID-19 pandemic, the safety and well-being of our dedicated employees, loyal clients, valued partners and communities remain our number one priority.

We have re-opened our doors to walk-in traffic in compliance with the safety guidelines and protocols as set out by our Federal/Provincial Government and Health Canada. We continue to offer our services via phone and email. Thank you in advance for your patience, support and understanding where you may experience longer wait times.



**Subject:** Sparwood landing

**Date:** Thursday, March 11, 2021 at 4:31:07 PM Mountain Standard Time

**From:** Bruce Kidd

**To:** John Buchko

**CC:** Kathy Kidd, Nic Kidd

John

I had a phone call from Mr Olesen [REDACTED]

[REDACTED] He feels that this proposal with the three apartment buildings provided more green space for all neighbours. He likes the berm and trail space and the many amenities proposed in the promotional material.

Bruce Kidd

Head Dude

Kidd Group of Companies

Proud to be a Métis Business



**Subject:** Sparwood Landing

**Date:** Sunday, March 14, 2021 at 6:23:08 PM Mountain Daylight Time

**From:** Karen Stuart

**To:** EDS Group Inc

that land was a natural wildlife corridor that has already been destroyed by the idiots that cut down all our beautiful privacy trees and cleared the land.....so our backyard view can overlook apartment buildings???

WTF!!

Your wonderful proposals for that land are hilarious ... a wildlife pond now that you've forced all the wildlife away....all THAT will attract is mosquitoes. Oh, and the "accessible home options" for people with limited mobility do they know that they are a 1/2 hour drive to the closest medical clinic/doctor//hospital ???

Then there's the hundreds of "general public" people you are trying to attract....I see this project as an increase in traffic/ noise/pets/CRIME...the people who live here right now chose to live here for a reason...to avoid the congestion in the city.

Last note: the landowner has built a few houses....poor, cheap quality which he sells/rents for extravagant prices. That's kind scary! He needs to gain a lot more "experience" before tackling a project like this. He is only doing this for profit , unfortunately at our expense

Final response:we are AGAINST this project

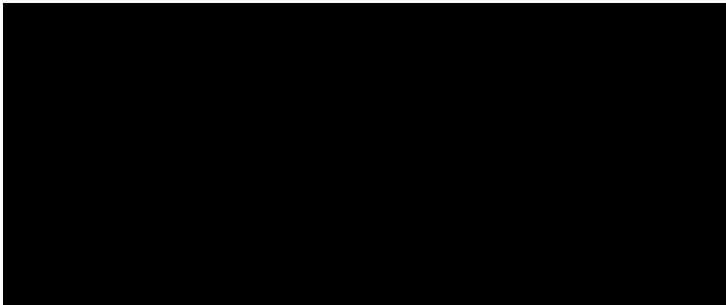
**Subject:** Sparwood Landing  
**Date:** Sunday, March 14, 2021 at 4:25:16 PM Mountain Daylight Time  
**From:** Bowler, Rebecca [REDACTED]  
**To:** EDS Group Inc  
**Attachments:** Mar 14, 2021 Letter of concern re Sparwood Landing.docx

To whom it may concern

Please see the attached letter expressing my concern and general objection to the proposed development of high density housing in the general area of Sparwood Road. I would appreciate notification of your receipt of this letter.

Thank you

Rebecca Bowler



Mar 14, 2021

Re: Re-zoning application for Lot 1, District Lot 2424, Cariboo District. Plan 33278

General area of Sparwood Road @ Chief Lake Road

Dear EDS

I am writing this letter to express my concern about the new proposed development for 'Sparwood Landing' by Kidd Real Estates Holdings and the application to rezone the area from what is essentially rural lands to facilitate high density housing.

In recent years, the entire upper Hart Highway area has seen an extensive increase in housing and subsequent populations, and all that entails regarding traffic flow, local amenities, infrastructure requirements, as well as reduction of green spaces, wildlife corridors and natural wetland features. Currently there is no official neighbourhood plan for the areas west of Hwy 97 on Chief Lake and connecting roads, yet development continues unabated and local residents keep losing out on what made the 'rural' area desirable in the first place.

My first concern of adding high density housing that would link to Chief Lake Rd is the certainty that traffic would become even more dangerous, busy and noisy than it already is. Despite being a residential area, Chief Lake Rd is essentially a highway for both outlying communities (e.g. Ness Lake, Nukko Lake, etc.) as well as all the excessive industry that unfortunately has been permitted to flow through the area. The speed limit is usually ignored, especially on the straight stretch right in front of my house just a small distance from Highway 97. Having yet another connector road between Peter and Sparwood Road just adds another risk factor for both residents and commuters heading further west, particularly as Chief Lake Rd is still only single (and narrow) laned. Additionally, for all the kids who go to school at Kelly Road and Heather Park, they basically can't walk without risk of getting hit by cars as there is NO SIDEWALK on Chief Lake Rd. The same issue forces people to drive to other locations to get exercise, as heading from a home to go for a jog or a bike ride holds the same risk. The shoulder is minimal and only soft gravel so even when vehicles pull over for whatever reason, they can't fully get off the road and therefore traffic gets jammed up and extremely dangerous. As a connector road, we additionally do not get our driveways cleaned out after snow plows go by, so when stuck trying to get out (or even in) of driveways in bad snow days, additional traffic makes it all the more difficult and risky.

The extra traffic now coming from the Woodland neighbourhood that funnels through the Chief Lake and Foothills intersection is already straining the intersection, and yet no traffic light has been installed to reduce potential accidents there. A new high-density housing development would put further risk at that intersection, and increased traffic from Hwy 97 turning onto Chief Lake Rd makes heading north from Chief Lake Rd extremely challenging currently with no traffic light (currently the double lane on Hwy 97 merges to a single lane right at the intersection just noted, adding to risk and has had serious collisions in recent years, especially as people think 100 km/hr in a 70 km/hr zone is appropriate.

Traffic in the area is clearly already extremely problematic, and that is only one of the problems with all the increased development, often by your client, in our area. Other challenges are associated with local amenities – our Save-On foods has been observed by my household and other area residents as not



being able to retain enough supplies for our growing community. It is frustrating to think I'd have to travel an extra 20 mins to find the groceries I need. The gas-station/convenience store, also owned by your client, is a constant source of garbage in our ditches, noise from industrial vehicles (i.e. logging trucks idling for long periods). Other construction sites off Peter and Sabyam Roads have also been sources of garbage and noise from construction for years. Complaints were put to the City of Prince George to enforce the use of garbage bins to contain Styrofoam that kept blowing away. I don't expect better practices with the proposed new development.

I am also highly concerned about the loss of greenspace in the area, both for my own personal enjoyment as well as the local wildlife. It is heartbreaking to constantly see development encroaching on quality habitat, forcing animals into smaller and smaller areas if not extirpating them from the area entirely. In the case of moose, the risk to them is primarily from vehicle collisions. For bears, human-animal interactions sadly typically end in dead bears. Add more humans and less habitat, and the potential is there for a lot more garbage as an attractant and a lot more wildlife encounters that are not likely to end well.

Unfortunately, the land in question is legally owned and has already been cleared of trees. So while I am not fond of your client's takeover of the Hart, for this particular re-zoning application, my objections have to focus on the danger of the increased traffic and likelihood of other population-related problems such as wildlife interactions and lack of improvement to infrastructure (e.g. traffic lights, sidewalks). At the very best, I would hope this property is maintained at the current lower-density rural and suburban zones so that single family homes would minimize the total population increase in our area. I'm tired of all the people and traffic and noise and would like to enjoy the forested surroundings for a few more years.

Sincerely,

Rebecca Bowler

Resident and owner of 4758 Chief Lake Road