

Your Worship Mayor Lyn Hall & Council October 1st

Our apologies you did not receive this letter sooner, however we got short notice ourselves. Sadly the Crescent's Community Association was not informed about the Development Variance permit application for the subject property at 2190 McBride Crescent. I completely understand City development staff are very busy and during Covid times things perhaps get overlooked. As a partner of the City it would have been appreciated if we were given a quick phone call or a letter to inform your partner of the upcoming Variance application. Or advise the Community association Rep to contact us for our input. So as a Community Association we are disappointed about this outcome. We are sometimes being asked what can the City of Prince George do to help out all the Community Associations. More consistent communication from development services would be appreciated in the future. These zoning variance's & other zoning issue's are very important to the residents of the neighbourhood. Local residents are upset. The Crescent's Community Association directors and all the names attached are opposed to the Variance application and in a matter of a couple of hours we got all the attached names requesting City Council deny the Development variance permit application. We know that with a few weeks notice the list of names would be over 200 people who live in the Crescent's that would be opposed.

Reasons for our opposition are listed below.

1. If the Variance permit application is approved the number of new cars for this property and the new home that will be built will have 7 cars at a minimum on site. Let's say 2 cars for the existing house. The existing home has a basement suite, so that is 1 more car at a minimum. They have stated they may potentially also rent out the loft in the existing home, again 1 more car. The new yet to be built home will have at minimum 2 cars for the new owners. The new yet to be built home will also likely have a rentable basement suite, at least i think that is the end goal, so that is 1 or 2 more cars. I am at 7 cars. If a larger lot is approved it is a distinct possibility that means a larger house. A family of the existing home may have kids with vehicles, or it gets used again as a modified Air B & B.

Multiple cars causes problems for neighbours.

We have concerns there is not enough parking onsite from the alley to accommodate the needed extra parking.

2. Prior to when Covid began this home and subject property was used as an air

B & B. The problems with this specific air B&B was upsetting for the immediate neighbours. The residents had to cope with student parties who rented the air B & B and numerous parking issues. A large trailer & associated trucks on the street made it difficult for one resident to get out of their own driveway in winter. In winter snow windrows were into the street because the city graders had to go around said trailer & trucks.

3. It would have been appreciated if the City could have done a stronger job of communicating back in 2014, of explaining to residents of the various neighbourhoods the direct implications of the new RS 4 zone. Many people including ourselves spoke against the RS 4 intensive infill zoning back in 2014. In the OCP other areas of the City were not included in the RS 4 Zoning. If City Council wants to follow the wishes of previous council's wishes on the RS 4 infill zoning. The City council of today should also follow the wishes and mandated protection of a prestigious Heritage neighbourhood. It is called the Crescents neighbourhood plan, It was also voted on and approved by a previous City Council. Our difficulty with the RS 4 zoning as it is applied in the Crescent's neighbourhood is the RS 4 zoning is in direct conflict with the Crescents Neighbourhood plan. You can say one Development permit application approval will not cause distress in our prestigious neighbourhood. However you need to have a long term view. That view into the future shows me quite clearly that over a decade or two the Crescents will be whittled down to infill housing predominately. I personally have lived in the Crescents neighbourhood for 5 + decades, so I can see the trend. For god's sake the subject home & property was built in 1925, the original owner was Frank Whitmore. He was one of the founding partners of the Northern Hardware and lived in this home. Surely that brings a lot of Heritage importance to this property. Have we not learned to recognize other values in our Society other than Development and profit, since we have gone through this Covid ordeal that is ongoing.

4. Every day I smile as I see couples, families, nurse's & doctors in their scrubs with patients in wheelchairs, & dog walkers strolling in our Crescents Neighbourhood area. Occasionally they will stop and chat and say they love walking in the area because they love to see the beautiful well kept yards, and the trees & the mix of Heritage homes. This is an intrinsic value that is enduring if council protects it.

5. We would also like to know was the Community Heritage Commission consulted for its input on the matter. We realize it is not a mandated consultation, but considering the intrinsic value of this property & home to the residents of our city it would have been appreciated. This is the City's own Heritage advisory Commission on matters of Heritage. When you re-read the Crescent's neighbourhood plan you will see the recommendation for the creation of a

Heritage conservation area. The recommended Heritage conservation area boundary's would include the subject property and McBride Crescent. The recommendation in the Crescents Neighbourhood plan suggests RS 4 infill housing between Vancouver and Winnipeg, & we were in agreement with that. However it does not encourage in-fill housing in the Crescents neighbourhood, it recommends quite the opposite.

6. We would appreciate City Council to direct City staff to begin the Process of creating a Heritage Conservation area as is recommended in the Crescents Neighbourhood plan. I quote directly from the Crescent' neighbourhood plan "The City is fortunate to have retained the homes & street patterns developed in the early 1900's following the design elements found in the City beautiful Movement". I was a CHC board member for 6 years, and i know first hand other neighbourhoods have successfully protected their Heritage neighbourhoods. Beacon Hill in Kelowna which is a similar sized city to Prince George went through a successful creation of a Heritage Conservation area for that City. The Crescent's area is also very valuable to many people that do not live in the area. It would be appreciated if our City Council recognized this importance to the Citizens of Prince George as a whole.
7. Lastly whether the Variance is approved or not the City Advisory design panel and development services need to ensure the new home fit's in with the character of the neighbourhood. Hopefully with some strict parking and the number of legal suites enforceable. Unfortunately Covenants, can not be added in this variance application however we think it would have been helpful for the immediate neighbours.

All the undersigned are requesting that City council and his worship Mayor Hall reject and deny this Development Variance Permit Application at 2190 McBride Crescent, and begin the process of creating a Heritage Conservation area.

Sincerely
Crescents Community Association President & Directors
Doug Jeffery

We did not have time to get everyone's address, but we did confirm each of these people listed wanted to be included in opposition to the Variance application, and the loss of our Heritage homes and property's in the Crescent's area.

Jane McGhee 2212 McBride Crescent

Rachel McGhee 2212 McBride Crescent

Billy Papajimopoulos McBride Crescent area home

Kathy Papajimopoulos McBride Crescent area home

Sheila Ireland Immediate Crescents area home

Effie Apostololos 2224 McBride Crescent

Chris Apostololos 2224 McBride Crescent

Peter Maides Wainwright Street

Melinda Worfolk Wainwright Street

Brenda 2332 McBride Crescent

Jeremy 2332 McBride Crescent

Karen Anderson 1200 block Douglas Street

Chris Beler Immediate Crescents area home

Ali Beler Immediate Crescents area home

Kathy Johnston Immediate Crescents area home

Tianna Johnston Immediate Crescents area home

Dimitra Kokkonis McBride Crescent area home

Mike Johnston Immediate Crescents area home

Steve Johnston Immediate Crescents area home

Sharon Schwartz Immediate Crescents area home lives in Wally West old home

Richard Leblac Immediate Crescents area home

Carol Johnston Immediate Crescents area home

Lisa Logan Immediate Crescents area home

Alexander Stivanakis 2292 Mcbride crescent

Nikolas Stivanakis 2292 McBride Crescent

Jelte Huizenga 2320 McBride Crescent

Linda Huizenga 2320 McBride Crescent

Scott Loerke immediate Crescent's area home

Tiffany Fast live at corner of Laurier and Melville

Cheryl Tuttosi 2276 McBride "It has been upsetting to see what has been done to this Heritage home & property

Terri Slater Immediate Crescents area home

George Slatter Immediate Crescents area home

Ida alleman Immediate Crescents area home

Kyle Alleman Immediate Crescents area home

Gloria Moffat 2174 Laurier Street

Helen Clare Laurier Street home

Karen Clare Laurier Street home

Jamie Coole Immediate Crescents area home

Pierre Ducharme McBride Crescent home

Allisson Haley McBride Crescent home

Kevin Blake McBride Crescent home

Curtis Blake McBride Crescent home

Margeret Girling Alward Street home

Ted Girling Alward Street home

Riley Huizenga 2396 Alward street home