



# Comments on Planning and Land Use Applications

**Date Completed:** Tuesday May 30th 2023 1:08 PM

**Reference Number:** 2023-05-30-005

**First Name \***

Tim

**Last Name \***

Roots

**Address \***

210 Moran Cres

**City / Town \***

Prince George

**Please provide a valid telephone number or email address for internal use only. \***

**Telephone Number \***

Redacted

Email Address

Telephone Number

**For which application would you like to provide comments? (One form per application) \***

DP100807 (1177 Foothills Blvd) - Meeting Date: May 31, 2023

## Comments:

I am opposed to both of the requests for variance. Overall I think the requests indicate the Proponent is attempting to construct a development which is too large for the site.

The lack of parking will mean that there will be nowhere for visitors to the building to park except on nearby residential streets. The visitor parking space is simply not adequate. The result will not be fair to the neighbors who will have to contend with the additional parking. I expect a significant increase in pedestrians crossing Footihills and I trust the City has already factored in the need for a traffic light at Ochakwin irrespective of the approval of the variance.

With respect to the reduction in setback:

This should have been included with the original submission.

The proponent has not provided a perspective view of the overall effect and I am not satisfied that the resulting setback to the building face will be in keeping with the overall appearance of the neighborhood.

Noise is a concern - the reduced setback will increase the traffic noise reflected from the building face, back across the road and into the backyards of the residents of Robson Ave.

Is this truly a Side Yard setback or is it a Front Yard setback?

Provide documents or photos related to your comment. You may attach:

- A maximum of 3 files.
- Files up to 50MB each.

### Add Attachment (optional)

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