
From: cityclerk
Subject: Attention Mayor and Council re: Bylaw proposal change

From: Valerie Taylor [Redacted]
Sent: Saturday, March 8, 2025 8:14 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Attention Mayor and Council re: Bylaw proposal change

Lot A District Lot 4047

March 8, 2025

Cariboo District, Plan 23955

Bill Taylor

4114 Balsum

6400 Crown Drive

Prince George BC

V2K 2G1

[Redacted]

Re: Restrictive Covenant Discharge Bylaw No. 9495, 2024

To Mayor and Council,

I would like to address concerns over the current application for variances to the property in question.

History

This property was zoned parkland until recently. It seems some consideration should have been given to the OCP in that decision. It was made during covid, which made it very hard to voice our concerns at that time.

My understanding is that when this property was first purchased by KIDD the plan was 2 duplexes and 4 houses. So it went from parkland, to very dense usage. The intent is to now include secondary suites. So then, the 2 duplexes occupied by 8 families, and secondary suites in the 4 houses will bring them up to being occupied by up to 8 families, meaning potentially 16 family type groups on this property. The entire block of Crown Drive has a total of 13 homes.

This many dwellings could mean possibly 16, to 32 vehicles feeding onto Balsum Road and Crown Drive. It should be noted the close proximity to the Hart Ski Hill and the Ball Field and playground immediately across the street from where this traffic would access the road. Just last year the city put up a section of no parking signs due to the fact there is a curve with limited visibility at the corner of Balsum and Crown.

Another concern arising from this development is that the property has been completely cleared of trees. Some of the trees on the peripheral were quite large, afforded shade and natural beauty, and would have made a nice property line break.

Do the bylaws address the removal of the tree-scape by the development? If not, perhaps it should be considered. This very matter is being addressed, according to Global News, this week in Surrey. Perhaps when clearing land, consideration should be made to leaving some trees, or replacing mature trees with similar mature trees.

In conclusion, I would like to reference my concerns in three areas.

1. Potential traffic and safety issues.
2. This kind of density does not align with the density in this subdivision, or indeed any subdivision here on the Hart.
3. Should the removal of every single tree be a concern and consideration in these types of development and should policies be in place to protect some existing trees or have stipulations concerning replacements?

Thank you for your attention and consideration of my concerns,

Respectfully, Bill Taylor

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