
Subject: Rezone Application 3556 Willowdale Drive - Opposition

From: Tammy McLeo **Redacted**

Sent: Thursday, September 18, 2025 1:16 PM

To: Mayor and Council <mayorandcouncil@princegeorge.ca>; Wasnik, Deanna <Deanna.Wasnik@princegeorge.ca>;
Legislative Services <legislativeservices@princegeorge.ca>; 311 <311@princegeorge.ca>

Subject: Rezone Application 3556 Willowdale Drive - Opposition

Tammy McLeod (Lopes)
143 Duncan Place
Prince George, BC
September 18, 2025

To: Mayor and Council
City of Prince George
1100 Patricia Boulevard, 5th Floor
Prince George, BC V2L 3V9

Re: Comments and Opposition to Rezoning Application for Commercial Childcare Facility at 3556 Willowdale Drive (Hart Highlands)

Dear Mayor and Council,

I am writing to provide comments and formally express my opposition to the proposed rezoning for a commercial childcare facility at 3556 Willowdale Drive.

I have lived in Prince George for over ten years, including seven in the Hart Highlands area. While I recognize the need for additional childcare options, several factors raise concerns about the suitability of this location:

- **Sidewalk Infrastructure:** Willowdale Drive and surrounding streets lack continuous sidewalks, which may compromise pedestrian safety for children and families accessing the facility.
- **Traffic and Parking:** On-street parking is limited. Winter parking restrictions and increased traffic from the nearby ski hill may create congestion and safety concerns during peak drop-off and pick-up times. The proposed driveway may not fully mitigate these issues, particularly if attendance exceeds expectations. Bylaw records have already documented similar parking challenges in proximity to this residence.
- **Neighborhood Character:** Introducing a commercial use in a primarily residential area could disrupt the quiet nature of the neighborhood, affect future property sales, and gradually alter neighborhood character.
- **Property Size and Context:** 3556 Willowdale Drive is 0.28 acres, with nearby homes in close proximity. In contrast, the most recent daycare rezoning in the Hart at 4247 Estavilla Drive involved a larger property (1.21 acres) with the owners occupying the residence, a separate

daycare building, dedicated on-site parking and vehicle turnaround, and a Section 219 covenant to protect land use and neighborhood character. The smaller size of 3556 Willowdale raises questions about outdoor space—particularly exposed backyard piping noted when the home was listed in 2022. Extending the driveway would require removing a retaining wall, which may significantly increase costs. I recommend a cost analysis and structural assessment to support claims about potential savings.

- Regulatory and Safety Concerns: Public records indicate that the applicant’s existing childcare facility has faced multiple Northern Health inspections and complaints, including reports of cannabis on site. These issues raise questions about oversight, compliance, and suitability for a residential neighborhood.
- Lack of Neighborhood Support: No community supporters have been identified, suggesting neighbors may not view this location as appropriate. Additionally, I question whether the applicant plans to provide overnight security for the unoccupied home.
- It is unclear why Ms. Sinclair is exiting her current space. We would like to understand the reasoning around this exit due to the lack of neighbourhood support and availability of current spaces to fit her needs in Prince George.

Given these concerns, I respectfully request that Council carefully consider the suitability of this location and prioritize areas where infrastructure, safety, and neighborhood character can be maintained.

Thank you for your attention.

Regards,

Tammy McLeod (Lopes)
Student, Public Administration and Community Development
Local Business Owner and Business Analyst

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.