

Lori Meise
3611 Willowdale Drive
Hart Highlands, Prince George, BC

Redacted

September 18, 2025

Mayor and Council
Deanna Wasnik, Director of Planning and Development
City of Prince George
1100 Patricia Boulevard, 5th Floor
Prince George, BC V2L 3V9
Email: mayorandcouncil@princegeorge.ca

CC: Legislative Services
City of Prince George
Email: cityclerk@princegeorge.ca

Date: [Insert Date]

Re: Comments Regarding Rezoning Application for Commercial Childcare Facility at 3556 Willowdale Drive (Hart Highlands Neighborhood)

Dear Mayor and Council,

My name is Lori Meise, and I have been a resident of Willowdale Drive in the Hart Highlands neighborhood for nearly 30 years as of January 2026. I write to provide my concerns, which are echoed by many of my neighbours, regarding the proposed rezoning application to permit a commercial childcare facility at 3556 Willowdale Drive.

While I understand and appreciate the community's need for increased childcare options, I believe that this location may not be the most suitable in light of several factors:

1. **Sidewalk Infrastructure:** Willowdale Drive and much of Hart Highlands currently do not have continuous sidewalks. This absence impacts pedestrian safety, particularly for children and families travelling to the proposed facility.
2. **Access to Parks and Outdoor Space:** Quality childcare programs benefit from safe and accessible outdoor play areas. The available parks and green spaces within the immediate vicinity are limited and may not adequately support such programming.
3. **Traffic and Parking:** Parking along Willowdale Drive is limited, especially during the winter when snow plowing further constrains available on-street parking and road

width. Additional traffic from the childcare facility could increase congestion and raise safety concerns during peak drop-off and pick-up periods.

4. **Neighborhood Character:** The introduction of a commercial use in this primarily residential area may affect the quiet, residential atmosphere valued by longstanding residents of Hart Highlands.
5. **Operator Record:** It is also important to consider the publicly available information regarding the childcare operator's history, including ongoing Northern Health inspections. These concerns warrant careful consideration in deciding whether this operator is a suitable fit for the neighbourhood.
6. **Existing Parking Concerns:** Previous concerns about off-street parking on Willowdale Drive have been raised to the City. Limited parking availability, especially in winter months, combined with additional pressure from a childcare facility would exacerbate challenges for residents.

For context, the most recent childcare rezoning application in Hart Highlands was for 4247 Estavilla Drive, a substantially larger property of approximately 1.21 acres. The owners occupy the residence themselves, and the daycare operates separately from the dwelling. The property includes off-street turnaround and dedicated parking for daycare staff. Additionally, a Section 219 covenant was registered on that property in respect of land use considerations.

In contrast, 3556 Willowdale Drive is approximately 12,197 square feet (0.28 acres), notably smaller with homes situated closer together along the street. This raises additional concerns regarding suitability, including potential impacts on neighboring properties and challenges around parking and traffic. There are also concerns regarding future zoning uses should the current owner decide to sell, as rezoned commercial or multi-residential uses could alter the character of the neighborhood further.

I recognize the importance of the City maintaining access to commercial spaces throughout Prince George and supporting local businesses. However, it is also necessary that commercial developments occur in appropriate zones with infrastructure that supports both safety and quality of life. This is particularly relevant given the ongoing infrastructure improvements in Hart Highlands and the anticipated availability of additional commercial spaces within the neighborhood that may better accommodate childcare services.

Having lived in this community for nearly three decades, I value the safety, tranquility, and residential feel of Willowdale Drive and the broader Hart Highlands neighborhood. I

respectfully ask that these considerations, along with the views of my neighbours, be given full weight in evaluating the current rezoning proposal.

Thank you for your attention to this matter, and for your commitment to balanced community planning.

Regards,

Lori Meise

Neighbor Support & Comments:

Name: _____

Address: _____

Signature: _____

Comments/Concerns:

Name: _____

Address: _____

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Comments/Concerns:

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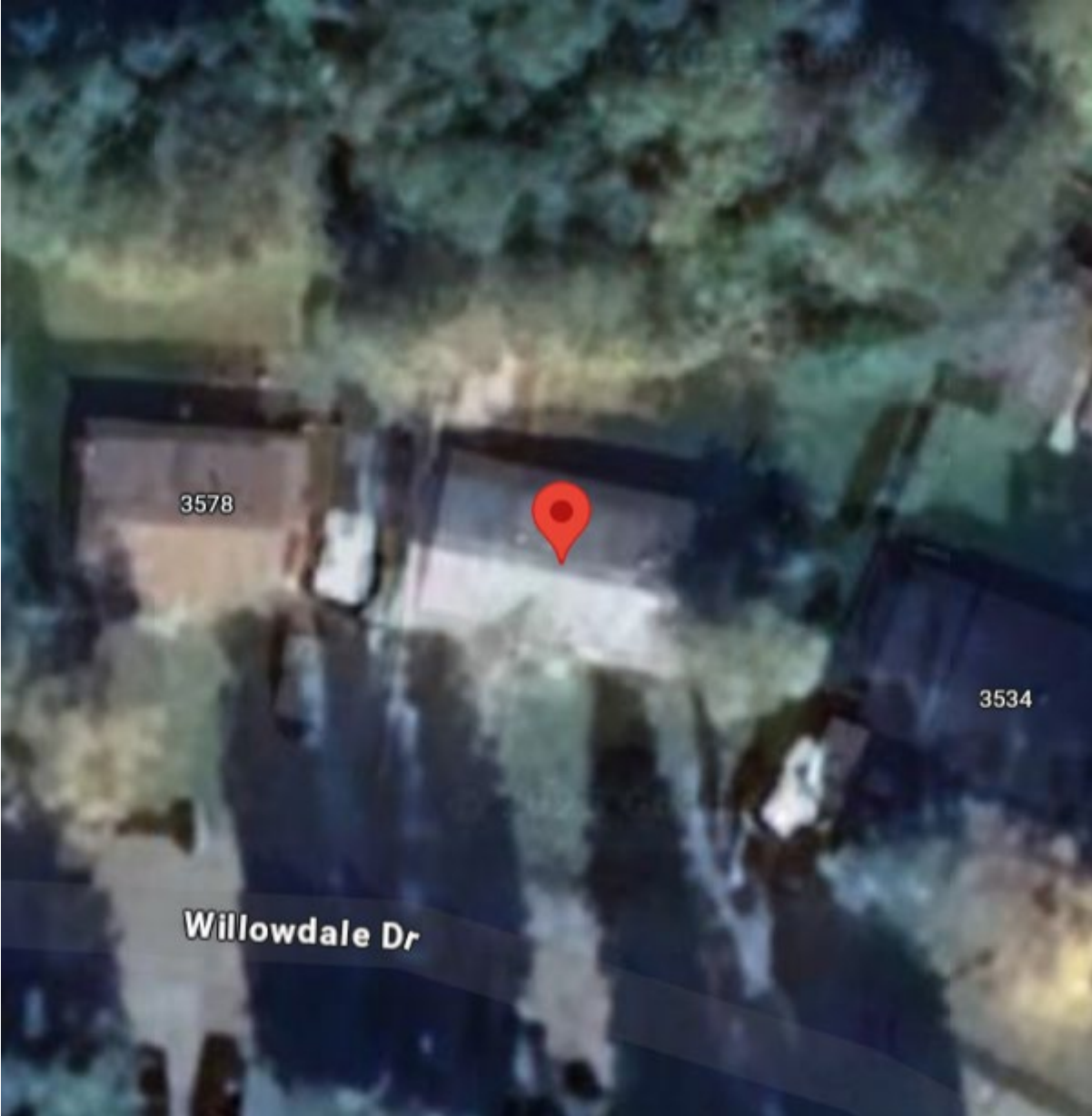
Address: _____

Signature: _____

Comments/Concerns:



Property information	Are the property details correct? ▼	Le
Year built	1962	LC DI
Description	1 STY house - Basic	PII
Bedrooms	2	
Baths	1	
Carports		
Garages		— Sa
Land size	1.21 Acres	No
First floor area	1,511	
Second floor area		
Basement finish area	1,288	
Strata area		
Building storeys	1	— M:
Gross leasable area		Wi
Net leasable area		Le
No.of apartment units		To



Property information

Are the property details correct? ▼

Year built

1968

Description

1 STY house - Standard

Bedrooms

3

Baths

2

Carports

Garages

G

Land size

12197 Sq Ft

First floor area

907

Second floor area

Basement finish area

816

Strata area

Building storeys

1

Registration of covenant as to use and alienation

219 (1) A covenant described in subsection (2) in favour of the Crown, a Crown corporation or agency, a municipality, a regional district, the South Coast British Columbia Transportation Authority, or a local trust committee under the *Islands Trust Act*, as covenantee, may be registered against the title to the land subject to the covenant and is enforceable against the covenantor and the successors in title of the covenantor even if the covenant is not annexed to land owned by the covenantee.

(2) A covenant registrable under subsection (1) may be of a negative or positive nature and may include one or more of the following provisions:

(a) provisions in respect of

(i) the use of land, or

(ii) the use of a building on or to be erected on land;

(b) that land

(i) is to be built on in accordance with the covenant,

(ii) is not to be built on except in accordance with the covenant, or

(iii) is not to be built on;

(c) that land

(i) is not to be subdivided except in accordance with the covenant, or

(ii) is not to be subdivided;

(d) that parcels of land designated in the covenant and registered under one or more indefeasible titles are not to be sold or otherwise transferred separately.

(3) A covenant described in subsection (4) in favour of

(a) the Crown or a Crown corporation or agency,

(b) a municipality, a regional district, the South Coast British Columbia Transportation Authority or a local trust committee under the *Islands Trust Act*, or

(c) any person designated by the minister on terms and conditions the minister thinks proper,

as covenantee, may be registered against the title to the land subject to the covenant and, subject to subsections (11) and (12), is enforceable against the covenantor and

the successors in title of the covenantor even if the covenant is not annexed to land owned by the covenantee.

(4) A covenant registrable under subsection (3) may be of a negative or positive nature and may include one or more of the following provisions:

(a) any of the provisions under subsection (2);

(b) that land or a specified amenity in relation to it be protected, preserved, conserved, maintained, enhanced, restored or kept in its natural or existing state in accordance with the covenant and to the extent provided in the covenant.

(5) For the purpose of subsection (4) (b), "amenity" includes any natural, historical, heritage, cultural, scientific, architectural, environmental, wildlife or plant life value relating to the land that is subject to the covenant.

(6) A covenant registrable under this section may include, as an integral part,

(a) an indemnity of the covenantee against any matter agreed to by the covenantor and covenantee and provision for the just and equitable apportionment of the obligations under the covenant as between the owners of the land affected, and

(b) a rent charge charging the land affected and payable by the covenantor and the covenantor's successors in title.

(7) If an instrument contains a covenant registrable under this section, the covenant is binding on the covenantor and the covenantor's successors in title, even though the instrument or other disposition has not been signed by the covenantee.

(8) No person who enters into a covenant under this section is liable for a breach of the covenant occurring after the person has ceased to be the owner of the land.

(9) A covenant registrable under this section may be

(a) modified by the holder of the charge and the owner of the land charged, or

(b) discharged by the holder of the charge

by an agreement or instrument in writing the execution of which is witnessed or proved in accordance with this Act.

(9.1) A covenant that was required as a condition of subdivision under section 82 and registered under this section before the coming into force of the repeal of section 82 may be

(a) modified by the approving officer and the owner of the land charged, or

(b) discharged by the approving officer.

(9.2) For the purpose of determining whether to modify or discharge a covenant under subsection (9.1), an approving officer may exercise the powers provided under section 86 (1) (d), whether or not the modification or discharge is related to an application for subdivision approval.

(10) The registration of a covenant under this section is not a determination by the registrar of its enforceability.

(11) On the death or dissolution of an owner of a covenant registrable under subsection (3) (c), the covenant ceases to be enforceable by any person, including the Crown, other than

(a) another covenantee named in the instrument creating the covenant, or

(b) an assignee of a covenantee if the assignment has been approved in writing by the minister.

(12) If a covenantee or assignee referred to in subsection (11) is a corporation that has been dissolved and subsequently restored into existence under an enactment of British Columbia, the covenant continues to be enforceable by the restored corporation from the date of its restoration.

(13) A recital in a covenant that a person "has been designated by the minister under section 219 (3) (c) of the *Land Title Act*", or a statement to that effect in the application to register the covenant, is sufficient proof to a registrar of that fact.

(14) The minister may delegate to the Surveyor General the minister's powers under subsections (3) (c) and (11) (b).