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**Subject:** FW:

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**From:** Wendy [Redacted]  
**Sent:** Thursday, March 19, 2026 2:00 PM  
**To:** cityclerk <[cityclerk@princegeorge.ca](mailto:cityclerk@princegeorge.ca)>  
**Subject:**

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Ryan McMaster [Redacted] Foot Street Prince George, BC, V2N245 March 19 2026

**Subject:** Zoning Amendment Application No. RZ100865 and Development Variance Permit Application No. VP100716

My name is Ryan McMaster and I am writing a response in opposition to both of these applications proposed to Prince George City Council listed above.

I am concerned about the proposed amendment to allow the expansion of the existing daycare in our neighbourhood from 12 to 20 children, along with the request to convert the front yard into a parking area.

My residence is [Redacted] Foot St. which is the residence adjacent to the subject property on the north side. My wife and I and our two children have quietly resided here since 2006 and have enjoyed a relatively peaceful, and undisturbed life here.

This relatively affordable neighbourhood and its central location were selling features that we couldn't pass up when we had the opportunity to buy it. As my wife and I are getting closer to retirement, she as a teacher and me as a nurse, the appeal that made this an attractive home to settle into for us as a young family, we fear, will no longer exist if these proposals are passed and it comes time for us to sell and downsize.

While we have a positive relationship with our neighbours and respect the service they provide, we have several concerns about the scale of the proposed changes and their impact on the surrounding area. We are also directly affected, as this property is immediately beside ours and our driveways are adjacent with no meaningful separation.

These are the seven areas of concern that we've compiled in opposition to these proposed amendments:

1. **Traffic and Parking Safety Concerns** The proposed increase in capacity will significantly increase vehicle traffic during peak drop-off and pick-up times. A front-yard parking area for 4 vehicles may not be sufficient, particularly as the daycare will require approximately three staff members who will also need to park on-site. This raises the question of where parents or clients will park during

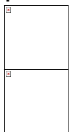
pick-up and drop-off times, and increases the likelihood of additional street parking, congestion, and reduced visibility along our residential street.

2. **Pedestrian and Child Safety** Our street includes a sidewalk that is regularly used by children walking to Pinewood Elementary school, as well as pedestrians accessing Ginters park. Increased traffic volume and frequent vehicle movements may pose safety risks to these pedestrians.
3. **Impact on Municipal Services** Current on-street parking related to the daycare has already affected snow removal operations, with plows unable to clear areas effectively. In addition, when vehicles are parked on the street, sidewalk plows are often unable to clear the adjacent sidewalk properly and must go around parked cars. This leaves large ridges of snow, creating hazards and ongoing concerns for neighbours. Additional vehicles could further disrupt both winter snow clearing and summer street sweeping services.
4. **Neighbourhood Character and Land Use Compatibility** This is an established neighbourhood with mature trees and well-maintained properties. Converting green space into a parking lot, along with increased commercial visibility such as signage, changes the residential nature and visual appeal of the area.
5. **Noise and Livability Concerns** I am a registered nurse at the hospital in Prince George and have worked shift work for over 20 years. Daytime sleep is essential for me to safely perform my job. An increase to 20 children will likely result in significantly higher noise levels, particularly during outdoor play in warmer months, which directly impacts my ability to rest and maintain a safe level of alertness for my profession. There is also another shift worker living on the other side of the daycare who may be similarly affected.
6. **Scale and Suitability of the Property** The daycare operates from a relatively small residential property. Expanding its capacity raises concerns about whether the site can appropriately accommodate the increased number of children, staff, vehicles, and associated activity without negatively impacting adjacent homes.
7. **Potential Impact on Property Values** Residents on the street, many of whom have lived here for decades, are concerned that this expansion may negatively affect property values. Increased traffic, noise, and a shift away from a purely residential setting could make nearby homes less appealing to potential buyers. As long-term homeowners who take pride in maintaining a peaceful neighbourhood, this is an important consideration as we look toward future plans, including eventual downsizing.

Thank you for considering our concerns. We respectfully ask that careful consideration be given to the impact this proposal may have on the safety, character, and livability of our neighbourhood.

Sincerely, Ryan & Wendy McMaster

Attached are photos of the daycare with the sign on the front of the house. Only single cars can be parked on the driveway the black car is actually parked on what used to be the front lawn.



Sent from my iPhone

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