

Dave Bobbie
7113 Taft Drive

July 7, 2020

City of Prince George
1100 Patricia Blvd,
Prince George, BC V2L 3V9

Dear Mayor & Council,

Thank you for the opportunity to express my concerns about this rezoning application. I am opposed to the rezoning of this property at 7008 Taft Drive, see Figure 1 for location. I canvassed the neighbourhood and everyone I have spoken to is against the rezoning. This is a neighbourhood with large treed lots and spacious yards. After speaking with many of the residents, very few of us have received letters in regard to the rezoning application and some have received two letters of the same. The signage for the rezoning was posted on the property on June 30. I understand that public notices are required at least 30 days prior to Council giving 3rd or final reading to a rezoning application. The signage also states that there will be a public hearing on July 13th at Council, but due to COVID-19 I understand there are no public hearings. Many of the residents were prepared to come forward and show their opposition on July 13. The developer's signage is misleading.



Figure 1 – 7008 Taft Dr Subject Property

Single family houses are definitely a welcome addition to the neighbourhood when a mobile home is at the end of its useful life, but reducing an RS1 beautifully treed property in half to accommodate two houses is of great concern to the neighbourhood. See Figure 2 for a map of the properties whose residents oppose the rezoning of the subject property. These residents are the only ones I had time to speak with on such short notice.



Figure 2 – Residents Opposed to Rezoning 7008 Taft Dr

From an environmental standpoint, clearing well established trees from a neighbourhood not only impacts the aesthetics of the property and neighbourhood, it also reduces the benefits trees have on stormwater and birds. See Figure 3 for an aerial view of the property. In fact, there has been a family of raptors nesting in those trees in recent past (a protected species of bird). Building two houses on this lot will require the removal of all trees on this property. This will create a hazard for the neighbouring trees to being susceptible to blowdown. Approving a rezone and future subdivision to accommodate two single family dwellings will increase the property's imperviousness, reducing the natural ground's way of managing rain events and spring snow melt. The less permeable the property is, the more runoff will end up in City's ditches. There is no underground stormwater system in this area.



Figure 3 – Ortho Showing Well Established Trees

A major concern is the style and size of the buildings this developer has constructed in the past on similar sized lots. Figure 4 shows a couple of examples of the houses this developer builds.



Figure 4 – Examples of the Houses the Developer Builds

The second example above is a home built by this developer on Peter Road in the Hart. The property is RS2 zoning for single family, but has a secondary suite which is not allowed for in the RS2 zone. This could potentially mean that 4 families would be living on a lot that was originally one lot with a mobile home. With the potential of 4 families on that property and the building taking up the majority of the space, there will not be sufficient parking and vehicle owners will have to resort to on street parking. This is a safety concern for children who walk and ride bicycles in the area and a hindrance for snow clearing operations.

Figure 5 shows how these houses are situated on the properties. These RS2 zoned properties on Peter Road are just over 600m² each, which is larger than the proposed subdivision of the property at 7008

Taft Drive at only 554m² for each parcel. Having houses taking up the majority of the property is certainly not characteristic of the neighbourhood.



Figure 5 – Houses Situated on Peter Rd Properties (RS2 Zoning)

In closing, figure 6 shows the appeal of our large treed lots. Thank you for your consideration in maintaining the appeal of our neighbourhood with single homes on large treed lots. The residents are opposed to rezoning and future subdivision of this property. Ideally one single family dwelling on the existing lot RS1 would be welcomed and maintain the character of the neighbourhood.



Figure 6 – Street Appeal of the Large Treed Lots

Sincerely,

Dave Bobbie and Area Residents