

An open letter to the city council and planners for the City of Prince George.

Hello. My name is Bill Taylor and I am the homeowner of a property at 6400 Crown Drive, adjacent on two sides to a property at 4114 Balsum Road. I am not familiar with the formalities around development and rezoning so I will be simply speaking from my own feelings in the matter.

I am writing in response to the city amending the OCP Bylaw No. 8383, 2011. I would personally encourage council to reject the zoning application (Bylaw No. 9116,2020)

It would seem to me that the rezoning application should have preceded the suggested plan being drafted. The plans have been proposed while the property was still in P1 zoning designation. In the correspondence we received it was stated that it was privately owned and not previously owned by the city and that the "Origin of the original zoning and OCP designations are unknown." While there could be discussion around the mystery of how and when this became designated P1 it cannot be denied that this is in fact the longstanding designation for this property.

Having said these things I believe we have two ways to view the situation at hand

First of all does this council want to remove designated parkland from the OCP for residential development. It is common knowledge that once parkland is gone it's gone for good

Second, if it proceeds here are some of the concerns we have as residents knowing our neighborhood.

- 1) When we purchased our home at 6400 Crown Drive in 2006 it was with the distinct understanding that the property at 4114 Balsum Road was greenbelt. We enjoy beautiful, treed views on both sides of our home that adjoin the property in question. It was a big part of why we purchased this home.
- 2) Increased traffic will be generated by 8 more dwellings, 4 single detached and 2 duplexes. Since many families now own more than one vehicle this has the potential to add a lot of traffic down Crown Drive.
- 3) This added traffic is of even greater concern when considering the troubling corner at Crown and Balsum. Because this intersection is on a downhill curving junction it is not unusual to have to pull several vehicles out of the ditch after failing to negotiate the corner. We have had a number of vehicles in our yard over the years.
- 4) I am not entirely sure of the sewer situation but do know that the manhole in this corner has been a source of grief as well over the years. Not sure how the city will tie in this development as there is no sewer service across the property. The sewer presently servicing the street has been the source of several very expensive insurance claims and one time it backed up all the way from this corner, down Crown Drive North to Austin Road all the way west to Austin Road School
- 5) Parkland designated in the OCP should remain as parkland
- 6) Our home at 6400 Crown was built on a lot that was brought to grade by fill. A few of the neighbours recall the property in question being essentially landfill and that underneath the lot there may be all manner of waste including old cars etc. This was not uncommon in the early days of development on the Hart. Our former neighbor on Hazel Drive had a tremendous crack develop in her basement which it was determined happened as a result of the home being built on fill that was simply pushed over a gully full of stumps and other debris.

I shouldn't have to include pictures to show the typical lot makeup here on the Hart Highway. Large, treed lots are the norm. I checked the frontages on this street and they are as follows 76', 90', 56', 86', 70', 71', 100' and doing the math on the subject property that has proposed 6 lots side by side with a frontage of 384' these lots will be 6 lots at 64' each.

My final comment would be that I'm sure the bulk of the traffic from these dwellings will funnel down Crown Drive to carry on to Austin Road to either the Hart Highway or Foothills. Crown has a handful of young families who enjoy playing and biking on the road.

Thank you for hearing my concerns.

Redacted

Bill Taylor, Homeowner at 6400 Crown Drive and 45 year resident in the Hart Highway area.

Phone Redacted

Email Redacted



Susan Grattan

Redacted

Proposed Land use change -4114 Balsum Drive Prince George

1 message

Susan Grattan <Redacted>

Fri, Jan 29, 2021 at 4:04 PM

To: aelliot@lmengering.bc.ca

I am in receipt of your letter regarding the proposed land use change in property adjacent to my home @6422 Crown Drive ,Prince George ,BC.

I am emailing you in my personal capacity and not in my professional one. It is simply easier for me to use my business email.

I understand my neighbour Bill Taylor has been in touch with you concerning this proposal and has undoubtedly expressed many of the concerns I have.

I have resided on Crown Drive since 2002 .I see it is my ongoing residence. There are many reasons for my opposition to this proposed change. My concerns are summarized below .

The potential loss of the green space is distressing to me personally and I believe the neighbourhood and the city .Given the number of dwellings proposed for this property I assume that all the trees will be cut down for what I see is a high density housing development.

The number of homes on this lot will be out of character with the neighbourhood,which is one with single family dwellings on one lot .

The number of driveways and potential increase in traffic from the proposed development will negatively impact the neighbourhood and create safety risks for car and vehicle traffic on Balsam Road and Crown Drive. This is a neighbourhood where people walk with their children and animals(sometimes at the same time) and adding six driveways and possibly six or more vehicles regularly using Balsam Road and Crown Drive will make this a dangerous area to walk and drive in.

Balsum Road is narrow and has a steep drive off on one side .When the ball park is in use parking is already congested and this development has the potential to interfere with the use of that ball park in my view .

The intersection of Balsam Road and Crown Drive has a dangerous slope. With the stop sign at the top of the intersection and the curve on Crown where it is difficult to stop especially in winter and where people often speed around the corner ,it is a place waiting for a tragedy to occur.

I'm concerned about the impact of this proposed development on my property values and those in the neighborhood. If a neighborhood can be said to have a quality of life a development of this nature will kill it .

I cannot believe that the original zoning and designation in the official community plan as part was completely without purpose.

It is my intention to be involved in the public hearing to oppose these applications.

SUSAN GRATTAN

6422 Crown Drive

Prince George, BC V2K 2G1

Phone: Redacted

February 3, 2021

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

Re: Proposed rezoning on the corner of Balsum Road & Crown Drive

To whom it may concern:

My wife and I are writing about the proposed rezoning on the corner of Blasum Road and Crown Drive. As one of the primary home owners affected by this proposal we are 100% opposed. There are many factors that need to be considered other than the argument presented by L&M Engineering that this location is well suited for development due to its close proximity to amenities. We do understand the position that more housing is needed. However, taking a P1 zone that exists to preserve our outdoor spaces is not the answer!

We are opposed to watching construction and listening to heavy equipment in long durations that could easily exceed a year. We are also concerned about pedestrian safety with the increase of construction traffic accompanied by the terrible entrance located in between hills. The stop sign at the top of the hill on Balsum Road is half rate to say the least, as cars get stuck with a snow fall or any amount of ice. This year I have watched a dozen cars, vans and trucks stuck at the stop sign and slide backwards down the hill. If there are 6 to 10 more vehicles coming in and out of the bottom of the draw along with vehicles coming over the blind hill it spells disaster! Another excellent reason that residential development is not needed in this area.

Furthermore, we are also concerned that adding an additional 8 residences (two of them being multi-unit) will further contribute to the thefts and crimes in this area. We were shocked at the police presence in this area due to crime when we moved here 3 years ago. Adding more rentals to this area is only going to escalate the issues we already have. No landlord can guarantee what kind of renter they will have. In the last week we have had at least 4 incidents with police on Crown Drive.

We had always hoped that if there were any plans to develop this property it would be to create a playground area. There aren't many parks/playgrounds within walking distance as compared to other areas of the city. P1 zoning has strict adherences that need to be respected. The purpose as stated in Bylaw 13.1.1 is to provide for the preservation and enhancement of an open space while supporting

limited, complimentary secondary uses.” This location was deemed a park long ago and we believe the City needs to preserve or enhance the park space as stated in the bylaw.

The fact that the sale was private doesn’t give you the right to disregard the existing bylaw. It brings up questions around the purchase of the property. The purchase seems presumptuous. Why would a contractor purchase a property that is not zoned for residential development? He must feel he already has the go ahead! Clearly this property has been bought on the assumption that the provision to the bylaw would pass. I know the city sees it as \$15,000-\$20,000 in property tax revenue on the development; however, there is no reason we should give up park space to increase tax revenues so city council can throw it away on another grossly over-budget project.

We are also opposed to watching construction and listening to heavy equipment in long durations

The city needs to buy that land off the contractor and further enhance that park space for the families in this area. Take care of your residents and not your pockets! Every argument you’ve put forward is mute. Your whole motion towards the bylaw change is based on the argument that the city doesn’t recognize it as park land, but right there in the zoning documents it is classified as park land. I can’t reiterate enough that the bylaw has been put in place to **preserve or enhance our green spaces**. I trust that we have offered enough insight to stop any and all furtherance in regards to this matter.

The idea that important bylaws can be manipulated to benefit the city and contractors is appalling.

Best Regards,

Chris Borisoff
Charlotte Watts

Fraser, Nicole

To: Thompson, Lorriann
Subject: RE: proposal to change lot 4114 Balsum Road

From: dw1959 <[Redacted]>
Sent: Tuesday, January 19, 2021 8:40 PM
To: devserv <devserv@princegeorge.ca>
Subject: FW: proposal to change lot 4114 Balsum Road

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.

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: DEBBIE WHELAN <[Redacted]>
Date: 2021-01-19 2:39 p.m. (GMT-08:00)
To: deserv@princegeorge.ca
Subject: proposal to change lot 4114 Balsum Road

this is in regards to rezoning the above lot and as a home owner within the area both my husband and myself are quite concerned about the increased traffic flow that it could bring if it is rezoned. the area in question is currently a mixture of modular homes and single family structures closer to Hwy 97. The area itself is fairly quite and I would prefer to keep it that way. So i am saying NO to the cities proposal.

From: [Terry Eastman](#)
To: [devserv](#)
Subject: Proposal for 4114 Balsum St
Date: Thursday, February 04, 2021 10:53:19 AM

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.

Hi, my name is Terry Anatole (Eastman). I live on 4163 West Austin road.

I would like to let you know that I do not have a problem with this Proposal for this property. Looks like it will be putting that empty property to good use as well as some much needed housing on the Hart!

Terry Anatole (Eastman)
4163 West Austin Road
Prince George, BC
V2K 2H8

[email:](#) Redacted

Fraser, Nicole

To: Deveau, Tristin
Subject: RE: response proposed land usage at 4114 Balsum rd

From: Lou Kertesz [Redacted]
Sent: Wednesday, January 20, 2021 10:14 AM
To: devserv <devserv@princegeorge.ca>
Subject: Fwd: response proposed land usage at 4114 Balsum rd

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.

Begin forwarded message:

From: Lou Kertesz <[Redacted]>
Subject: response proposed land usage at 4114 Balsum rd
Date: January 20, 2021 at 10:03:31 AM PST
To: aelliott@lmengineering.bc.ca

Florence M Ross and myself Lou Kertesz are the property owners of 4089 w Austin rd backing unto the proposed rezoning application on 4114 Balsum rd. Our residence has been in our family since 1959. We both fully support the application and hope for its success.
Respectfully Yours

Florence M Ross and Louis A Kertesz