

Subject: Development Variance Permit No. VP100582  
Applicant: Starbaby Creek Holdings Ltd.

To:

The Mayor and Council of the City of Prince George

I am the co-owner and resident of Lots 4 & 5, Block 24, DL933, CD, Plan 727 and I oppose the above-noted application before Council for the following reasons.

I find it difficult to accept that this application is anything more than a back-door way around the standing setbacks authorized by Council. This developer appears to be willing to flood South Fort George with densely packed housing that bears little or no similarity to surrounding homes and it appears to me that this tactic of requesting this variance after-the-fact is but an end-run around the setback regulation and the next step in this plan. Allowing this reduction to the legal set back negatively affects the re-sale value of not only the adjacent property but all other properties on the same block, my own included.

I also find it strange that the Building Inspectors allowed this deviance from proper adherence to the bylaws to proceed beyond the foundation inspection. I could understand missing a few centimetres if the Inspector were only using a “calibrated eye” instead of a tape measure during the “inspection” of the foundation. It stretches credulity to expect the Inspector to miss a full 75 centimetres even if the inspection were to be done in a rain storm.

There seems little point in Council going to the trouble of researching and enacting reasonable regulation on buildings if the final result is an end-run around these same regulations. It also makes those of us who follow the procedures properly in our own developments and improvements feel a bit like fools if the easy way just takes an application to Council.

For many years, I was involved with the South Fort George Community Association and the efforts to improve this community by building community-based infrastructure such as Paddlewheel Park on Hamilton Street and, until the recent removal by City workers, the playground on La Salle Avenue at the South Fort George Community Centre. All of these projects were built in accordance with the applicable regulations even though the City planning department had a direct role in the project. If we can do that without cutting corners, so to speak, I feel that Starbaby Creek Holding can do the same.

In conclusion, I believe that anyone willing to try this type of evasion of responsibility does not have the best interests of the community in mind. Should the Council permit this tactic, I believe that it would send a message to other potential developers that City regulations are a joke that are easily evaded. I understand that mistakes are inevitable but this situation does not appear to be accidental to me and I reiterate my opposition to this application.

Glenn Jaye  
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