

September 17, 2021

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

Dear Mayor and Council of Prince George,

Re: Community Plan Bylaw No. 8383, Amendment Bylaw No. 9204, 2021
And Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9205, 2021
And 1330-1380 Foothills Blvd.

Thank-you very much for your time and consideration of this application. We are the property owners of 1159 Mica Avenue, located immediately to the north of the proposed development.

We are concerned about the proposed increase in density. We do understand the City's need for infill and in general support the concept of infill for the community as a whole. We also understand the City's need to distribute high density housing throughout the community and not centralize it in any one area. Too much high-density housing in any one area leads to higher level of crime and many other challenges. We understand this is why the City of Prince George has multiple residential zonings under bylaw 7850 and not just one—The City is committed to distributing high density zoning throughout the City and not concentrating it in any one area.

We too share the City's concerns about too much concentration of high-density housing in any one area. We understand that over 1,000 new units are proposed within a stone's throw of this area of 15th and Foothills (included in this proposal and other recent proposals and projects in the area). This is a significant amount for a community our size.

At present, there is a demand for more housing in Prince George. If this was a long-term issue, then we think that Mayor and Council do need to provide more opportunity for infill within the City of Prince George, just perhaps not so concentrated within this one area of the City.

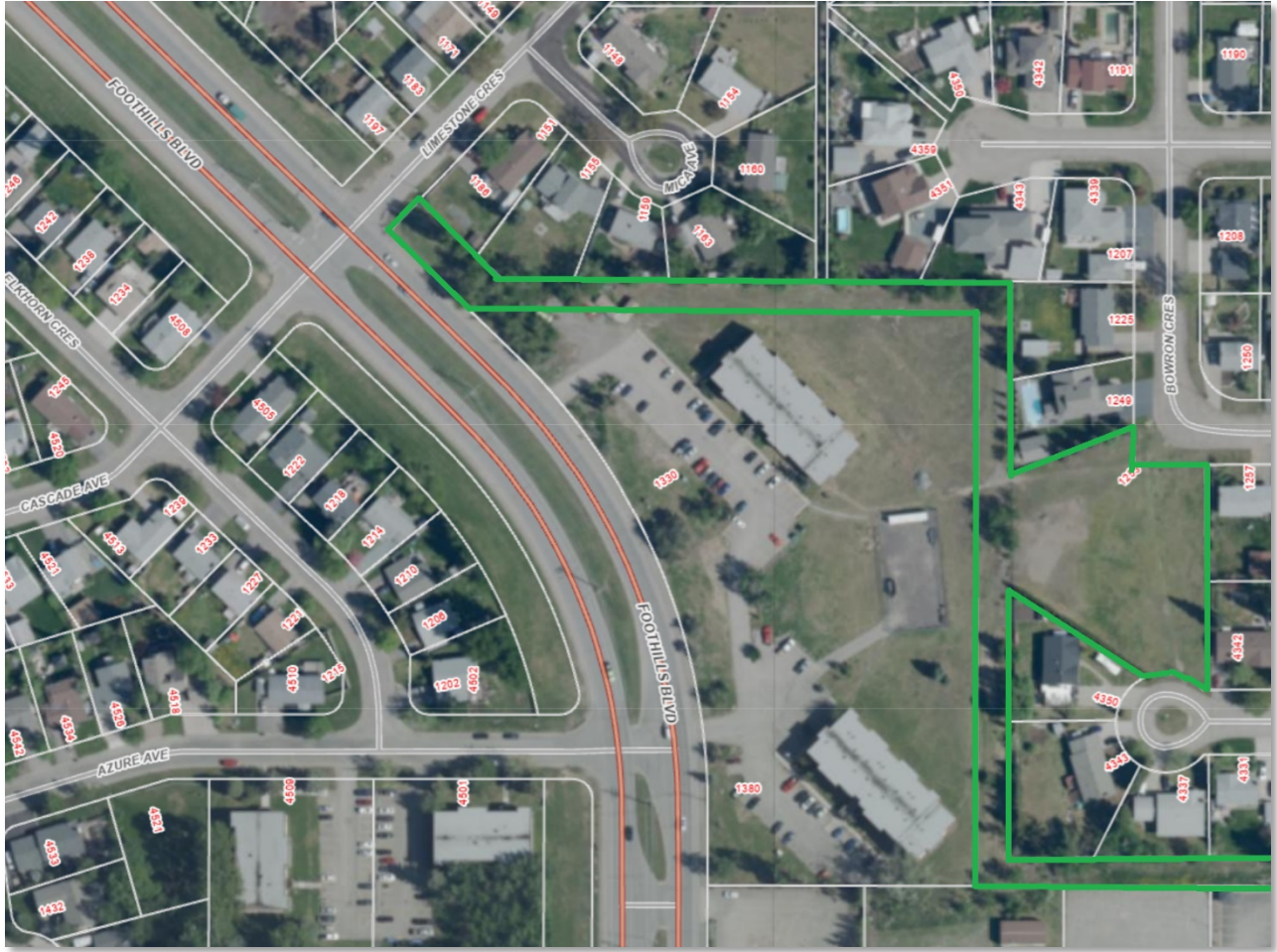
However, we think that the demand for more housing may be short-term and not long-term and this creates more issues that need to be considered. Covid has been driving demand for housing in Northern BC as workers from higher rent areas in BC can work from home in cheaper areas of the Province. Covid will end eventually though and those workers will eventually be called back to the office—and the demand that these remote workers have been creating during Covid will decline. We also understand that approximately 3,000 workers for the LNG pipeline to Kitimat have been housed in City limits for the duration of the pipeline construction. The pipeline will eventually be completed, and these jobs will disappear. The demand for housing caused by the pipeline construction will eventually disappear and likely disappear just as these proposed units for this area come on line.

Being a little over built on housing is 'okay'. It will help keep housing affordable in Prince George. Being too overbuilt will be a big problem. We are concerned that we will get too overbuilt with housing and that this will lead to large vacancies and unsustainably low rental rates. Owners of vacant units or units that cannot generate sufficient rental income will have to still pay their mortgage payments, their property taxes, etc., but without tenants, they may not have the funds to adequately maintain their properties. The highest density areas will suffer first. In areas of concentrated high density multi-family (such as 15th and Foothills), we have the potential to create slums. For the good of the community, we ask that Mayor and Council consider this possibility and not approve this application. If there is still demand for multi-family housing after Covid and the Pipeline is completed, we would not object to reconsidering such an application at that time.

Regarding the zoning change from Neighbourhood Centre Residential to Neighbourhood Centre Corridor, we request that the City commit to retaining ownership of the green belt surrounding the property and not sell it. Retention of

the greenbelt will allow residential properties surrounding the apartments to retain a sense of privacy, degree of sunshine into backyards and gardens, and the walkway.

We've included an aerial view of the greenway from PGMap. (Thank-you for this tool by the way!)



Thank you again for considering our request. Please don't hesitate to contact us if you have any questions or concerns.

Yours truly,

Joe and Debbie Van Calsteren
1159 Mica Avenue
Prince George, BC
V2M 4Z7