
From: cityclerk
Sent: Tuesday, September 17, 2024 8:34 AM
To: Legislative Services
Subject: FW: Comments on L&M Proposal on St Lawrence and Vista Ridge Drive

Follow Up Flag: Follow up
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From: Ashley Lozada <REDACTED>
Sent: Monday, September 16, 2024 11:10 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Re: Comments on L&M Proposal on St Lawrence and Vista Ridge Drive

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Resending to include my address if necessary

On Mon, Sep 16, 2024, 11:06 p.m. Ashley Lozada <REDACTED> wrote:

Ashley Lozada
7647 Eastview Street
Prince George, BC V2N 6X9
September 16, 2024

City of Prince George
Planning and Development Department
1100 Patricia Boulevard
Prince George, BC V2L 3V9

Subject: Concern Regarding Proposed Rezoning of 8640 St. Lawrence Avenue and Vista Ridge Drive (RS2 to MR5)

Dear Members of the Planning and Development Department,

I am writing as a concerned resident of Eastview Street regarding the proposed rezoning of the property located at 8640 St. Lawrence Avenue and Vista Ridge Drive from RS2 (Single Residential) to MR5 (Multiple Residential). While I understand the need for urban growth and development, I have several concerns about the potential negative impact this change will have on our community.

1. Impact on Schools

The sudden growth in population due to multi-family housing developments will inevitably lead to further overcrowding in local schools, particularly Southridge Elementary. The school is already struggling to accommodate the current population, with three kindergarten classes this year alone. The

proposed rezoning could exacerbate this issue, diminishing the quality of education and putting significant strain on educational resources. While building additional schools may seem like a solution, such projects require years of planning, construction, and financial investment, during which time the students would continue to face overcrowded conditions.

2. Disruption to Community Character

Our neighborhood is characterized by single-family homes with open spaces, family-oriented environments, and a sense of architectural cohesion. The introduction of high-density multi-family buildings would disrupt this balance, creating a visual and social contrast that many of us feel would diminish the appeal of the area. Preserving the character of existing neighborhoods is vital to maintaining the unique charm and attractiveness of the community.

3. Strain on Infrastructure

High-density housing means more people, which translates to an increased burden on local infrastructure, including roads, sewage systems, and public utilities. Our current infrastructure is not designed to support such a rapid increase in population. Over time, this could lead to a deterioration in the quality of services for all residents, as the system struggles to keep up with demand.

4. Traffic and Parking Concerns

One of the most immediate effects of this rezoning would be the increase in traffic. As more families move into the area, the number of vehicles on the roads will rise, leading to more congestion, particularly during peak hours. Southridge Avenue, for example, is already heavily congested during rush hour. Moreover, the availability of parking may become an issue, as multi-family developments often result in insufficient parking spaces for residents and visitors alike. It's essential to consider the timing of traffic studies, as current data may not reflect the full impact of future development.

5. Impact on Property Values

The introduction of multi-family housing can affect the property values of nearby single-family homes. The degradation of aesthetics, increased congestion, and strain on amenities may reduce the desirability of the area for potential homebuyers, leading to a decline in property values. This is a significant concern for current homeowners who have invested in their properties and the community.

6. Overcrowding and Quality of Life

Multi-family developments tend to reduce the amount of green space per resident, contributing to a decline in the overall quality of life. Open spaces are crucial for families, children, and the community as a whole, providing areas for recreation and relaxation. Reducing these spaces in favor of dense developments could negatively impact residents' well-being.

7. Social Dynamics and Security

Single-family neighborhoods often foster tight-knit communities where residents know and trust each other. An influx of new residents from multi-family developments can strain these social dynamics,

potentially leading to a less cohesive and secure environment. Residents may feel less connected to their neighbors, and this can have repercussions for community safety and shared responsibility.

While I acknowledge the need for diverse housing options, I urge the City of Prince George to carefully weigh the broader and often unintended consequences of rezoning established single-family areas like ours. Urban development should be done with foresight, taking into account the long-term effects on infrastructure, schools, property values, and community cohesion. I believe there are alternative locations within the city better suited for high-density developments that would not have such a profound impact on established neighborhoods.

I appreciate your attention to these concerns and hope that the city will consider the voices of existing residents before moving forward with this rezoning proposal.

Sincerely,
Ashley L
Eastview Street