

Sikobe, Catharine

From: Robyn Leischner <REDACTED>
Sent: Thursday, September 19, 2024 1:50 PM
To: cityclerk <cityclerk@princegeorge.ca>; Ky Leischner <REDACTED>
Subject: Public Hearing Proposal Opposition

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Robyn and Ky Leischner
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September 19, 2024

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

Dear Members of the City Council,

Subject: Opposition to Zoning Amendment Proposal/Restrictive Covenant Discharge.

We are writing to express our strong opposition to the below bylaw changes as proposed at 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive. As residents of St. Lawrence/Vista Ridge community we are deeply concerned about the potential implications of this amendment on our community, particularly in light of the existing challenges our neighbourhood already faces.

Proposals:

- City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9445, 2024
- City of Prince George Zoning Bylaw No 7850, 2007, Amendment Bylaw No. 9446, 2024
- City of Prince George Restrictive Covenant Discharge Bylaw No. 9478,2024.

Our neighbourhood has been a desirable area for many families due to its quiet ambiance, well-planned residential zones, and adherence to the official community plan. The community plan was designed with foresight and consideration for long-term development, maintaining a balance that supports both residential tranquility and sustainable growth. Changing zoning regulations and discharging restrictive covenants at this juncture undermines the predictability and stability that the community plan provides.

One of our primary concerns is the impact on local infrastructure, specifically our schools. The sole elementary school serving our area is already near its capacity, with current students and their families

experiencing significant strain due to overcrowded classrooms and limited resources. Introducing new developments through this zoning amendment will only exacerbate these issues, placing even greater demands on our already strained educational facilities. It is crucial that we address these infrastructure concerns before proceeding with any amendments that could further tax our community's resources.

Moreover, our neighbourhood has thrived under the current zoning laws and community plan. These regulations have ensured that development aligns with the character and needs of our community. Altering these regulations could lead to increased density and potentially disruptive changes that would not only affect the quality of life for existing residents but could also disrupt the planned and cohesive growth envisioned by the community plan.

In addition, the proposed zoning changes could impact local traffic patterns, parking availability, and overall neighborhood aesthetics. All these factors contribute to the fabric of our community, and any development should be carefully assessed to ensure it aligns with the established goals and needs of our area.

When we purchased our house 5 years ago we did so because of greenspace behind us as well as the quiet, safe neighbourhood. We urge the City Council to consider these points and reject the proposed amendment to the Official Community Plan and removal of restrictive covenants. Our community's current infrastructure and educational resources must be addressed and strengthened before any further changes to zoning regulations are considered.

Thank you for your attention to this matter. We hope the Council will prioritize the needs and well-being of the current residents and adhere to the vision set forth in the official community plan.

Sincerely,

Robyn and Ky Leischner