



City of Prince George Regular Council Meeting
September 25, 2024
Handout List

These items form the amended agenda and will be published to the online agenda on September 26, 2024.

Agenda Item H.1:

1. Correspondence dated September 24, 2024 from Scott and Jennifer Goldie in opposition to the application
2. Correspondence dated September 25, 2024 from Emily Budac in opposition to the application

Scott and Jennifer Goldie
7603 Grayshell Rd
Prince George, BC V2N 0A9

REDACTED

REDACTED

September 24, 2024

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

Dear Members of the City Council,

Subject: Opposition to Zoning Amendment Proposal

We are writing to express my strong opposition to the proposed Official Community Plan Bylaw No. 8383, 2011 amendment for 8640 St. Lawrence Avenue and 2800 Vista Ridge Drive currently under review. 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.

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 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 elementary school. 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.

We urge the City Council to consider these points and reject the proposed amendment to the Official Community Plan. 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,

REDACTED

Scott and Jennifer Goldie

Emily Budac
7657 Grayshell Rd.
Prince George BC
V2N 0A8

REDACTED

REDACTED

September 25, 2024

Dear Members of the City Council,

Subject: Opposition to Zoning Amendment Proposal/Restrictive Covenant Discharge

I am writing to express my strong opposition to the below bylaw changes as proposed at 8640 St. Lawrence Ave and 2800 Vista Ridge Dr. As residents of St. Lawrence/Vista Ridge community I am deeply concerned about the potential implications of this amendment on our community, particularly in light of 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.

When my late husband and I purchased our home in 2017, we did so because of the green space behind us as well as the quiet, safe neighbourhood. I urge City Council to 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. And previous zoning for greenbelts remains in place to keep our community desirable for existing and new families to the neighbourhood.

Our elementary school is already near its capacity and experiencing strain with 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.

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.

Finally, the proposed zoning changes could impact local traffic patterns, parking availability, and overall neighbourhood 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.

Thank you for your consideration and attention to my concerns.

Kindly,

Emily Budac