

June 8, 2023

RE:

Application for change in Zoning bylaw No. 7850, 2007, Amendment No. 9408, 2023 -Applicant Bic Hayer Rental Properties Corp., Inc Not. BC1172923.

Property disputing is the 6700 Southridge Ave – Lot A, District Lot 2003, Cariboo District, Plan EPP86923

Dear City Councillors,

This is our formal objection to the application. We, John and Katrina Ludwig are the original owners of property that directly backs onto this area. We reside at 6900 St. Stephanie Place and are located right in the center point of this proposed site. We are one of the few properties that directly back onto this proposed development, but we want our voices heard.

When we first build there were few homes in this area and Marleau Road was still open, we were reassured the road was being closed off and given the zoning we could expect little building behind us. All of which impacted our choice. When the road was open, we experienced lots of traffic, noise, and crime with individuals jumping the fences. After the closure we have enjoyed the privacy and greenspace with only the significant walkers and families enjoying the evening walks in this greenspace. This has always been a wildlife thoroughway – with bears, moose and other animals frequently passing through. Somewhat a safe passageway in a already growing encroachment on their habitat.

A significant change in community has already happened with the “blocked” apartments built and continuing to be built across the road. It is quite the large structure and not in line with the community design. The increase in transient population – traffic and noise is quite noticeable from this complex.

Now the same type of block rental housing is proposed for directly behind us. This building is much higher than the community housing directly impacted. The idea of all those “individual apartments” looking into my yard and home will impact my privacy. The “rental” population does not have the same stake in community, nor do they have the same commitment to residential upkeep, appearances, and participation – they are not significant stakeholders in the community. You add on that some may want to have their children attend the schools in the area which are bursting at the seams.

The infrastructure of this area is already strained and not able to fully meet the water, safety, roads, schools, and other systems. There is already residential housing being expanded into St. Lawrence, Vista Ridge and across the highway, which is straining the infrastructure capacity. I query should an incident occur the ability to exit this area is already a problem with the single road in.

I object strongly to the imposing of these “block” ugly structures right behind me – the noise, increase traffic, furthering of risk of more criminal behaviours and the devaluing of my property all are deeply concerning. what currently appears to be a city goal of creating a “rental” ghetto environment with all these units – here behind me and the others proposed off O’Grady. All over town – however this one in particular in one that directly impacts residence who boarder this property. The density housing model is not in keeping with the community.

Personally, if those goes through I as an original owner will have to explore relocating, as this is not what was the design of the community, we had purchased in. I do not want to have a high ugly block structure on my doorstep– that will reduce the enjoyment of my home and community. The constant traffic, noise and lighting grounds for such a structure will pollute the area. Nor do I want the devaluing of my property as an owner and taxpayer to be impacted by such a proposal.

Also consider the lost of more greenspace – impact on the wildlife throughfare.

I must wonder why this is even at the stage given a former community petition already was provided to the city which outlined the objections. I guess the city is not interested in our few homes that boarder this area – maybe our voices don't matter.

I have provided pictures of what is behind our homes – please compare it to the ugly horrible block housing across the road. Consider what you want in your community plan.

Sincerely yours

Katrina Ludwig

(PS no one from this company has ever spoken to those of us who boarder the property... maybe that should take place)



