

Written Comments on Proposed Zoning Bylaw Amendment No. 9569, 2025
Subject Property: 4922 Chief Lake Road

To Mayor and Council,

I am writing to express my continued concerns regarding the proposed rezoning of the subject property from “RS1m: Suburban Residential” to “RM1: Multiple Residential.” While I understand the City’s intent to support residential development, I believe this amendment remains premature due to several unresolved infrastructure and community planning issues. This was **rejected in the past** for all these reasons.

Key Concerns:

1. **Lack of Infrastructure:**

The area currently lacks the necessary infrastructure to support increased residential density. There are no sidewalks, limited street lighting, and insufficient stormwater management systems in place. These deficiencies pose safety risks

2. **Insufficient Public Transit Access:**

Bus routes servicing Chief Lake Road are limited or non-existent. Without reliable public transportation, residents will be heavily dependent on personal vehicles or walking, increasing traffic congestion and reducing accessibility for those without cars.

3. **Traffic and Road Safety:**

Chief Lake Road is already a busy corridor, and additional residential units will exacerbate traffic volumes. The road is not designed to accommodate the increased load, and there are concerns about speeding, pedestrian safety, and emergency vehicle access.

4. **Lack of Nearby Amenities:**

The proposed development is not within reasonable walking distance of essential amenities such as grocery stores, schools, parks, and healthcare services. This isolation could negatively impact residents’ quality of life and increase reliance on vehicles.

Given these ongoing concerns, I respectfully urge Council to reconsider this rezoning application until adequate infrastructure, transit access, and community amenities are in place to support higher-density development.

Thank you for your attention to this matter.

Sincerely,
Cory Bleich
4953 greenwood street

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