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**Subject:** Opposition to Proposed Land Use Change: Southridge Avenue

**From:** Steve Royan Redacted

**Sent:** Wednesday, May 5, 2021 11:25 AM

**To:** Mayor <[MAYOR@princegeorge.ca](mailto:MAYOR@princegeorge.ca)>; Councillor Everitt, Frank <[Frank.Everitt@princegeorge.ca](mailto:Frank.Everitt@princegeorge.ca)>; Councillor Frizzell, Garth <[Garth.Frizzell@princegeorge.ca](mailto:Garth.Frizzell@princegeorge.ca)>; Councillor Krause, Murry <[Murry.Krause@princegeorge.ca](mailto:Murry.Krause@princegeorge.ca)>; Councillor McConnachie, Terri <[Terri.McConnachie@princegeorge.ca](mailto:Terri.McConnachie@princegeorge.ca)>; Councillor Ramsay, Cori <[Cori.Ramsay@princegeorge.ca](mailto:Cori.Ramsay@princegeorge.ca)>; Councillor Sampson, Kyle <[Kyle.Sampson@princegeorge.ca](mailto:Kyle.Sampson@princegeorge.ca)>; Councillor Scott, Susan <[Susan.Scott@princegeorge.ca](mailto:Susan.Scott@princegeorge.ca)>; Councillor Skakun, Brian <[Brian.Skakun@princegeorge.ca](mailto:Brian.Skakun@princegeorge.ca)>

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Dear Mayor & Council,

It has come to my attention that there is a proposal being brought forth to the City of Prince George for a proposed land use change for two (2) land parcels in the Ospika South Neighbourhood Plan; Proposed Land Use Change Southridge Avenue:

- PID 005-287-391
- LOT 1
- DL 1605
- PLAN 30863 REM

The rezoning proposes the following changes:

- Subject area 1 at the West end of Vista Ridge Drive from P1 Park and Recreation to RS2 Single Residential
- Subject area 2 at the end of Southridge Avenue, South West of Glen Lyon Park from RS2 Single Residential to RM3 Multiple Residential

As a neighbour and property owner, I am writing to express my strong opposition to the proposed rezoning. While the local community may be unable to prevent development, that in itself could be detrimental to the area, I am completely opposed to the removal of designated park area and addition of multi-family housing. I have the following concerns regarding the proposed rezoning:

1. Increased safety concerns for our families due to increased automobile traffic. There is a nearby elementary school which has a lot of foot traffic by young children.
2. Taking away designated park area from our families which deviates from the originally approved neighbourhood plan.
3. The change to multi-family zoning diminishes the values of single family homes in the area.
4. The proposed change from the Official Community Plan and change in zoning from single family to multiple use does not fit form nor character of our neighbourhood.
5. Capacity concerns on area schools, specifically Southridge Elementary, that could be exacerbated with a multi-family dwelling zone.

I understand this proposed change is in its early stages. I urge you to disapprove the proposed rezoning. From speaking with other neighbours, we share opinions on the impact and concerns this could have on our families. We wish to be all consulted and participate in meetings and discussions regarding this matter.

Thank you for your continued service and support of our communities.

Best Regards,  
Steve Royan

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Redacted