



Dear Mayor Yu and Members of Council,

On behalf of Westcan Property Ltd., we would like to thank you for the opportunity to submit this planning rationale letter for Council consideration. We would also like to thank Administration for their support and assistance throughout the preliminary stages of this application process. This rezoning application proposes to rezone 11.5 hectares of the subject property from RS2: Single Residential, RM1: Multiple Residential, RM3: Multiple Residential and AG: Greenbelt to RM9: Manufactured Home Park and AG: Greenbelt. The proposed RM9 zone permits manufactured housing to the CSA A277 factory built standard (modular home) as well as housing built to the CSA Z240 standard (mobile home). The current Official Community Plan Future Land Use Designation for the portion of the subject property that is proposed to be rezoned is Neighbourhood Residential which is entirely consistent with the RM9 zone and as such, the proposed zoning amendment will not require an amendment to the City's Official Community Plan.

We understand and hear the frustration of some local residents regarding the perceived socio-economic status of the future residents of the manufactured home park and the implications of certain characteristics that this might bring to the area. From a land use perspective, we want to ensure that land use applications look to the legitimate land-use planning considerations (such as building type, height, setbacks, overall form and character, etc.) and they do not consider the assumptions about the people who will live in the housing permitted under the proposed zone. Our goal is to continue to ensure that Prince George remains an inclusive community that provides housing opportunities for all and in this case, the housing will be directed towards retirees, families and first-time home buyers.

Manufactured home parks play a very important role in facilitating housing affordability within the City as they aid in increasing housing diversity and housing choice. A diverse housing choice can present residents with an opportunity to age in place, potentially increase the supply of rental market housing in the City and facilitate more affordable homeownership. This is all consistent

with Official Community Plan policy 7.4.14 which encourages neighbourhoods to have a diverse housing stock that provides a range of affordable options for households of different incomes and at different life stages. The housing need in our City has changed over the last decade and we now understand that the predominately larger single family lot subdivisions that are typical in the Hart area provide a very limited selection of housing alternatives. The proposed land use amendment on the subject property seeks to lessen this gap in housing choice and availability by providing a different housing form for the neighbourhood that would be complementary to the surrounding single-family lots and would not disrupt the overall built form of the area. This is because if the Rezoning Application is approved by Council, the subject property will be required to go through an extensive Multiple Residential Form and Character Development permit process prior to the issuance of a Building Permit. The City will have to approve the overall manufactured home park layout which would include a landscape plan for internal landscaping and perimeter buffering, identification of parking areas, an internal road layout and pedestrian connectivity between the manufactured home park spaces. This is all done to ensure that these types of developments are built to a high standard and in accordance with City Bylaws.

We are currently working with the City's Transportation Division and the Ministry of Transportation and Infrastructure to conduct a Traffic Impact Analysis for the proposed development, which is a requirement of Final Reading for this application. The Traffic Impact Analysis will consider trip generation and any impacts that the development traffic may have on the surrounding road network including Highway 97. We are also in the process of working with the City's Infrastructure Division to develop a Servicing Brief for the development which is also a requirement of Final Reading for this application. The Servicing Brief will consist of a technical analysis to determine if the development can be serviced via existing water, sewer and storm water infrastructure.

We are confident that the proposed manufactured home park on a portion of the subject property will provide a moderate infill project that will not negatively impact the neighbourhood. The development is entirely supported by the Official Community Plan's Future Land Use Designation and if approved, it will be required to go through the City's Multiple Form and

Character Development Permit process. While historically, the residential lots in the Hart have been larger and consist of single family homes, there is an expressed need for more housing variety, for more residents to age in place and to create a more diverse market housing stock that provides an affordable option for first time homeowners. We would like to thank Mayor Yu and members of Council for your thoughtful consideration of the proposed land use amendment as well as the surrounding residents for expressing their questions and concerns during the City's public consultation process.

Sincerely,

L&M ENGINEERING LIMITED



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Community Planner