
From: cityclerk
Subject: Letter to City Council

From: hannaHbella Lily <*Redacted*>
Sent: Monday, March 27, 2023 9:59 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Letter to City Council

This letter is for City Council meeting tonight, March 27th, regarding 9153 Twinberry Drive.

To Whom It May Concern:

I am Hannah Schmaus, a Prince George resident living at 9165 Twinberry Drive. We recently received notice that the city is proposing to amend "City of Prince George Zoning Bylaw No. 7850, 2007" to rezone an 11.0 hectare portion of the property in question to an RM9: Manufactured Home park.

Myself, and my husband, Kristopher Schmaus, oppose this rezoning. We bought our home here in 2018 because we loved this area. The homes are nice, and it is quiet, secluded, and surrounded by green. Because of a few of those things mentioned, we also have very little crime here. At the time of purchase, we were told that there would be housing development in the area in question. That did not affect our decision to buy here, as an extension of the neighborhood and beautiful houses we currently have would increase our home's value.

Our current schedule of restrictions for this area include, but are not limited to: No mobile home shall be installed or erected on any lot, No prebuilt or prefabricated home shall be installed or erected on any lot without the express consent in writing of the developer, All houses are to have a minimum of a double carport and the driveway layout must provide for at least two(2) additional cars parked on site. Attached enclosed garages are preferable on all lots.

Rezoning this secluded area into a manufactured home park is exactly what we moved here to avoid, and exactly what we were told per above, upon purchase, was not allowed. We specifically chose a home that was not beside a mobile home park because of the decreased value of homes in the vicinity to them, as well as the increase in rental properties, crime, and transient traffic. We are a very tight knit little community on Twinberry(including MR Way), and we are all feeling quite concerned about the status of our investments here. Allowing this rezoning will significantly decrease the value of all of our homes.

In Section 8.1 'Growth Management' of the Official Community Plan of Prince George, it states that growth on the outside of town in the urban areas is causing a number of issues including, but not limited to, infrastructure issues and higher maintenance costs. It also states that growth management is to be focused on the downtown and existing neighborhood centres. This proposed rezoning also goes against quite a few of the Objectives and Policies of Section 8.1 of the OCP.

Our opposition is based on the following probable/potential negative impacts to our neighborhood and to us personally:

The loss of our neighborhood's prestige and appeal. i.e The size and quality of our newer single family dwellings vs what is proposed.

A significant decrease in our property value. The proposed area is over 3x larger than our current neighborhood, meaning our nice area would be overwhelmed with smaller, cheaper homes.

An increase in traffic congestion coming to and from our neighborhood onto a single lane highway. Even if Wapiti Rd is developed into an actual road, it is unlikely that traffic will come off the highway at Estavilla Dr and weave through other neighborhoods to get here. It is far more likely that residents will turn directly in off the highway, causing a lot of traffic congestion on the highway turn off as well as on Meadow Rim Way. Also note that due to the abundance of snow here, we are reduced to single lane traffic in the winter time.

An increase in rental properties, crime and transient traffic.

We already have 3 or more other housing developments currently happening in the Hart. The proposal here is a large area and a mobile home park would bring in a huge influx of young families, which would significantly impact our already full Hart school system. What research, planning or development will be happening to improve this, since we would potentially need another catchment school?

An increase in wildlife being pushed onto the highway, in a section that is already known to be bad for animal involved accidents.

Our school busses are already currently at max capacity.

There is a lack of amenities and no city busses up here. A flood of residents makes this an even bigger issue.

This proposal goes against the overall objective of section 8.1 'Growth Management' of the Official Community Plan of Prince George, to concentrate development downtown.

We understand that community development is inevitable, and we are not opposing that. What we oppose is the particular rezoning of this area to an RM9. It would likely be detrimental to our area in the many ways I have listed above as well as more that I have not yet considered.

Thank you for your consideration in this.

Hannah Schmaus
9165 Twinberry Drive