

Letter of Opposition to City of Prince George Zoning Bylaw No. 7850, 2023

The Palmers
9262 Twinberry Drive
Prince George, BC
V2K 5B9

ATTN: Simon Yu,
Tim Bennett,
Garth Frizzell
Trudy Klassen
Ron Polillo
Corey Ramsay
Kyle Sampson
Susan Scott
Brian Skakun

1100 Patricia Blvd
Prince George, BC
V2L 3V9

Dear Mayor Simon Yu and Honourable City Council Members,

I am writing to express my opposition to the 'City of Prince George Zoning Bylaw No. 7850, 2023.' I urge city council, L&M Engineering, and Mr. James Wankel to consider what is in the best interest for the public in the long term with this land.

I have reached out to the rezoning applicant Mr James Wankel, leaving a voicemail on March 23rd, 2023 to learn more. I have reviewed information on Green Homes which I understand to be one of the applicant's companies, but have not received a phone call back as of yet so I am basing this letter on some assumptions. Those assumptions include that the owner would be installing Green Homes modular homes on the property, and that they would establish, then sell the manufactured home park business. I encourage the investor looking to improve and expand communities in Prince George, and I believe this can be accomplished with the existing zoning.

Rezoning is not the right direction for the city and developer to take in this scenario for several reasons including the cost to the environment, the cost burden to taxpayers/loss of income over time for the City of Prince George, the loss of community consistency, and the risks involved.

Cost to the Environment

The OCP Financial Plan directly speaks to “avoid urban sprawl”, and to “settlement patterns that minimize the use of automobiles and encourage walking, bicycling and efficient use of public transit.”

If the 11 hectares were built to maximum density, that would be 242 homes (22/ha) on top of the existing development of 28 lots in District Lot 2432. The proposed density is double the amount of the existing zoning (150 lots overall, with 28 being developed thus far). Which means double the amount of people driving to and from Prince George. Meadow Park is located approximately 15 km from Prince George’s City Centre which equates to approximately 30-40 minutes driving round trip, and approximately 30 km for one ‘trip to town and back.’ The increased density with the proposed zoning would double the carbon footprint of the existing zoning density.

Currently, the neighbourhood is accessed by road directly off Highway 97 via Burgess Rd. The city bus service does not reach this neighbourhood, the closest stop is over a kilometer down the Highway and there poses a risk to human life to walk along the highway from Meadow Park. There is no sidewalk and there are no streetlights to light the way along the highway to the closest bus stop. There is a light at the turnoff, but it in no way reaches the distance required for people to safely reach the bus stop. Walkscore.com gives the neighbourhood a rating of “0:almost all errands require a car.” See Addendum B. There are no existing road systems to connect to other neighbourhoods at this point making it a difficult neighbourhood to access currently unless you have a vehicle. There are proposed roads which will be an additional cost to taxpayers.

The benefits of waste reduction by Green Homes are commendable in construction practices, however, the long-term effect of having a higher density population so far removed from the city centre amenities would result in higher household carbon footprints. According to Stats Canada, driving accounts for 60% of Greenhouse Gas Emissions. This additional density would drastically increase the overall carbon footprint for the area, and would outweigh the short term environmental benefit of saving on construction materials.

The majority of the 11.5 ha development area in question is identified on the PGMap ecology layers - general sensitivity classifications as being ‘provincially sensitive,’ with a small portion being classified as ‘locally sensitive,’ and only a small portion being identified as ‘common.’ Without knowing the details that go into these sensitivity ratings, it is my assumption that these sensitive areas will require environmental studies prior to having the approval for development. Which leads into my next point, the cost to taxpayers.

Cost to Taxpayers

The proposed area has been identified by the City of Prince George as part of schedule B in the OCP, Growth Management Class, Phase 2. This phase indicates that the developer will be paying for all infrastructure associated with development.

'Policy 8.1.15

The City should finance development in these areas in keeping with the principle that new development must pay its own way. Based on this principle, all infrastructure required to support development in Phase 1, Phase 2 and Future Urban areas should be funded in full by the developer.'

The proposed rezoning and subsequent development would impose a heavy tax burden on the residents of Prince George to develop the area. To my understanding from discussion with my neighbours and comment from the city planner I met with, the existing pump station is already at maximum capacity. For the developer to foot all infrastructure bills to initiate this new construction, they would be paying millions of dollars for the pump station alone, which makes me question the financial feasibility of the development project overall. If the developer is not paying for the infrastructure, the costs will fall back to the city, and ultimately to taxpayers. Without having all the costs to hand, my assumption is that the return on investment would not be realized for decades longer with the rezoning considering that modular and manufactured homes in a park do not retain their value in the same way that homes on land do.

The aggregate value of 9153 when developed to existing zoning would be more beneficial to the City of Prince George in the long term, there would be more income by property tax in the long term as properties would better retain their values, and the existing density would be less of a strain on the taxpayers and on the environment.

If rezoned, the development of a manufactured home park at 9153 Twinberry Drive would be beneficial to the land owner and developers, leaving the Citizens of Prince George to pay for the costs associated in the long term.

Community, and Neighbourhood Improvements

There is a restrictive covenant that covers the majority of the lots in the existing subdivision, Plan #PGPL6232, see Addendum D. This legal document was put into place to ensure that the developments in this neighbourhood would follow a specific building scheme, with requirements about size of house and garage, including Restriction #8, 'No mobile home shall be installed or erected on any lot.' This restrictive covenant covers lots 1-21 of District Lot 2432, the very same district lot which is being reviewed for rezoning.

While this area is prioritized as a growth priority area, the proposed rezoning does not take into consideration a 'complete community' approach as laid out in Policy 8.1.11 of the City's OCP. The proposed density does not align with the context of the surrounding urban structure.

Policy 8.1.11

To establish clear community preferences, increase certainty for redevelopment and infill projects, and establish detailed priorities for capital investments, the City should prioritize neighbourhood planning in and around Growth Priority areas. These plans should take a "complete community" approach, including situating the plan area in the context of the surrounding urban structure [See also Map 1 - Community Identity], and relating residential development and densities to the urban structure and to design principles for walkable communities.

The current zoning was considered thoroughly by the City of Prince George planners prior to Phase 1 of the Meadow Park neighbourhood construction, and allows for a variety of housing to be built in the area in question.

The Austin East neighbourhoods south of Meadow Park have recently had several manufactured homes removed from properties in order to build houses on these properties. This indicates a trend away from manufactured and modular homes in the area, and the potential for urban city growth.

The development land located at 9153 Twinberry Drive on District Lot 2432 has a rezoning amendment application in effect, with an 11.5 hectare parcel of land proposed as RM9. The land is currently located in the 'Meadow Park' neighbourhood with a blended zoning consisting of RM1, RM3, RS2, AG, and AF. This current zoning is consistent with the existing developments, and there are already development plans for the area with phase 1 and part of phase 2 being complete. The neighbourhood plan is zoned for 150 homes according to the original developers, and while the remainder phases are yet to be completed, they paint a picture of a residential neighbourhood that would be perfect for growing families, located near the edge of town. See Addendum A. The existing zoning allows for a variety of home builds in this area, including apartments, fourplexes, duplexes, row housing, more single family homes, community housing, and more. The natural land features would enable waterfront homes, homes on greenbelt, neighbourhood homes, and would be suited for growing families, of which there are many in Prince George.

Prince George is already cited as being 'The most affordable city in BC. when compared to 26 other cities in our province. This title was awarded without the proposed massive manufactured home park. Prince George currently has numerous manufactured home parks with empty spots, and there are already several locations in Prince George that have already been approved for the development of manufactured home parks, including 111 manufactured homes in the Glenview Expansion over 3 different Manufactured Home Parks. Besides these proposed developments, there have been manufactured home park developments to meet this community need with developments like North Park Heights. With these other Parks built and proposed, I don't see the need to add another massive manufactured home park North of the Nechako River.

There is a need for affordable housing across Prince George, and that can be achieved on this property under the current zoning with duplexes, strata apartments, row housing, and other forms of entry-level housing which are already accounted for in the RM1 and RM3 zoning without heavily increasing the density and urban sprawl in this area.

Risk to the Neighbourhood

In performing a quick online search of WestCan Properties mobile homes, the following site was found:

<https://www.westcanmobile.com/faq/>

This website reports that the company buys manufactured homes for cash from people regardless of state and condition at less than market so they can sell or rent them at a profit. The fact that the company has the same name as the company applying for rezoning, and also deals in manufactured homes does not leave me feeling confident that the best interest for Prince George is at the heart of this rezoning application. While I was assured by L&M Engineering that the company is Green Homes, that is not the name of the company on the application. The name of the applicant is Westcan Properties Ltd, which shares the name of this site. I would seriously question the legitimacy and intent of any company that **Redacted**
Redacted I have included a couple screenshots of the website in Addendum C for Review.

We hope that the Mayor and Council consider the long-term effects that their decisions with this rezoning will have on the City of Prince George development, and development of the Hart urban neighbourhoods. Hasty decisions have been made in the past by different councils with development along the Hart, which have led to messy subdivisions, higher carbon footprint, lower property values, massive urban sprawl, and the loss of strong community.

Sincerely,

Heidi and Giles Palmer

Resources

https://www150.statcan.gc.ca/n1/pub/16-001-m/2010012/part-partie1-eng.htm#h2_2

<https://www.princegeorgecitizen.com/local-news/fact-check-are-prince-georges-taxes-higher-than-average-6407702>

<https://www.walkscore.com/score/twinberry-dr-prince-george-bc-canada>

<https://pgmap.princegeorge.ca/Html5Viewer/index.html?viewer=PGMap>

<https://www.westcanmobile.com/faq/>

<https://www.princegeorge.ca/business-development/zoning-land-use/official-community-plan>

<https://www.princegeorge.ca/business-development/zoning-land-use>

ADDENDUM A - Original Development Plans



ADDENDUM B - Walk Score

walkscore.com

Walk Score Get Scores My Favorites Add to Your Site

Type an address, neighborhood or city **Go**

Twinberry Drive

Prince George, British Columbia, V2K 5B9 [Add scores to your site](#)

Commute to **Downtown Prince George**

27 min 60+ min 60+ min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Apartments](#)

[Looking for a home for sale in Prince George?](#)

Walk Score
0
Car-Dependent
Almost all errands require a car.

Transit Score
16
Minimal Transit
It is possible to get on a bus.

Bike Score
12
Somewhat Bikeable
Minimal bike infrastructure.

[About your score](#)

About this Location

Twinberry Drive has a Walk Score of 0 out of 100. This location is a Car-Dependent neighborhood so almost all errands require a car.

This location is in Prince George.

ADDENDUM C - Excerpts from Westcan Website

WESTCAN
MOBILE HOME SOLUTIONS

Sell Your Mobile Home | How It Works | Compare | Testimonials | FAQ | Contact Us

Call Us! 403-650-5333
Get A Cash Offer Today | Our Company

We Buy Mobile Homes In Any Condition And Can Help You With Any Situation!

WestCan Property Solutions is helping homeowners all over Alberta who need to sell their mobile homes quickly and for a fair price.

We can help you with all kinds of situations, including:

- Are You In **Repossession** or Are About To Be?
- Do You Own **Unwanted manufactured Home?**
- Do You Have **Frustrating Tenants** Living In Your Manufactured Home?
- Is Your Mobile Home Sitting **Vacant?**
- Did You **Inherit An Unwanted Mobile Home?**
- Do You **Need To Relocate Quickly** And Need To Sell Your Current Mobile Home Fast?
- Do You Want To **Avoid Paying Agent Commissions?**
- Are You Going Through A **Divorce?**
- Does your mobile home need more **repairs** than you can't afford to make?

Listing vs. Selling To Us

Which route is quicker?
Puts more cash in your pocket?
Has less hassle?

See The Difference Here

Testimonials

"Quite often investors are willing to pay cash for a mobile home and with the recent

westcanmobile.com

Frequently Asked Questions

Maybe you have a few questions. That's okay; most people do. So here's a quick collection of some of the questions people ask us... along with our answers. If you still have a question, don't hesitate to **contact us** (or give us a call) and we'll be happy to answer it for you.

Q: Will you be listing my mobile home on the MLS or actually buying it?

A: Great question. We're not agents, and we don't list mobile homes. We are professional mobile home buyers: **We buy mobile homes Calgary** that meet our purchasing criteria. From there we may repair the mobile homes and resell it to another mobile home owner or keep it as a rental ourselves.

Q: Do you pay fair prices for properties?

A: Many of the mobile homes we purchase are below market value (we do this so we can resell it at a profit to another mobile home owner). We are looking to get a fair discount on a property. However, in our experience, many sellers aren't necessarily expecting a large "windfall" on the property but rather appreciate that we can offer cash, we close very quickly (no waiting for financing), and no time or effort or expense is required on your part of fix up the property or pay agent fees. If that's what you're looking for and you see the value in getting your mobile home sold fast... let's see if we can come to a fair win-win price. (Besides, our no-obligation pricing commitment means that you do not have to move forward with the offer we give... but it's good to know what we're offering!)

[DOWNLOAD our free guide that walks you through the Pros and Cons (plus the cost and timeline) of selling your mobile home to a real estate investor... plus learn the pros, cons, and costs of the other two alternatives... listing with an agent or selling it yourself. Head on over here download your free guide →]

Q: How do you determine the price to offer on my mobile home?

A: Great question, and we're an open book: Our process is very straightforward. We look at the **location** of the property, what **repairs** are needed, the current **condition** of the property, and values of comparable mobile homes sold in the area recently. As you know, mobile home values have taken a huge hit in the last 5 years and most areas still haven't seen prices come back up. We take many pieces of information into consideration... and come up with a fair price that works for us and works for you too.

ADDENDUM D - Restrictive Covenant

*This has been attached as 6 pages using 4 screenshots, but can be accessed as legal document #PGPL6232 if it is difficult to read in the current format.

Handwritten notes: dx 50 dg 2#0

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PL006732

COPY

LAND TITLE ACT
FORM 35
(Section 216 (1))
DECLARATION OF BUILDING SCHEME

Page 1

Nature of Interest:
Herewith Fee of: 500.00 Charge: Building Scheme

Address of person entitled to apply to register this building scheme:

Full name, address, telephone number of person presenting application:

RAM DEVELOPMENTS LTD 741 E BROADWAY
VANCOUVER B.C. V5T 1X8 TEL: (604) 879-9181

NORTHERN REGISTRY SERVICES
PH: 1-800-292-8388 1100

Signature of Applicant for Authorized Agent

We, RAM DEVELOPMENTS LTD., (Incorporation No. 74789) of 741 East Broadway, Vancouver, B.C. V5T 1X8, declare that:

1. We are the registered owners in fee simple of the following lands (hereinafter called "the lots")

- Parcel Identifier: 023-557-702 Lot 1
- Parcel Identifier: 023-557-711 Lot 2
- Parcel Identifier: 023-557-729 Lot 3
- Parcel Identifier: 023-557-737 Lot 4
- Parcel Identifier: 023-557-745 Lot 5
- Parcel Identifier: 023-557-753 Lot 6
- Parcel Identifier: 023-557-761 Lot 7
- Parcel Identifier: 023-557-770 Lot 8
- Parcel Identifier: 023-557-788 Lot 9
- Parcel Identifier: 023-557-796 Lot 10
- Parcel Identifier: 023-557-800 Lot 11
- Parcel Identifier: 023-557-818 Lot 12
- Parcel Identifier: 023-557-834 Lot 13
- Parcel Identifier: 023-557-842 Lot 14
- Parcel Identifier: 023-557-851 Lot 15
- Parcel Identifier: 023-557-869 Lot 16
- Parcel Identifier: 023-557-877 Lot 17
- Parcel Identifier: 023-557-885 Lot 18
- Parcel Identifier: 023-557-893 Lot 19
- Parcel Identifier: 023-557-907 Lot 20
- Parcel Identifier: 023-557-915 Lot 21

02/05/97 A3438k CHARGE 100.00

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PL006732

Page 2

all of District Lot 2432 Cariboo District Plan PGP 40491

- 2. We hereby create a building scheme relating to the lots.
- 3. A sale of any of the lots is subject to the restrictions enumerated in the schedule attached hereto.
- 4. The restrictions shall be for the benefit of all the lots.

EXECUTION(S) Y M D
26 11 1

RAM DEVELOPMENTS LTD.
by its authorized signatory

Per: Raymond Markham
Raymond Markham
Authorized Signatory

ASHA LOHIA, Notary Public
10 EAST BROADWAY
VANCOUVER, B.C. V5T 1V6

NOTARY PUBLIC Certification:

My signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Y M D
 96 11 7

ASHA LOHIA, Notary Public
 10 EAST BROADWAY
 VANCOUVER, B.C. V5T 1V6
 NOTARY PUBLIC
 PHONE: 679-6319

RAM DEVELOPMENTS INC.
 by its authorized signatory
 Per: Raymond Markham
 Raymond Markham
 Authorized Signatory

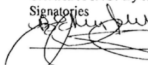
Officer Certification:
 My signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Page 3
 CONSENT AND PRIORITY AGREEMENT OF CHARGE HOLDERS:

We, Laurentian Trust of Canada Inc., (as to an undivided 320/400 interest) and SHARON MILDRED MARKHAM (as to an undivided 80/400 interest), the holders of the following registered charges, consent to the registration of the above declaration of creation of building schemes and agree that it shall have priority over our respective charges.

Type of Charge	Registration number Of Charge
Mortgage	PK14466 ✓

EXECUTIONS: Y M D

	96 12 11	LAURENTIAN TRUST OF CANADA INC. By its authorized Signatory BARBARA MURPHY Supervisor, Mortgage Administration
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Barbara Murphy
 Director of Sales, 1825-1875 W. Pender St
 Vancouver, B.C. V6C 2R7

Asha Lohia
 96 11 7
 ASHA LOHIA
 10 EAST BROADWAY
 VANCOUVER, B.C. V5T 1V6
 NOTARY PUBLIC
 PHONE: 679-6319

Sharon Mildred Markham
 Sharon Mildred Markham

Officer Certification:
 Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

SCHEDULE OF RESTRICTIONS

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1. There shall be no commencement of site preparation, including clearing, filling and excavation, or constructions of any improvement or alteration thereof until a building permit has been issued by the City of Prince George.
2. No lot shall be left so that construction of any improvement shall not have been commenced within six (6) months of the granting of approval thereof or all improvements including landscaping shall have been completed within one (1) year of the date of issue of any building permit or commencement of site preparation, whichever shall first occur. No building shall be occupied until the exterior has been completed.
3. Landscaping of the front yard is required and should be designed to enhance individual homes and to unify the streetscape.
4. No improvement or lot shall be allowed to become in disrepair or unsightly or untidy, it being the intent of these covenants that all lots, improvements therein and boulevards shall be maintained at all times in a neat and attractive state and condition.
5. No dwelling shall be erected on any lots having:
 - a. in the case of a single storey dwelling with a full basement, a ground floor area of less than 960 square feet;
 - b. in the case of a single-storey dwelling without a basement, a ground floor area of less than 1,150 square feet;
 - c. in the case of a two-storey dwelling:
 1. a ground floor area of less than 875 square feet;
 2. an upper-floor area of less than 50% of the ground-floor area
 - d. in the case of a multi-level dwelling a finished floor area of less than 1,150 square feet.
6. No building shall be erected on any lot unless it conforms with the building bylaws of the City of Prince George.
7. No fence or wall shall be erected on any of the lots more than six(6) feet in height measured from the ground level. No fence shall be erected on any lots beyond the front line of the dwelling on the lot.
8. No mobile home shall be installed or erected on any lot.
9. No prebuilt or prefabricated home shall be installed or erected on any lot without the express consent in writing of the developer.

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10. There shall be no obstruction to the line of vision by buildings or structures between the heights of three (3) and ten (10) feet above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets and a line joining a point on each of the centre lines eighty (80) feet from their intersection.
11. No dwelling (or other building or structure) on any lots shall be left without outside cladding extended to within twelve (12) inches of grade level to cover any exposed concrete wall.
12. 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.
13. Gravel driveways will be permitted for a period not exceeding twelve (12) months from the date of completion of the house.
14. Corner lots are to have full frontal elevation treatment on all sides of the house facing any street.
15. Designs with approximately identical house elevations may not be repeated more often than every sixth house on either side of the same street or a flanking street. To be different means that there is to be significant change in features such as roof slopes, size and location of windows and doors, colours and finish materials. A change of materials alone and/or reversing the plan is not sufficient.
16. No building shall be used for any purpose other than that of a single family residence, except for such sites as are designated for another purpose on the official city zoning map. In particular, without restricting the generality of the foregoing, no building shall be used at any time for the purpose of any profession, trade, vocation, commercial enterprise of any description, nor as a hospital, charitable, religious or educational institution, apartment, boarding or lodging house.

16. No building shall be used for any purpose other than that of a single family residence, except for such sites as are designated for another purpose on the official city zoning map. In particular, without restricting the generality of the foregoing, no building shall be used at any time for the purpose of any profession, trade, vocation, commercial enterprise of any description, nor as a hospital, charitable, religious or educational institution, apartment, boarding or lodging house.
17. Except for private passenger automobile and trucks under one (1) ton, no chattels, including without limitation trailers, campers, motor homes, trucks, and boats or satellite dishes or objects similar to any of the foregoing shall be parked, placed or situated on any lot except in a garage, or in an area situated on the lot which is bounded by an approved screening for the benefit of neighbouring lots. No derelict or abandoned car or vehicle or any parts thereof shall be permitted to remain on a lot.
18. There shall not be stored or accumulated on any lot, any waste or materials of any kind whatsoever other than garbage or refuse containers approved by the City of Prince George.
19. No pole, mast, vertical antenna, or other similar device of any kind, whether for the purpose of receiving or transmitting radio or television signals, or otherwise, shall be erected on any lot or on the exterior of any building.

20. No water from or in any stream, culvert, ditch, pond, well or collection of water shall be diverted or drained, nor shall any culvert, ditch, stream or waterflow be interfered with or changed without the consent in writing of Ram Developments Ltd. Or nominees.
21. No animals, with the exception of domestic cats or dogs (and birds if kept inside a family dwelling) shall be kept on any lot.
22. No placard or advertising sign shall be erected, exposed, maintained or permitted to be erected on a lot, save and except those approved in writing by Ram Developments Ltd. or their nominees.
23. Any consents or approvals necessary pursuant to the foregoing restrictions shall be in writing and obtained from Ram Developments Ltd., or its agents or nominee.
24. Ram Developments Ltd., or its agents or nominee hereby reserve the right in their absolute discretion from time to time, by any deed or writing under seal of the company to modify, waive or release any restrictions or stipulations and conditions relating to any or all of the lots including any restrictions or stipulations which may become binding on the Company by virtue of the Building Scheme and the right to modify, waive or release hereby reserved shall be exercisable by the Company only and those to whom it is expressly assigned in writing. In the event that all of the restrictions or stipulations are fully waived or released in regard to any lot, then no benefit of the restrictions shall accrue to such lot in relation to any other lot or lots in the Building Scheme hereby created.
25. Nothing herein shall be or be deemed to be construed as admission of responsibility or liability on the part of Ram Developments Ltd. to or for the benefit of any third party whether an owner of lands in the area or otherwise, to enforce, oversee, pursue, maintain or otherwise control the activities of any purchaser of a lot and enforcing of any condition herein to be performed by a purchaser shall be at the sole discretion of Ram Developments Ltd. as they shall see fit from time to time.

(END OF DOCUMENT)

