
From: cityclerk
Subject: FW: For Review at March 27th General Council Meeting: Letter of Opposition 9153 Twinberry Drive Rezoning
Importance: High

From: Bellefeuille, Katie [NH] <*redacted*>
Sent: Monday, March 27, 2023 8:08 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: For Review at March 27th General Council Meeting: Letter of Opposition 9153 Twinberry Drive Rezoning
Importance: High

Dear City of Prince George Mayor Simon Yu and Council Members,

This is a letter of opposition for the rezoning amendment application of 9153 Twinberry Drive particularly with regard to the purpose of rezoning an 11-hectare portion of the subject property to “RM9: Manufactured Home Park, to facilitate development of a mobile home park on the subject property”.

I am writing this as a concerned Prince George citizen and Twinberry Drive homeowner. I, much like the other homeowners of the existing neighborhood, was shocked and worried when I received notification of this rezoning amendment.

When purchasing a house my husband and I chose to invest our money into this neighborhood due to the feel and type of neighborhood it is. It is a neighborhood of newer single detached homes in a more rural setting but still within city limits. Knowing that the undeveloped property directly in contact with the neighborhood had RS2 zoning, and that the future development of the subdivision would align with these zoning restrictions, did influence the purchase of our home. All the existing homes in the neighborhood had building restrictions at the time of development thus creating a neighborhood with a certain standard of housing.

Until recently, when driving into the neighborhood you were welcomed by a sign that said “Come Home to Meadow Park” with a depiction of what the phased neighborhood plan was (see below). I do support further development in the area but as per the existing zoning. When the developer bought the land, they were aware of what they were buying and what the zoning of the land was. This was an informed decision and the developer should be encouraged to build in alignment with such opposed to being granted the rezone to RM9.

I do recognize and appreciate the desire to increase affordable and accessible housing in Prince George per the City's Official Community Plan. On paper the rezoning of a portion of this property to RM9 may appear to align with this goal as a mobile home park will offer affordable, diverse, high-density housing. However, the approval of such housing in this location needs to be seriously considered. There is no public transit, no amenities, and has a walk score of zero.

Additionally, I do have concerns about what implications this rezoning will have on infrastructure. RM9 zoning of 11-hectares could potentially translate to over 240 units (based on allowance of 22 units/ha) and will result in a significant increase in population in comparison to what the original neighborhood plan was. All traffic from this area exits onto a major single lane highway at an uncontrolled intersection with majority turning left. This will significantly impact traffic flow and potentially cause an increase in accidents. Furthermore, I suspect that there will be an impact on the school system. I encourage that City Council engages School District 57 regarding the implications to the catchment schools and bussing.

The potential approval of this application is saddening and if approved will make us regret buying our home. A home we love, have enjoyed, and hope to enjoy for many years to come. The existing neighborhood has a strong sense of community. There is pride in ownership and respect for property. It is the type of neighborhood you want to raise your kids in. The development of a mobile home park will significantly change the dynamic in the neighborhood.

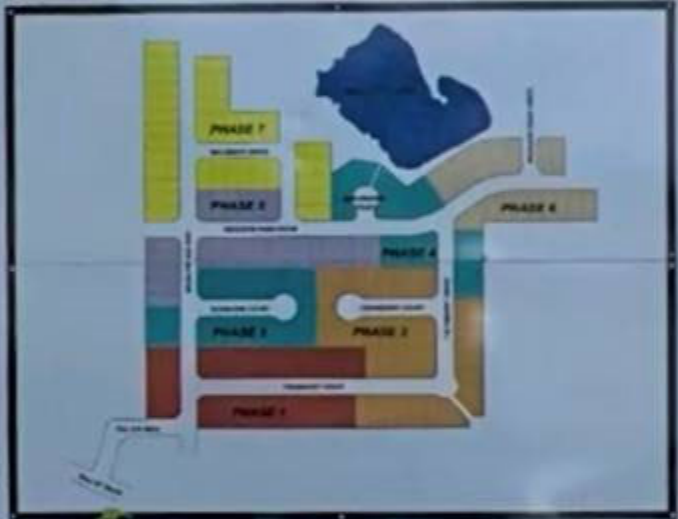
To the council this could appear like a good opportunity for development but to us this is our homes, our investments, and our futures. I sincerely hope that you take the above concerns and reject the rezoning application for 9153 Twinberry Drive.

Thank you for your time and consideration,
Katie Bellefeuille
9273 Twinberry Drive



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