

March 27, 2023

City of Prince George
City Hall – 5th Floor
1100 Patricia Boulevard
Prince George, BC V2L 3V9

email: cityclerk@princegeorge.ca

Attention: Corporate Officer

Re: “City of Prince George Zoning Bylaw #7850,2007, Amendment Bylaw 9370,2023”

Dear City Council Members,

We are writing this letter opposing to the rezoning amendment for the subject property located at 9153 Twinberry Drive. Our neighbours recently received a 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. Our specific home did not receive this letter and if it wasn't for our tightknit community, we wouldn't have been given the opportunity to express our thoughts and feelings about the rezoning. I would think something as big as rezoning it would be important to get notices to every member of the affected area.

We bought our home here in 2022 because we loved this area. The homes are nice and located in an up-and-coming subdivision of Meadow Park. This location is quiet, secluded and surrounded by nature and greenery. As a result of being so secluded and away from local amenities there has been very little crime in the area.

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 mobile home park is exactly what we moved here to avoid.

At the beginning of our house hunting, we made a conscious decision to avoid properties situated near mobile home parks. This was due to several factors such as the decline in the value of homes in the locality and the rise in rental properties, crime rates, and transient traffic. We selected this particular area with the expectation that the homes and potential residents in nearby areas would maintain a high standard of upkeep. The proposed rezoning would severely diminish the value of our houses, and we are opposed to it due to the likely negative consequences it could have on our neighborhood.

As mentioned in the Prince George city's official community plan, under section 7.5 (housing) it states its focus is creating "a range of housing types that can accommodate people of different ages, life stages, incomes and abilities" and S.7.5.2 states "Through incentives and other means, encourage visitable and adaptable housing in locations downtown, in neighbourhood centres and corridors, particularly near

public transportation.” Twinberry has a walking score of 0/100 and until city transit is available in the area the neighbourhood of twinberry/meadow rim way doesn't align with all aspects for affordable diverse housing as it cannot accommodate lower income families and individuals without transportation.

This rezoning is in contrary to what many homeowners were expecting when they purchased their homes. We are not against community development, but we are against this particular rezoning. It would likely be detrimental to our area. We believe that this area is not suitable for the planned rezoning and should be considered for an area that is central to amenities and transportation.

Thank you for your consideration and it is our sincerest hope that the amendment will not be accepted by council.

Sincerely,

Lauren Sheedy and Tyson Russell