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City of Prince George  
1100 Patricia Boulevard  
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L&M Project: 1546-10

## **Public Consultation Summary Report**

<b><u>Public Consultation Period:</u></b>	<b>September 24<sup>th</sup> – October 16<sup>th</sup>, 2024</b>
<b><u>Open House Date:</u></b>	<b>October 9<sup>th</sup>, 2024</b>
<b><u>Open House Location:</u></b>	<b>1002 Railway Road</b>
<b><u>Open House Duration:</u></b>	<b>5:15 pm – 6:45 pm</b>
<b><u>Number of People in Attendance:</u></b>	<b>4</b>

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### **INTRODUCTION**

Enclosed please find a Public Consultation Summary Report for the forthcoming Zoning Amendment Application for a portion of the subject property located at 9153 Twinberry Drive. Included with this Summary Report you will find the following information:

- Appendix A: Open House Invitation to Neighbours
- Appendix B: Open House Notification Map
- Appendix C: Open House Presentation Materials
- Appendix D: Email Correspondence Received (up to October 16<sup>th</sup>, 2024)

### **BACKGROUND**

The subject property is approximately 10 hectares (ha) in size and is entirely located within the municipal boundaries of the City of Prince George. The subject property is currently split zoned, RS2: Single Residential, RM1: Multiple Residential, RM3: Multiple Residential, AG: Greenbelt, AF: Agriculture and Forestry and W: Water in the *City of Prince George Zoning Bylaw No. 7850, 2007*. The subject property is currently designated as a Neighbourhood Residential, Parks & Open Space and Rural Resource Future Land Use in the *City of Prince George Official Community Plan Bylaw No. 8383, 2011 (OCP)*.

The Zoning Amendment Application will be submitted in order to facilitate the development of a land leased modular home community on a portion of the subject property.

### **OPEN HOUSE**

On Friday September 20<sup>th</sup>, 2024, L&M Engineering mailed out approximately 40 Open House Invitations (see Appendix B: Invitation to Neighbours) to residents that have properties located on Meadow Rim Way, Twinberry Drive and Fisher Drive as well as to the owners of the large vacant properties adjacent to the subject property. Please refer to Appendix D: Open House Notification Map for an outline of the properties that received mail-out invitations.

Present at the Open House to represent L&M Engineering were Ashley Thandi (Senior, Community Planner), Tanner Fjellstrom (P.Eng), Jason Boyes (P.Eng) and Maria Molina (Design Tech). The property owner, James Wankel was also present at the Open House.

The Open House was attended by approximately 4 neighbours. Attendees began to arrive shortly after 5:15 pm and the meeting lasted until roughly around 6:45 pm for a total duration of 1.5 hours. The Open House was held in an informal format where attendees were presented with poster boards illustrating relevant project information. Attendees were invited to review the boards and ask questions in a personal one-on-one format.

Most of the resident questions and comments were documented and have been provided within this Summary Report below. We encouraged residents to provide their email on the sign-in sheet so that we could create a group email as a means of providing application updates and so that residents could remain in contact with L&M Engineering throughout the current Zoning Amendment process and if applicable, all future development processes.

### **Developer Commitments**

The property owner has also committed to volunteering a Section 219 Covenant which will ensure that mobile homes built to the CAN/CSA Z240 MH standard are not permitted to be placed on the subject property. This has been volunteered due to neighbourhood concerns that this type of housing does not fit in with the form and character of their neighbourhood.

### **Comment Summary Tables**

The following tables represent a compilation of the comments, concerns and suggestions received by neighbours, as well as L&M Engineering and the property owners response to the comments.



**Questions and Comments in Response to Form & Character**

<b>Comments/Suggestions</b>	<b>L&amp;M's Response</b>
How wide will the modular home lots be, and which way will the modular homes face on the lots?	Lot widths will be approximately 14 m and modulars will be placed accordingly to ensure they fit within the regulations of the RM9 zone.
Are these mobile homes, will they match the look of the existing single family homes in the neighbourhood?	Modular homes are not mobile homes. Modular's are built to a different standard than mobile homes and they have to follow the same BC Building Code regulations as the typical stick frame home. This helps to ensure that the form and character are to a higher design standard. Modular homes are also placed on foundations and do not have skirting like mobile homes.
Why can't you just build single family houses or single family lots?	The City's minimum lot size for single family subdivisions is 500 m <sup>2</sup> , and at this point in time developing lots to that size is just not feasible. With the current cost to build and service those lots with municipal infrastructure and then sell those lots so that people can then build a home on those lots is not in a market range for first time home buyers, seniors or single professionals which is our target demographic.
Is there going to be a screen or buffer between the houses on Twinberry and this development?	Yes, the City Zoning Bylaw requires a 6 m landscaped screen around the entire RM9 zoned development. This screen has to be void of buildings, structures and storage.
How do we know for sure that the landscaping will be planted?	Any parcel zoned RM9 is required to go through a Development Permit stage prior to the Building Permit stage. During this Development Permit process, the City will require the property owner to provide a landscape plan conducted by a Landscape Architect. The Landscape Architect will then provide a landscape cost estimate. Prior to the Development Permit being issued, the City will require that the property owner provide the City a landscape security in the amount of 120% of the landscape estimate. This security is then held until the property owner plants the required landscaping. Once the City confirms that the landscaping is suitable and has survived, the 120% security amount is given back to the property owner. So essentially, the property owner pays double for the landscaping which is a great motivator to ensure that developers actually plant the landscaping that they are supposed to.

When will you have a better idea of the development layout?	We will have a detailed development layout if the development proceeds to the Development Permit stage. This stage is where the City reviews and approves the overall site layout, the internal road network, landscaping, snow storage, etc.
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**Questions and Comments in Response to Traffic, Servicing & Infrastructure**

Comments/Suggestions	L&M's Response
Why is the entrance to the development off of Meadow Rim Way? Why not Wapiti Road?	Meadow Rim Way is currently a stubbed road with servicing infrastructure to support future development. When looking at the highest and best use of land, we start with servicing to ensure developments are planned in a thoughtful and logical manner. For this reason, starting at Wapiti Road is not viable as it would require the extension of municipal servicing to a private development whereas this municipal servicing is already stubbed and provided off of Meadow Rim Way.
The ground is really soft in this area, has a Geotechnical Report been conducted for the development?	A Geotechnical Report has not been conducted yet which just means that for the purposes of suitable land use on the parcel the professionals have determined that the land is suitable. The City will require that the property owner provide a Geotechnical Report as a condition of any future Building Permits on the site. If the site was not suitable for the proposed land use, the City would have flagged it during the previous Zoning Amendment Application and a Geotech would be required as a condition of the Zoning Amendment Application.
Will the internal road layout of the community be one way like the typical mobile home parks?	No, this would be a two way road to ensure proper vehicle maneuverability on the site.
If the property owner is already going to provide a Covenant to restrict mobile homes on the site, can they include something to ensure that there won't be a one way road in the development.	This is something we can chat internally about with our team.
How is parking going to be managed?	Each lot will have the space to accommodate off-street parking for at least two vehicles as per the City's Zoning Bylaw.
There have been sewer issues in this neighbourhood. Will the new development make this worse?	The City is aware of current sewer infrastructure issues in the area. They are currently working on a lift station to alleviate these issues. The new development would not

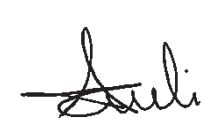
	make the issue worse as a Servicing Brief will be required as a condition of the Zoning Amendment Application that would address the proposed development in relation to the existing City infrastructure.
The ground here is clay, is there potential for the ground to shift while the new development is occurring?	No this won't be possible as we have strict rules and regulations to follow with respect to development and the type of fill we are permitted to utilize for residential development.
Will the internal roads be paved in this development?	Yes the roads will have to be paved, this is a requirement of the City.
How do we know that this road will be paved?	This is a bylaw requirement of the City and they typically require a paving security in a similar process to the landscaping security we previously talked about.

### **General Questions and Comments**

<b>Comments/Suggestions</b>	<b>L&amp;M's Response</b>
Who is going to make sure that people take care of their lots?	The property owner will be responsible to ensure that the community continues to run to a high design standard. The property owner indicated that this will be a multi-phased development, so it would be in his best interest to ensure that the first phase and all future developed phases are appealing so that future modular home lots can sell.
When does the Covenant get added to the property?	The volunteered Covenant will be what we call a condition of Final Reading. Zoning Amendment Applications go to Council through 3 different meetings (we explained the 3 meetings in detail) so before the 3 <sup>rd</sup> meeting can be held, lawyers would be required to draft up the Covenant and once approved by the City the Covenant would then get registered to the property. Then the 3 <sup>rd</sup> Council meeting would occur where the Zoning Amendment Bylaw would receive what we call Final Reading, and that is just the adoption of the final bylaw.
Are you adding a playground to the area?	The property owner indicated that although the development is private, he would like to provide a natural recreation opportunity for the general public to enjoy.
Is the Riparian Assessment ready to view for neighbours?	The Riparian Assessment has been conducted and our proposed zoning boundaries have been placed in accordance with the recommendations in the Assessment. We still need to submit the Riparian Assessment to the City

	with our formal Zoning Amendment Application and once they have received the Assessment for review and approval it will be available for residents to view once the Zoning Amendment Application heads to Council. We will be sending project updates to those that have provided an email address so we will provide the Council meeting package for this parcel to residents via email.
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Prepared by:



**L&M ENGINEERING LIMITED**  
Ashley Thandi, BPI  
Senior Community Planner

## **APPENDIX A**

### Open House Invitation to Neighbours

# You're Invited to Participate in a Zoning Amendment Open House

## WHAT?

You are invited to participate in an Open House to discuss an upcoming Zoning Amendment Application in your area. Please see the attached letter for more information on the proposal. The informal open house will be held at the Green Homes site to provide interested residents with an opportunity to walk through the proposed housing form, view poster boards and have your questions and/or concerns addressed in-person by representatives.

## WHEN?

Wednesday, October 9<sup>th</sup>, 2024  
5:15 pm to 6:30 pm

## WHERE?

Green Homes site located at 1002 Railway Road, Prince George BC

## QUESTIONS?

If you are unable to attend the Open House, please use the contact information below to discuss an alternative way to participate in the public consultation period. The consultation period for additional questions, comments, and concerns will close on October 16<sup>th</sup>, 2024.

If you have any questions or concerns that you would like to have addressed prior to the Open House please contact Ashley Thandi, Senior Community Planner, at L&M Engineering Ltd. by email at [planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca) or by phone at 250-562-1977.

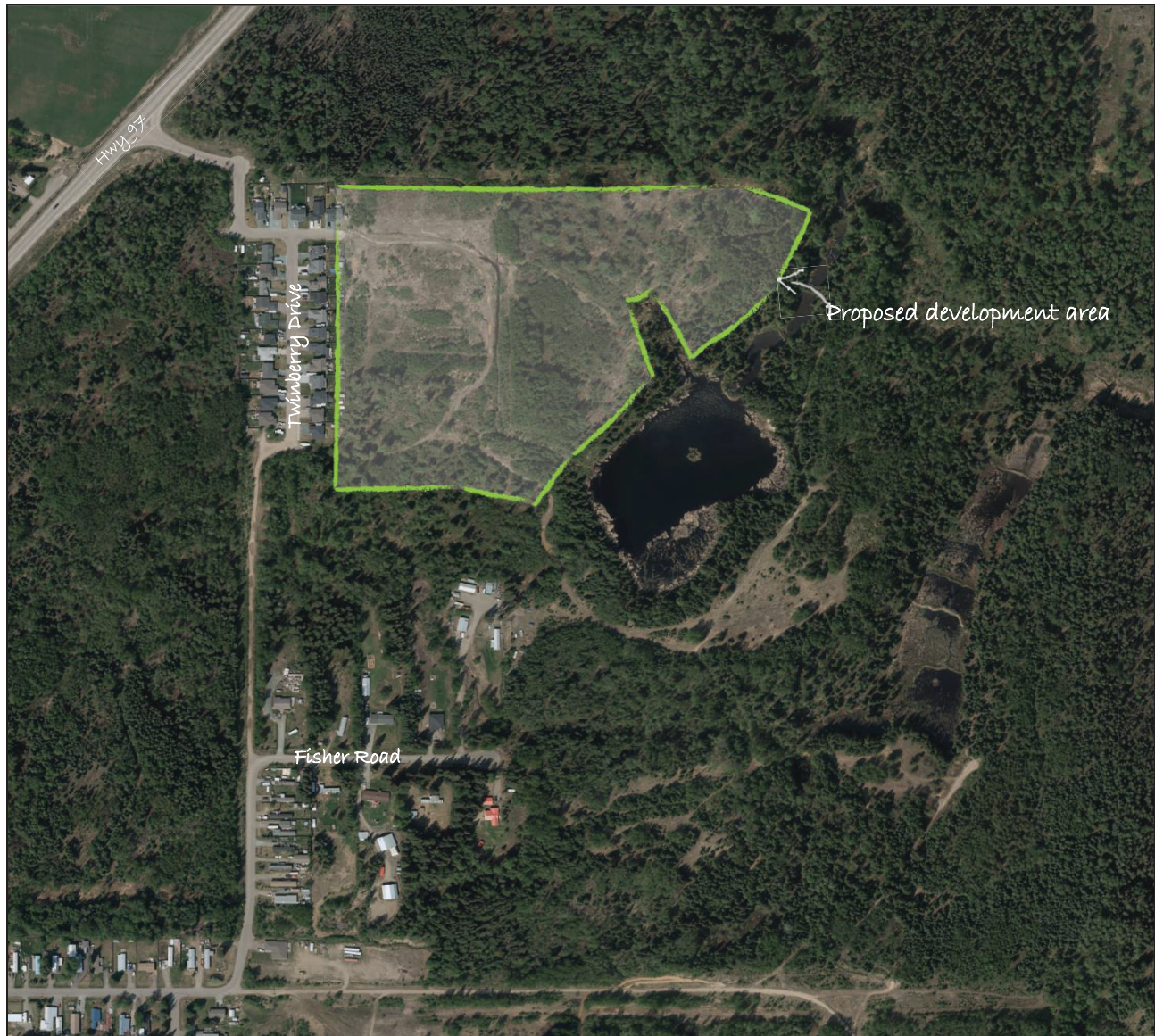




# Proposed Land Use Changes

On behalf of Westcan Property Ltd., L&M Engineering Limited is inviting you to participate in a public consultation period running from Tuesday September 24<sup>th</sup>, until Tuesday October 16<sup>th</sup>, 2024 for an upcoming Zoning amendment proposal. You have received this invitation because you currently own land or occupy a home near the proposed development area. An Open House will be held during this consultation period on Wednesday October 9<sup>th</sup>, 2024. Please see the attached invitation for details on the Open House.

The proposed development area is shown in the image below, located on Meadow Rim Way:



## More information on the proposed land use change:

- ▶ A new Zoning Amendment Application will be submitted to the City of Prince George mid-October 2024.
  - **Current zone on the property: RS2 – Single Residential**
  - **Proposed zone for a portion of the property: RM9: Manufactured Home Park & AG: Greenbelt**
- ▶ **Current Zone RS2: Single Residential**
  - Types of housing allowed on the property under the RS2 zone right now include single-family homes (stick built and homes built to the CSA A277 standard), apartments, four-plexes, townhomes and duplexes.
  - The maximum residential density is 22 dwelling units per hectare with three (3) dwelling units allowed on a parcel 280m<sup>2</sup> or less, or four (4) dwelling units allowed on a parcel greater than 280m<sup>2</sup>.
- ▶ **Proposed Zone RM9: Manufactured Home Park**
  - Only homes built to the CSA A277 standard will be allowed to be built on the property. **Trailer or mobile homes will not be allowed to be built on the property. This will be enforced through a Restrictive Covenant (a legal document that restricts what is allowed to be done on a property) which will remove trailers and mobile homes from the RM9 zone.**
  - The maximum residential density is 22 units/ha.

## What is the difference between CSA A277 standard modular homes and mobile homes?

The difference is that CSA A277 standard modular homes are a national standard that must be built following the same BC Building Code regulations as your typical stick frame single family house. These are permanent homes that are built on engineered floor systems designed for placement on foundations. This creates the overall form and character of the modular home to look exactly like a single-family house. In 2018, the City of Prince George even updated the definition of a single-family home within their Zoning Bylaw to include homes built to the CSA A277 standard.

Mobile homes are built to a CSA Z240 standard which means they are built on steel frames and represent the trailer look that is most common in mobile home parks around Prince George. **Mobile homes will not be allowed to be built on the property, this will be enforced through a Section 219 Covenant (a legal document that restricts what is allowed to be done on a property).**

## What about the Statutory Building Scheme that is currently in place?

This Statutory Building Scheme only prevents mobile homes (CSA Z240) to be placed on lots located on Twinberry Drive and on a few lots on Meadow Rim Way, the building scheme is not registered on any undeveloped lands surrounding Twinberry Drive & Meadow Rim Way including the proposed development area. The current building scheme does not prevent the placement of modular homes (CSA A277) on the lots on Twinberry Drive and Meadow Rim Way, this type of housing could still be built in your current single family home neighbourhood.



## Will there be any changes to the City's Official Community Plan?

No, the proposed land use amendment is entirely consistent with the existing Neighbourhood Residential Official Community Plan Land Use designation on the property.

## Neighbourhood Look and Feel

The property owner designs and builds customized residential modular structures that are built to a CSA A277 standard which means that the modular homes are designed in such a way that they look like single family homes. This means, that the proposed development layout would reflect the design of a single family subdivision rather than the design of the typical manufactured home parks that we currently have throughout the City.

## Why is this meeting at the Green Homes site?

We are hosting the meeting at the Green Homes site so that interested residents can view the actual modular homes that will be placed on the parcel if zoning is approved. Form and character have been a large concern for current residents, and this is a great opportunity for residents to physically see the homes and walk through them.

## How do we know that this development will look nice, I'm concerned about my property values.

Unlike if a property is zoned RS2 for single family home subdivisions (like the property currently is), if the Zoning Amendment Application is approved, this development will be required to go through a very detailed Form and Character Development Permit process with the City of Prince George. As part of the Development Permit, the City will have to approve the overall development layout which would include a landscape plan conducted by a Landscape Architect to address required internal landscaping and landscaping within a required 6-meter perimeter buffer around the entire development. The development layout will also have to identify visitor parking areas, snow storage areas determined via snow storage calculations, an internal road and sidewalk layout and other types of pedestrian connectivity like trails and walkways. This will be a private development so snow storage for the development will have to be calculated by a Professional Engineer and snow storage areas within the development will be provided per the calculations. **Snow from this development will not be stored within the existing residential subdivision.**

We also understand the fear of residents that this type of development will decrease their property values and we understand residents wanting to protect their investments into their homes. However, it is important to note that assessments conducted on the value of properties take into consideration a multitude of variables and it is unlikely that the perceived presence of a different housing form in the area, especially one that looks like a single family home, will have an adverse impact on the value of surrounding properties.

### **I'm concerned about density.**

Concerns about the overall density of the future development are valid. As the property currently sits, the RS2 zoned area is about 13 ha in size and right now single-family homes, four-plexes, townhomes, apartments and duplexes can be developed on the property without any additional approvals. The Official Community Plan allows 22 dwelling units/ha, so right now approximately 286 dwelling units can be developed without any additional land use approvals.

The approximate size of the proposed RM9 zone is 10 ha, using the calculation for a maximum of 22 dwellings units/ha would allow the development of 220 homes **which is less than what is currently allowed**. However, because the development would need to go through the Form and Character Development Permit mentioned above the 220 homes max density does not take into consideration the required open space and landscaping, a required 6.0 m landscaped screen around the entire development, the minimum widths for the internal roadway, pedestrian connectivity and required snow storage areas.

Calculating residential density just based on the numbers seems daunting but taking into consideration all of the other things that take up land space the developable area of the project would allow less homes on the property and **still less density than what would be developed if the site was left to the RS2: Single Residential zone that allows for townhomes, four-plexes, apartments and duplexes**.

### **Have you considered wildlife and environmental features?**

Yes, Triton Environmental Ltd., has conducted an extensive Riparian Assessment for the property in order to ensure that valued wildlife and environmental features are protected from any future development. All areas on the property that require Riparian protection, have been zoned AG: Greenbelt in accordance with the Riparian Assessment leavestrip areas to protect streams, the unnamed pond and important wildlife habitats.

### **How is the traffic going to be managed?**

L&M is currently working with the City of Prince George and the Ministry of Transportation and Infrastructure on a Traffic Impact Study for the proposed development. A traffic engineer representative will be available at the Open House to answer any traffic related questions that residents may have.

### **How is infrastructure going to be managed?**

L&M is currently conducting a Servicing Brief for the proposed development. A Servicing Brief is used to summarize the existing utilities in the surrounding area and demonstrate how the property can be serviced with municipal sanitary, storm and water infrastructure. If there are any servicing restraints, the Servicing Brief will address them.

## The Public Consultation Process:

The new Zoning Amendment Application is anticipated to be submitted to the City of Prince George in mid-October 2024. The responses received because of this letter and questions and concerns received during the Open House will be provided to the City by L&M in a Public Consultation Summary Report. This Report will be submitted with our formal new Zoning Amendment Application, and it will also be provided to Council once the application is ready to proceed through the Council process. The consultation summary can also be provided to any interested residents.

Residents who are interested in the proposed land use changes are invited to participate in this initial L&M Engineering public consultation process via the following ways:

1. Attend the Open House on Wednesday October 9<sup>th</sup>, 2024.
2. Written submission to L&M Engineering, please send this via email to so that we have an opportunity to respond to your questions and/or concerns. Email: [planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)
3. Phone calls via the contact information provided below.

Please feel free to extend an invitation to any individuals that would like to provide their feedback on the proposed land use change but did not receive a copy of this letter. If for any reason you are unable to attend the Open House or are unable to respond to the letter via the way listed above by October 16<sup>th</sup>, 2024, please feel free to contact the undersigned via the contact information provided below to find alternative methods to support your participation. We look forward to hearing from you.

Sincerely,



Ashley Thandi, Community Planner  
**L&M Engineering Limited**

**1210 4th Avenue  
Prince George, BC V2L3J4**

**Work: 250-562-1977  
Fax: 250-562-1967  
Email: [planningcentre@lmengineering.bc.ca](mailto:planningcentre@lmengineering.bc.ca)**

## **APPENDIX B**

### Open House Notification Map

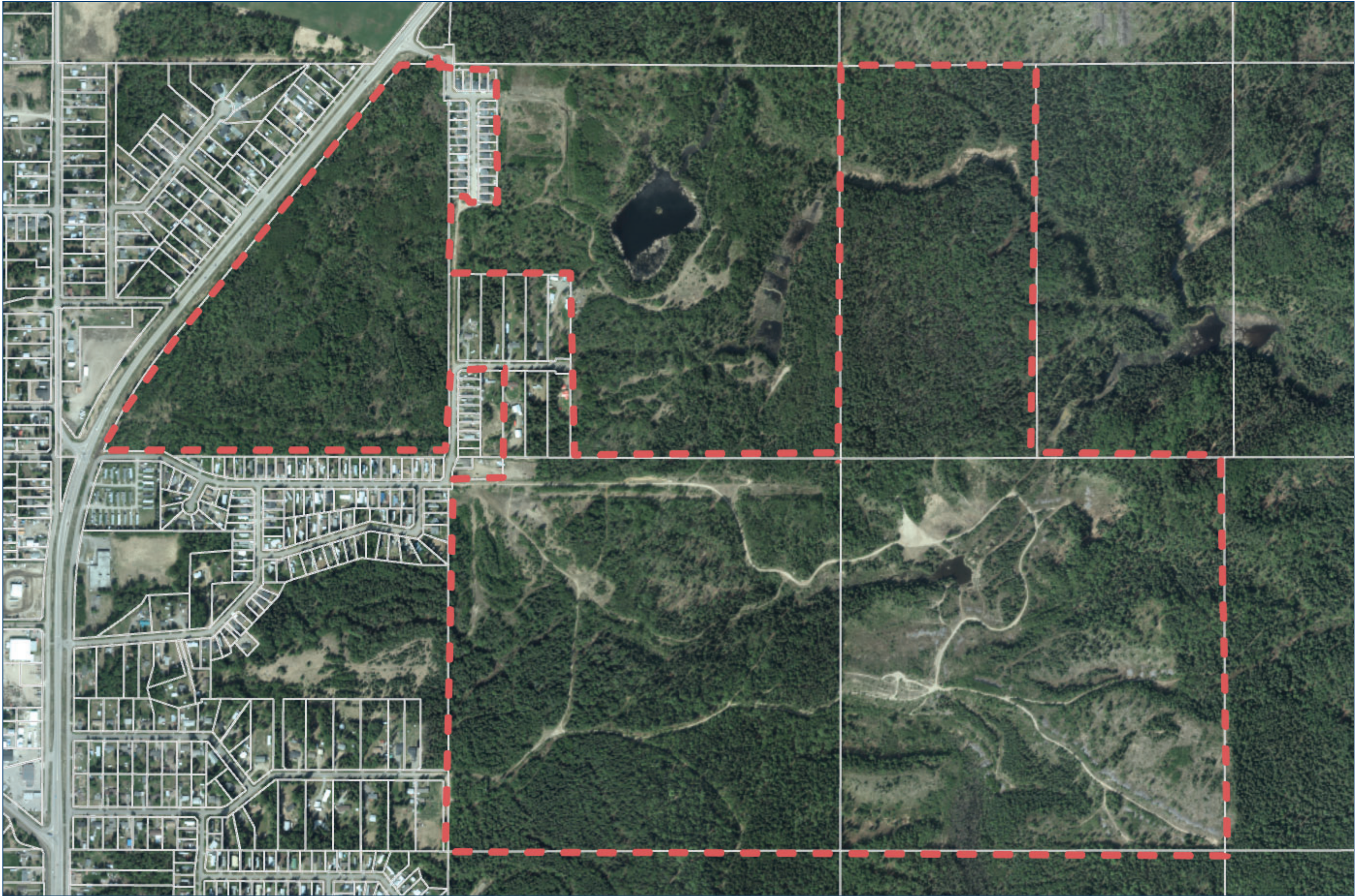


Open House Notification Area



CITY OF  
PRINCE GEORGE

Notes:



0 50 100  
m

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map should not be used for: navigation, a plan of survey, routes, nor locations.

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## **APPENDIX C**

### Open House Presentation Materials



# PROPOSED DEVELOPMENT AREA

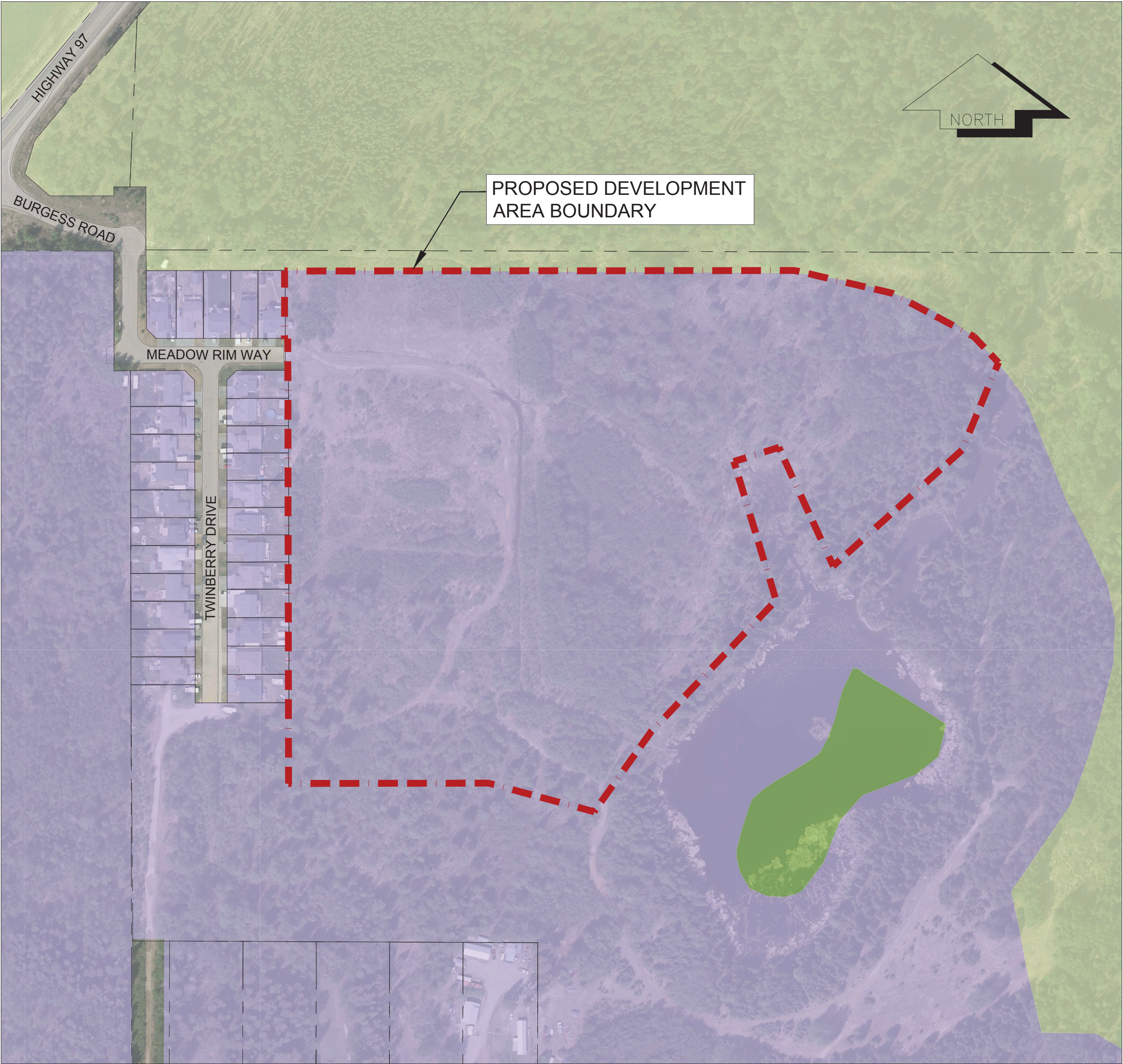




# AERIAL PHOTO & EXISTING OCP DESIGNATIONS




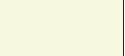


AERIAL PHOTO



EXISTING OCP FUTURE LAND USE DESIGNATIONS

LEGEND

CoPG FUTURE LAND USE	
	PROPOSED DEVELOPMENT AREA BOUNDARY
	NEIGHBOURHOOD RESIDENTIAL
	PARKS & OPEN SPACE
	RURAL RESOURCE



# EXISTING & PROPOSED ZONING


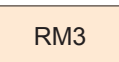
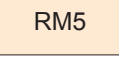
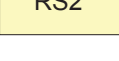


**EXISTING ZONING**



**PROPOSED ZONING AMENDMENT**

**LEGEND**

CoPG ZONING			
	PROPOSED DEVELOPMENT AREA BOUNDARY		RM3 MULTIPLE RESIDENTIAL
			RM5 MULTIPLE RESIDENTIAL
			RM9 MULTIPLE RESIDENTIAL
			RS2 SINGLE RESIDENTIAL
			AF AGRICULTURE & FORESTRY
			AG GREEN BELT
			W WATER RECREATIONAL
			AR3m RURAL RESIDENTIAL



# **WELCOME TO THE**

# **ZONING AMENDMENT APPLICATION**

# **OPEN HOUSE**

## **APPENDIX D**

### Email Correspondence Received

From: Planning Centre  
To: REDACTED  
Subject: RE: Meadow Rim way  
Date: September 26, 2024 4:14:00 PM

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Hi Lauren,

Thanks for taking time out of your schedule to send us an email. I understand your frustration with the proposed land leased modular home community as you may have the preconceived notion that this will be a mobile/trailer park. As mentioned in our letter, this is not the case. This proposed development would have modular homes that are built to the same BC Building Code standard as your house. They are permanent and look like single family subdivision developments. If you'd like to see an example of this currently being built in our City, it's a bit of a drive but I'd encourage you to go view the property located on 9800 Sintich Road. At first glance it would look like a single family subdivision but it's actually zoned RM9: Manufactured Home Park and is a gated land leased modular home community.

I can also understand your frustration about your property values. It's great that you have a neighbour that works for REDACTED, we have also had close and frequent contact with representatives from REDACTED for not only this particular project but for many of the developments that L&M has conducted around Prince George. As a homeowner, I'm sure you are already aware of this, but appraisers consider your property's unique characteristics when conducting their property value assessments. So, things like the area of town your home is in, the size of your home, the age of your home, features of your home like garages, decks, if your driveway is paved or not and also comparable sale prices to other single family homes in your neighbourhood. These all play a part in the valuation of your home cohesively and this is all mandated through the REDACTED Act of BC so there should be very little opportunity for discrepancies on how the market value of your home is assessed.

We appreciate your thoughtful input regarding the placement of the future community, and we hear your concerns and reasoning as to why you believe that this should happen. The most effective and viable access to the proposed development is through Meadow Rim Way. This road is stubbed which means that it was always intended to serve future development in the area. If the development goes through there will be a visual separation between the existing subdivision and the proposed private community. The City of Prince George Zoning Bylaw requires a 6 metre (20 ft) landscape screen to go around the entire development area. This screen needs to have at least three shrubs, and a tree planted every 5.0 m, and if there is existing dense vegetation that adheres to this screening requirement that vegetation typically stays in place.

I'm more than happy to continue to have a cordial and respectful conversation over email to hear your questions and concerns and to hopefully provide you with more information. If you do not have the capacity to have a cordial conversation via email, I'm certain that we can have an amicable conversation over the phone or in-person at a date and time of your convenience.

Thanks again for taking the time to reach out and I look forward to your attendance at the Open House on Wednesday October 9<sup>th</sup>.

Yours Truly,



Ashley Thandi, BPl  
Senior Community Planner

**L&M Engineering Limited**

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Prince George, BC V2L3J4  
Work: 250-562-1977  
Fax: 250-562-1967

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**From:** Lauren Ray [REDACTED]  
**Sent:** September 25, 2024 10:48 PM  
**To:** Planning Centre <planningcentre@lmengineering.bc.ca>  
**Subject:** Meadow Rim way

I got your guy's stupid little letter in the mail the other day propose land use change at the end of meadow rim, and you guys seriously need to fuck with it.

%100 of residents were against it the first time. We have a person that lives on the street, who literally works for [REDACTED] and you know as well as she knows, that this will decrease our value. You need to stop lying to us.

Here is an idea:

Close off Meadow Rim, separate us from it completely with a bunch of trees as a barrier, build a new opening, and THEN you'll have a better response from us.

We do now want to be affiliated with that park. If this is your plan then completely remove us from it, and that includes separately us visually from it.

You have all that land to build a road to it. We don't NEED it apart of our neighborhood. Make it a new one by closing us off and creating a whole new one on the wapiti side.

Your a planner. Plan smarter not harder.

If you take my advise you might have people actually might not fight with you on it.

Now please stop wasting both of our time. Go back to the chalk board and create a new plan that takes my suggestion.

Your welcome



From: [Planning Centre](#)  
To: [REDACTED]  
Subject: RE: Open House  
Date: September 27, 2024 11:28:00 AM

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Hi [REDACTED]

Thank you for the clarification email.

Yes, based on the correspondence that the City received from residents during the 2023 proposal there are a few changes from the last development proposal that I have listed below:

1. We will be taking the mobile/trailer housing form entirely out of the proposed RM9 zone via a legal document called a Restrictive Covenant which is not something that was done with the previous proposal in 2023. The overall form and character of the proposed development back in 2023 was one of the larger concerns we heard from residents so by taking out the mobile/trailer housing form we are hoping to help alleviate some of those concerns. Further, we are hoping that by having residents view and walk through the proposed homes during the Open House that it will demonstrate that these types of homes are essentially like a single-family house.
2. We have had Triton Environmental conduct a Riparian Assessment on the parcel to further help us define our development boundaries in order to protect riparian areas on and around the parcel as this was also a concern raised by residents back in 2023. Due to this Riparian Assessment more AG: Greenbelt areas have been placed within the previous 2023 development boundary and the overall size of the development has reduced by 1 ha (2.4 acres) than what was proposed in 2023.

Although your neighbour's email was a bit callous, we do want to ensure that her comments are taken into consideration. So, we are currently looking into different screening options between the residents on Twinberry and proposed development area beyond the landscaping screen that the City requires (I spoke more on this landscape screen in the email to your neighbour). We are hoping that some productive (and respectful) conversations with residents during the Open House will help us come up with a solution that is mutually beneficial for everyone.

It's great that you will be attending the Open House. We hope that the Open House will be a space for residents to express their concerns but in a respectful way so that we can have those constructive conversations and all work together to alleviate some concerns. In the interim, feel free to reach out again if you have any additional questions otherwise, we will see you on Oct 9<sup>th</sup>.

Yours Truly,

*Ashley*

Ashley Thandi, BPl

Senior Community Planner

**L&M Engineering Limited**

1210 4<sup>th</sup> Avenue

Prince George, BC V2L3J4

Work: 250-562-1977

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-----Original Message-----

From: [REDACTED]  
Sent: September 26, 2024 7:07 PM  
To: Planning Centre <planningcentre@lmengineering.bc.ca>  
Subject: Open House

Hello Ashley and the Planning Crew at L&M,

It's come to my attention that one of my neighbours referenced me in an email - she forwarded it to me this evening along with your response as the community was discussing the letter we've all received.

I would like to respectfully and clearly distance myself from her opinions and statements. My opposition to the April 2023 proposal for this project is not related to my place of work and was my personal opinion as a homeowner, based on my studies. I am shocked and disappointed by the language and tone she used, and that she assumed she could speak for me or my profession. Your response was very well said, thank you for educating her a bit on

[REDACTED]

I think it's great that you guys are holding an open house, and I'll definitely come by to check it out. Are there any changes from the proposed development put forward last year?

Thank you,

[REDACTED]