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**From:** cityclerk  
**Subject:** Rezoning Application of No. RZ100778 (Bylaw 9352) 9153 Twinberry

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**From:** Tracy Gough [Redacted]  
**Sent:** Monday, April 10, 2023 12:29 PM  
**To:** cityclerk <cityclerk@princegeorge.ca>  
**Cc:** Mayor and Council <mayorandcouncil@princegeorge.ca>; Tracy Gough [Redacted]  
**Subject:** Fwd: Rezoning Application of No. RZ100778 (Bylaw 9352) 9153 Twinberry

Please find below, my emails that I would like on record for the above-noted rezoning application.

I would like to thank Mayor Yu and the Council Members that took the time to come to our neighbourhood and have a first hand look, as well as talk to some residents in the neighbourhood.

Thank you

Mike Gough  
3693 Meadow Rim Way  
Prince George  
[Redacted]

Begin forwarded message:

**From:** Tracy Gough [Redacted]  
**Subject:** Re: Rezoning Application of No. RZ100778 (Bylaw 9352) 9153 Twinberry  
**Date:** April 10, 2023 at 12:19:28 PM PDT  
**To:** "Councillor Ramsay, Cori" <[Cori.Ramsay@princegeorge.ca](mailto:Cori.Ramsay@princegeorge.ca)>

Thank you for taking the time to read my email. I appreciate that you're busy. However, one thing that pops up for me and others is the issue of the Northridge trailer park expansion. It wasn't addressed. You mentioned on your Facebook page that mobile homes could be used for low income housing. So Northridge, as I understand it, has been trying to push for phase 2 with little or no interest. My question is why not utilize phase 2 of Northridge to deal with the housing shortfall for low income families? Access to Northridge wouldn't require traffic lights or additional infrastructure for the roads. I can appreciate that the developer who wants to develop Twinberry is not the same developer as Northridge so it leaves me with the impression that you're in favour of the Twinberry developer and the engineering firm of L&M, and not the current residents of this subdivision?

I read through the material in the Staff Report to Council dated March 1, 2023 submitted by Deanna Wasnik and she states under "Future Land Use" that, and I quote: "The subject area is

designated Neighbourhood Residential in Schedule B-6: Future land use of the official community plan (OCP). This designation encourages infill and redevelopment while maintaining a similar scale of housing typical to the existing neighbourhood (OCP Policy 8.3.45)". So, need I say more? The proposed trailer park is a far cry from maintaining a similar scale of housing typical to the existing neighbourhood. Let's keep houses with houses and mobile homes with mobile homes. The zoning in the Hart Highway is already a mess with Industrial, Rm1 and Rm9 all mixed together. Can we stop this now and not add to the problem? Just wondering why we don't do this in College Heights?

It's too bad, because we love it here, but if this goes through, we are going to be forced to move from a home we built 14 years ago (most likely losing money on property value), because of City Councils' decision to accommodate a developer, and not respect the current residents' strong opposition to this re-zoning.

Mike Gough  
3693 Meadow Rim Way  
Prince George BC  
Redacted

On Apr 6, 2023, at 10:38 PM, Councillor Ramsay, Cori  
<[Cori.Ramsay@princegeorge.ca](mailto:Cori.Ramsay@princegeorge.ca)> wrote:

Hi Mike,

Thank you for your submission for the Twinberry rezoning application.

Please note that only items pertaining to land use may be considered when making our decisions as per the community charter. Reputation of a developer is not a consideration, nor are business plans or socioeconomic status of future homeowners in the neighbourhood.

It's important to note that the zoning the developer is applying for is consistent with the Official Community Plan. Additionally, the province has a close eye on communities that are not reviewing applications in accordance with the community charter and is using paramountcy to overturn decisions. Needless to say, this is not an easy decision.

Your concerns regarding traffic impact are a valid land use concern - so I will take these into consideration as I review the materials.

Thank you again for your submission.

Cori Ramsay, BA, Dipl. PR (she/her)  
Councillor, City of Prince George  
Past President, NCLGA

1100 Patricia Blvd, Prince George, BC V2L 3V9  
[cori.ramsay@princegeorge.ca](mailto:cori.ramsay@princegeorge.ca)  
250-613-2610

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**From:** GOUGHS [Redacted]

**Sent:** Monday, April 3, 2023 9:39 PM

**To:** Mayor Yu, Simon <[Simon.Yu@princegeorge.ca](mailto:Simon.Yu@princegeorge.ca)>; Councillor Bennett, Tim <[Tim.Bennett@princegeorge.ca](mailto:Tim.Bennett@princegeorge.ca)>; Councillor Frizzell, Garth <[Garth.Frizzell@princegeorge.ca](mailto:Garth.Frizzell@princegeorge.ca)>; Councillor Klassen, Trudy <[Trudy.Klassen@princegeorge.ca](mailto:Trudy.Klassen@princegeorge.ca)>; Councillor Polillo, Ron <[Ron.Polillo@princegeorge.ca](mailto:Ron.Polillo@princegeorge.ca)>; Councillor Ramsay, Cori <[Cori.Ramsay@princegeorge.ca](mailto:Cori.Ramsay@princegeorge.ca)>; Councillor Sampson, Kyle <[Kyle.Sampson@princegeorge.ca](mailto:Kyle.Sampson@princegeorge.ca)>; Councillor Scott, Susan <[Susan.Scott@princegeorge.ca](mailto:Susan.Scott@princegeorge.ca)>; Councillor Skakun, Brian <[Brian.Skakun@princegeorge.ca](mailto:Brian.Skakun@princegeorge.ca)>

**Subject:** Rezoning Application of No. RZ100778 (Bylaw 9352) 9153 Twinberry

**This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.**

Dear Mayor and City Council Members,

I am writing in opposition to the rezoning application of 9153 Twinberry from RM1 to RM9.

With an estimated 220 trailers proposed for the mobile home park, and an average of 2 vehicles per household, would bring an additional 440 vehicles to the neighbourhood. A total of 500 vehicles with ONE EXIT trying to turn onto a busy 2 lane highway with a 90 km/hr speed limit will be unsafe and not feasible without a new traffic light. My question is, who will pay for the traffic light and all the new highway signage etc, when the highway speed limit is reduced to 70km from 90km? Would it be the developer who wants the rezone or will it be taxpayers?

In the Staff Report to Council dated March 1, 2023 from Deanna Wasnik, it states under the Section Policy / Regulatory Analysis, Future Land Use Paragraph 2: "The Subject property can be accessed via Meadow Rim Way, Twinberry Drive or Fisher Road..."

I encourage you view the Subject Property MapAppendix A - The Mobile Home Park is a far distance from Fisher Road. There is no current Fisher Road Access - you would travel over current Zoned Greenbelt and Agriculture & Forestry. This would be a further rezoning application for Fisher Road Access.

Another question to City Council - Northridge Properties is an existing trailer park on Grant Road, Hart Highway, and they have been pushing to develop Phase 2 of the trailer park for many years. Phase 2 hasn't went ahead, is this due to lack of interest or lack of need for affordable housing in the Hart Highway area? It is already zoned RM9 and I feel this area is better equipped with accessible public transportation and overall a better location. It seems that this would be a good opportunity for affordable housing and is an extension of the current mobile home park. I feel there would be no pushback from the neighbourhood, as more mobile homes has always been the neighbourhood plan.

Our neighbourhood plan at Twinberry, has always been RM1 which is fine with the residents in our neighbourhood. I knew this when we decided to build our house here 13 years ago. There is a 0% chance that we would have built our house in the Twinberry neighbourhood if the zoning was for future development of RM9 (mobile home Park). Meadow Rim Way and Twinberry Streets are currently very narrow with no sidewalks and I feel cannot accommodate any more traffic safely. Another issue is no close access to public transit.

There are so many negative aspects with this development - we haven't even mentioned  
Redacted which is a whole other  
problem. A simple google search reveals this.

I invite you to visit our neighbourhood as I feel the map provided doesn't give the true  
picture.

Please do the right thing and oppose this amendment and keep it RM1.

Thank you

Mike Gough  
3693 Meadow Rim Way

Redacted

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