
From: cityclerk
Subject: FW: Rezoning Application No. RZ100778

From: Alex Bellefeuille <*Redacted*>
Sent: Tuesday, April 11, 2023 6:16 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: Rezoning Application No. RZ100778

Hello,

I am contacting you regarding the Rezoning Application No. RZ100778 (Bylaw No. 9370) at location 9153 Twinberry Drive. I would like to express my opposition to this rezoning.

My reasons for opposing this rezoning of RS2, RM1, RM3, AG, and AF to RM9: Manufactured Home Park include:

- This rezoning does not align with some key parts of the City's Official Community. Some of these include:
 - *Policy 7.5.15 Encourage projects incorporating affordable family housing and/or a mix of market and non-market housing with a focus downtown, in neighbourhood centres and along major corridors that are close to transit and services, and that align with growth management directions. This location does not support this. There is no public transit and is not included in the proposed expansion of public transit (per OCP B-11). There are also no nearby daily needs amenities.*
 - *Objective 8.1.3 Create land-use patterns that are supportive of convenient walking, cycling, and transit – to improve health, air quality, and climate change mitigation efforts. This location does not support this. This location is 15km+ from downtown core, has a walk score of zero, and access is from a 90km/hr, single lane highway, with no sidewalks or bike lanes. Again, there is no transit.*
 - *Objective 8.1.5 Minimize ongoing operating, maintenance, and replacement costs of infrastructure. This location is only a couple km from the northernmost city limit. This will result in a further outward expansion of residential homes increasing operating, maintenance, and additional infrastructure costs.*
- Additional areas of concern based on the OCP include:
 - *Objective 8.1.9 Maintain school-age populations in existing catchments. Given the expected larger increase in population (than previously planned) I question if the catchment schools will have capacity. There is also other active development in the same catchment area. I encourage council to connect with SD57 regarding this.*
- Rezoning 11 ha of land to RM9 will not align with the existing fit, form, and character of the neighborhood. This has been of value to Councillors and Administration before, as seen with the proposed rezoning for 4922 Chief Lake Rd. The initial land use proposal was rejected on these grounds (in addition to the above concerns around transit and amenity access). **Why is this area any**

different? I encourage Council members to come see the existing neighborhood if they have not already. There are alternative solutions to for affordable housing that will create infill and redevelopment of an underutilized site while also respecting the character of the existing neighborhood and align with OCP Policy 8.3.45

- My understanding is that this is to be a pad rental (strata) based manufactured home park. This format decreases the affordability due available financing options (non-traditional mortgage/loan) and additional monthly rental fee. There is value in freehold land and permanent structures. The monthly payment for a manufactured home valued at \$300K with a pad rental quickly becomes equivalent to that of a \$400 to \$500K permanent home.

I ask the Mayor and Council Members to strongly consider the above points. I do not believe this is the solution to increasing market housing and affordability to maximize quality of life. Additionally it does not fully align with the OCP.

I do also want to be clear that I do support further development in the area but in such a way that respects the character of the existing neighborhoods. This could include smaller single detached homes, homes with secondary suites, duplexes, fourplexes, or row housing.

Thank you for your consideration,
Alexander Bellefeuille
9273 Twinberry Drive.

Sent from [Outlook](#)