
Subject: Resident comments for Public Hearing on Western Acres subdivision (July 26)

From: Hilary Erasmus <*REDACTED*>

Sent: Tuesday, July 20, 2021 12:47 PM

To: devserv <devserv@princegeorge.ca>; cityclerk <cityclerk@princegeorge.ca>

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In response to the City of Prince George's request for public comment on "Authorization Issuance Land Use Contract No. LU 28-76, Bylaw No. 2910, 1976, Discharge Bylaw No. 9136, 2020" we would like to submit the following:

We do not have concerns with the proposed discharge of Land Use Contract M12699 given the intended definition of the City of Prince George's AR3 zoning remains in place.

We do have concerns and are not supportive of how our area's zoning has been applied recently. When we bought our property within District Lot 625 in 2017, we specifically verified the City of Prince George's zoning for the area. Our lot and those surrounding it were AR3, not AR3m, and the adjacent neighborhood of Western Acres was RS1, not RS1m. By definition, the difference between these types of zoning is whether or not manufactured housing is allowed. However, over the last year, several manufactured homes have been delivered and installed on Western Acres lots, and we are very concerned that this is going to continue, especially on the land being developed under the concurrent Subdivision Application No. SD100635.

From discussions with City of Prince George Development Services, it is our understanding that these manufactured homes circumvent zoning conditions as new construction methods technically exceed the previous mobile home construction standards. However, what has not changed are the esthetics and physical appearance of manufactured homes, and the negative public perception of them. The addition of manufactured homes negatively impacts the character and quality of a neighborhood, and can decrease property values.

If it was important enough for the City to establish zoning distinction for areas where manufactured homes are or are not permitted, we ask that the City now look for a way to continue to enforce that.

Daniel & Hilary Erasmus