
Subject: FW: July 26 Council Mtg. Handout | FW: Letter to Council and City Staff Regarding LU-28-76

Attachments: LU28-76_Submission_Erasmus.pdf; Green Homes Letter to Council and City.docx

From: Green Homes <Redacted>

Sent: Monday, July 26, 2021 10:28 AM

To: Holahan, Kali <Kali.Holahan@princegeorge.ca>

Cc: Mayor <MAYOR@princegeorge.ca>; Councillor Everitt, Frank <Frank.Everitt@princegeorge.ca>; Councillor Frizzell, Garth <Garth.Frizzell@princegeorge.ca>; Councillor Krause, Murry <Murry.Krause@princegeorge.ca>; Councillor McConnachie, Terri <Terri.McConnachie@princegeorge.ca>; Councillor Ramsay, Cori <Cori.Ramsay@princegeorge.ca>; Councillor Sampson, Kyle <Kyle.Sampson@princegeorge.ca>; Councillor Scott, Susan <Susan.Scott@princegeorge.ca>; devserv <devserv@princegeorge.ca>; Green Home <Redacted> Green Homes Office <Redacted>

Subject: Letter to Council and City Staff Regarding LU-28-76

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Hi Kali,

Hope all is well, Please see our attached response to Daniel and Hilary Erasmus letter to council.

We don't believe the planning department would suggest that we are circumventing any rules or regulations, We appreciate our interaction with planning and the City.

We are investing large amounts of capital in land development and in providing affordable, energy efficient homes in the City and are very proud to be doing this.

But we have no choice to comment when mis-information is put out there.

--

Thanks James

Green Homes
1002 Railway Rd
Prince George B.C.
V2N 5R9

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>

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

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



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Dear Council and City staff.

In Response to City of Prince George request's for public comment on Land use contract No. LU28-76 Bylaw number 2910,1976 Discharge bylaw No. 9136,2020 We would like to submit the following.

Green Homes is a property developer and has developed 4 Lots in Western Acres in 2020 and will develop 3 in 2021, and 5 more in 2022. This is first investment in the area in many years, and there has been no recent investment by site build home builders.

We have no problem with this application and would support land development for more lots.

The reason we are writing this letter is in response to the Letter written by Daniel and Hillary Erasmus, (attached) that is also not related to this application, but it is filled with factual inaccurate statements which we would like to address.

We will assume their letter is written as a lack of knowledge of current construction techniques and we will try to give some background into how current building techniques are evolving.

1. The statement says that they are upset that the zoning does not support manufactured housing.

The old "trailers" or manufactured homes that were built in the past were in fact of poor quality, not unlike some of the homes built in the 70's and 80's. They were not up to current standards.

2. Green Homes is "Modular" home dealer we build our homes to the same BC building code as a site-built home. Our homes are assembled in a climate-controlled facility and quality checked 56 times along the production line and are certified by the CSA. In fact, our homes are quality checked much more than a site-built home.

We build up to 3000 sq ft luxury homes in our plant and depending on the customer's budget the home will be delivered by truck in 1-3 pieces and assembled on site.

In fact, our homes are built very sturdy as they must drive down the highway.



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3. We pride ourselves on the following.

- The number of differences between traditional site-built homes and factory-built homes have shrunk in recent years, with factory-built housing quickly meeting and exceeding the standards long viewed to be the prerogative of site builders. While factory-built structures are constructed to the same national and provincial standards as site-built homes, the exceptional quality of factory-built homes becomes strikingly apparent once you examine the home-building process.
- With materials and construction performed within climate-controlled facilities, by dedicated trained professionals, and under the inspection of third-party agencies, our homes are not plagued by the challenges of rotating seasonal staff or inclement weather. Likewise, daily ongoing inspection and training ensures that challenges are met early and often, reducing the possibility of undiagnosed concerns.
- By using our one-of-a-kind Ridge Wall System, we build strength into the finished product. Through lateral bracing, double continuous headers, continuous vapor barriers, and compressed floor-to-wall-to-ceiling fastenings, we minimize deflection and allow for the future craning or rolling into place upon arrival. It is this strength that allows for our industry-leading 20-year structural warranty and our home consistently has tested up to 30% more energy efficient than site-built homes.
- Green Homes continues to lead all home builders with a singular focus on reduced environmental impacts. Through using green initiatives—such as the Built Green program, Energy Star participation, and our distinct in-house recycling strategies—we have managed to reduce the expected waste of home construction by over 60%.
- Each Green home is built in strict accordance with the National Building Code, provincial codes, and municipal codes, and they are audited by third party agencies, providing the satisfaction of exemplary quality control and comfort.

4. There are basically 3 ways homes are built now.

- Site built – Bring all your material to site and build by hand.
- Prefab – (Winton homes style) A lot of the homes in the Prince George area, prefabricated off site and assembled on site by varying skill levels.
- Modular – Built in a factory, checked by CSA and quality control inspectors, delivered to site ready to connect.



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Modular is fast becoming the accepted technique as the quality control and efficiency is superior to site build in a lot of cases unless you are using the top builders in the area.

You need not look further than examples of the recent build of the multi story Hyatt hotel or upcoming affordable housing projects to see that BC housing has embraced Modular construction.

5. Comments from the Erasmus's about property values going down is not true, assessments have gone up in the area since we have started building. In fact, we have neighbours complain to us that we are driving up the property values in the area.
6. As for the overall Character of the Neighbourhood, you be the Judge of how our homes look compared to the existing homes. We are proud of our affordable, superior quality, energy efficient and affordable homes and will continue to educate anyone that wants to listen on our homes.

Regards,

James Wankel

Owner

Green Homes

Green Homes – Western acres current and upcoming pictures/Plans

1002 Railway Rd Prince George, BC

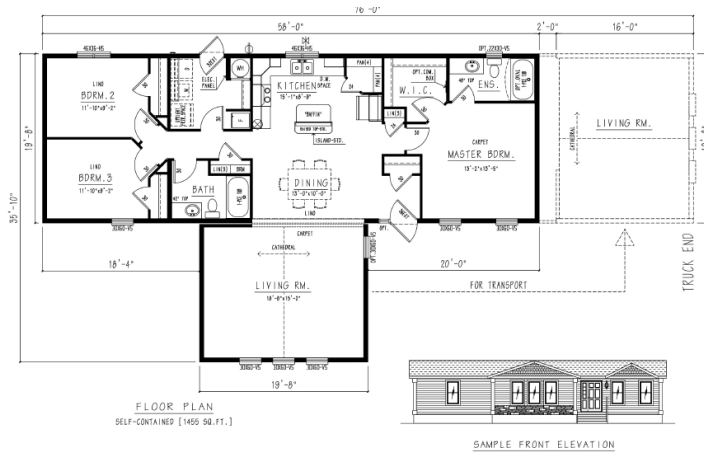
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Some current examples of homes in the area, From Google Maps.



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