
From: cityclerk
Subject: 9153 Twinberry Drive Rezoning

From: Chantel Saario <*Redacted*>
Sent: Thursday, March 23, 2023 9:50 AM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: 9153 Twinberry Drive Rezoning

Hello City Council,

I am submitting comments for you to consider in the rezoning of 9153 Twinberry Drive. I understand that the owner is wanting to have the property rezoned to develop the property with multi residential homes and mobile home park. As a lifelong resident of Prince George, and the Hart community I am excited to see growth and development on the hart.

I have the following concerns for your consideration.

1. The developer has been advertising the development of this neighborhood for single family homes for many years. We bought in this neighborhood with this in mind. I understand the market has changed, and the developer is arguing that it is difficult in this market to sell single family homes. I disagree with this, as the market in Prince George is still reasonable for families to purchase homes, especially in the Hart community, as demonstrated by the development on Chief Lake Road and Foothills. I believe the billboard is still up advertising the future development that started in the early 2000s.
2. There is currently no public transportation in this neighborhood. The closest bus stop is a 30 minute walk, through the trail from Twinberry Drive to Wapati Road which is very flooded in the spring season, making it inaccessible. This would increase foot traffic on Highway 97 to access transportation. This highway is not pedestrian friendly.
3. If the changes in zoning are approved, I am curious what type of mobile home park they intend to develop? The neighborhood has many families with children. If the new mobile home park is approved, the type of park could affect the current make up of the neighborhood. If the park is geared towards families, there is no park in the neighborhood for children. Mobile home parks typically do not provide a lot of yard space for tenants to put in play structures for children.
4. I would like you to consider school zoning/capacity and busing for the development of a mobile home park and multifamily development versus the planned single family home neighborhood.
5. If the developer is marketing the mobile home/multiunit housing to seniors, please consider the lack of resources for this population. Many members of our aging population require assistance from community services to manage in their homes. Developments that are further out from these amenities increase risks for seniors.
- 6.. Snow removal is an issue on the streets currently established in this neighborhood. There is no space to push snow into front yards, so the road is currently a one lane street. If traffic increases this will be problematic. The

increase in traffic produced by the park will also increase safety concerns, specifically at the corner of Twinberry Drive and Meadow Rim Way.

I have concerns about the overall project, as I understand this developer was also connected to a rezoning of the property at approximately 5164 Hart Highway, where additions to the current mobile home "park" were done. The mobile homes are very close to the highway, so close that I would consider them a safety risk given the conditions of the highway 6 months out of the year.

I encourage the council to say no to the rezoning and ask the developer to continue with the original plan of the neighborhood. Single family homes are still attracting buyers. It is also easier for buyer to secure a mortgage on a stand alone home than a mobile home, which can also depreciate in value. I also understand that it is difficult to get into the housing market; however citizens who are in the market to rent may also have needs such as amenities and transportation.

I would like to see developers think long term for our communities and our city. I would like our neighborhoods to offer housing for young families and professionals to help our city grow and thrive.

Many thanks in considering my families concerns,

Chantel, Riku, Anya and Katie Mae Saario
9214 Twinberry Drive