

March 17, 2023

City of Prince George
City Hall- 5th Floor
1100 Patricia Boulevard
Prince George, BC V2L 3V9

via email: cityclerk@princegeorge.ca

Attention: Corporate Officer

RE: “City of Prince George Zoning Bylaw #7850, 2007, Amendment Bylaw 9370, 2023”

Dear City Council Members,

We write this letter opposing to the rezoning amendment for the subject property located at 9153 Twinberry Drive.

When we purchased our home 6 years ago, there were plans to develop more single family dwelling homes and we acknowledged that would transpire when purchasing, however, we did not anticipate the land beside us to be rezoned for a mobile home park. If we knew this, we would have viewed other houses to purchase in a different neighbourhood given that mobile parks generally have a negative effect on property value.

The Twinberry subdivision is a suburban neighbourhood that was originally entered to be developed accordingly, much like Woodlands. We couldn't imagine the backlash if this development were to be proposed to be developed beside the Woodlands neighbourhood. Twinberry to us, is a great example of a neighbourhood that could be developed into something very similar to the Woodlands subdivision, which has been very successful. In general, it seems that this is the direction that the Hart community is moving towards, less mobile homes and more affordable new builds that benefit everyone in the existing subdivisions as well as the developers. For example, in the Estavilla neighbourhood which is located right beside Twinberry, mobile homes are being purchased, torn down, and replaced with single/multiple family dwellings which add value to every surrounding property in the process. Why less than half a kilometre away is it being proposed to add more mobile homes/trailers? The only person/groups that would benefit from this proposed mobile home park is the developer themselves not the current residents who have been invested in this neighbourhood for years.

Furthermore, the access into Twinberry is less than ideal consisting of two blind corners which quickly shrink in the Winter to a nearly single lane entrance. Adding an entire mobile home parks amount of traffic would pose a significant hazard to all the children and families that play in the area which results in a considerable hazard to residents entering and leaving the neighbourhood. We personally have had three near misses just this winter alone. With these added mobile homes, which will generally be occupied by lower income families, there is no provided bus service and Twinberry itself is located quite far away from the nearest bus stop (corner of Estavilla Drive and Hart Highway).

We would like to thank you for your consideration and urge the council to reconsider the purposed amendment. Rezoning Twinberry to allow mobile homes would be a missed opportunity to provide another newer affordable suburban neighbourhood that the hart most definitely needs.

Sincerely,

Caleb & Melissa Sargent

Residents of 3661 Meadow Rim Way