

Kellett, Leslie

From: cityclerk
Subject: 9153 Twinberry Application No. RZ100778

From: Kalyn Broster <*REDACTED*>
Sent: Tuesday, April 4, 2023 1:29 PM
To: cityclerk <cityclerk@princegeorge.ca>
Subject: RE: 9153 Twinberry Application No. RZ100778

I fully understand that the Hart among other areas of town must continue to grow and develop properties to be viable for the growth of PG but have some major issues with the Rezoning Proposal Bylaw No. 7850, 2007 and No. 9370, 2023 from Multi Residential to a Manufactured Home Park. I believe there are many more viable areas closer to infrastructure, schooling, as well as public transportation for this type of development to be built.

1. The Hart is not equipped for multi residential services like other areas of town such as College Heights, ie amenities from restaurants, grocery stores, etc.
2. This will take away from the culture of the area, it is very family orientated and has attracted people from all over town to enjoy a piece of country living in a subdivision setting.
3. The access coming North off Highway 97 to this location is not sufficient enough to handle the traffic of 100 plus modular homes and potential of 200 plus vehicles accessing or leaving this neighborhood.
4. The intersection at the hart highway (97) and Meadow Rim way is not sufficient enough to handle the extra traffic that will be generated though this addition of 200 more cars , both the left and right turn lanes off the Highway are not long enough to support the limited amount of traffic as it is. Turning out of the subdivision there is no control other than a stop sign and need to turn out onto a highway where people are going 90 plus KMH.
5. There is no lighting a long this stretch of highway in 24 hours last summer seen 1 moose and 2 black bears killed. Among multiple other animals throughout the spring/ summer and fall months. I grew up just 1.7 Kms North of this intersection and have seen countless Motor Vehicle Accidents including animals and no animals. Among these multiple fatalities.
6. Our schooling system up here has been neglected for years, all 4 elementary schools up here are over capacity. This year Springwood is only taking in 5 Kindergarten students. Any further development will cause more stress to the current school system, schools are at or near full capacity as it sits today. With all the Subdivisions being developed up on the Hart currently is there a long term strategy in place?

Approved Subdivisions:

- Kidd Group behind the scales
 - Kidd Group to the left of the end of Foothills
 - New Subdivision on at the corner or Chief Lake and Foothills off Flamingo
 - Foothills to the right of Glen forest
 - New Subdivision off of Martin Road in behind the high school.
7. The low income housing that was proposed to be built by the Kidd Group just off of Chief Lake Road was turned down due to Lack of infrastructure, no public transportation, and limited room left in the schools. No different then the area we are located in.

8. The Current Meadow Park neighborhood was developed with policy to insure houses are built to a standard including attached garage, paved driveways, multilevel houses. As well that roads included sidewalks , curbs, gutter and street lights etc. Most folks bought their houses based on these premises as well knowing the planned Phased approach of the proposed neighborhood included these governances as well .
9. Snow removal is a major concern in the winter months, there is no place to pile the snow and makes a blind intersection at Twinberry and Meadow Rim Way. There is 1 large blind right hand corner entering the community in which people enter at highway speeds as they are unaware this is a residential area. Small front lawns create limited space to pile the snow it turns into a one way street with snow protruding 6 feet from the gutters. Turning off the Highway right now the snow bank on the Right hand side is only about 4 feet from the center line (what you can still see of it). Causing you to cut the Large 90 degree right turn.
10. All the flowing water in the area are the head waters of the Salmon Bearing McMillan Creek. Is there a plan to tie these Modular homes in to City Sewer system, or will they be on a stand alone septic system? I believe the addition of another 100 plus modular homes would have a large impact in regards to the water entering the McMillan system. As well as the pond in the back is a whole eco system in itself. Contains all sorts of amphibious species along with local animals that use it as their watering hole. Yes sure a walking path around this pond and a skating rink in the winter sounds great, but at what cost to the eco system? Has there been any environmental studies completed as to the impact on Ecosystem specifically pertaining to McMillan Creek?
11. Lots being purchased with modular homes over on Knight Crescent and adjoining neighborhoods must be replaced with permanent structures. This is only one block over.
12. Are \$300,000- \$400,000 modular homes really going to suite the need for low income housing? With todays interest rates Mortgages on these places would be over \$2000 a month plus the pad rental of \$500- \$1000 a month.

Respectfully,

Kalyn Broster

9250 Twinberry Drive

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