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City of Prince George
1100 Patricia Boulevard
Prince George BC V2L 3V9

Date: December 17th, 2024
L&M Project: 1546-10

Attention: Keone Gourlay, Planner 1

Reference: 49 Letters of Support for RZ100832

Dear Keone,

We are pleased to submit the enclosed 49 letters of support for the Twinberry Drive Zoning Amendment Application No. RZ100832.

Included in the enclosed package you will find letters of support from the following sectors of the community:

- Residents who currently live in a Westcan Properties community
- Residents of the Hart Community
- The General Public

These letters speak to the direct need of modular housing as an efficient and affordable housing solution to help alleviate the current housing market, specifically for first time home buyers.

While we do not believe that these opinions reduce the importance of the opinions of those in opposition to this project, we hope that they will shed some light on the importance of this type of development to the greater community of Prince George.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ashley'.

L&M ENGINEERING LIMITED
Ashley Thandi, BPI
Senior Community Planner

R2100832

Hey Ashley,

Thanks for the chance to provide a letter of support for the proposed modular home development in the Hart. Everyone should have an opportunity to live in a nice neighborhood, and what better than a modular home community that provides a housing option for people to own a home without breaking the bank. I followed the last rezoning application closely and was appalled at the comments that were coming from residents of the immediate neighborhood about the negative connotations regarding this type of development. I was even more appalled when Council sided with all of these comments and rejected the application. This is not what we voted Council in to do. Their job is to think of the greater community of Prince George when considering these applications, not listening to a few loud voices with negative comments about the type of people living in the proposed development. I truly hope that my letter helps you to show Council that those few voices are not the voices of the greater community. We don't need anymore large lots with single family homes on them in the Hart, we need more housing choice and availability. We need options for everyone.

Regards,

Jesse Jamieson Nov 19/2024

REDACTED

1821 Norwood St

P.G BC

Hello,

We are first-time homebuyers, and we fully support the modular home development on Twinberry Drive. Affordable housing is hard to come by in the Hart, and this development would provide the perfect opportunity for people like us to finally enter the housing market. We don't understand why Council would oppose this when there are successful examples, like Westgate, showing how well this kind of housing fits into neighborhoods.

Westcan Properties Ltd. is a trusted developer, and we're confident they will create a well-planned community that's perfect for first-time buyers and seniors alike. We urge Council to support this project and avoid putting up unnecessary barriers.

Thank You,

Leah Hewatt

REDACTED

181 Gordon Cres.
Prince George B.C. Canada
V2M 4R2

RZ 100832

Hi there,

I support that proposed modular home development up in the Hart. I hoped it would go through last time but I'm happy the developer and L&M are trying again.

Thanks,

Ralph Jameson
755 Kerry St
11/2/24

REDACTED

122100832

DEC 12th 2024

AS A SENIOR CITIZEN, WHO WOULD LIKE
TO DOWNSIZE AND LIVE IN A SAFE
ENVIRONMENT. BEING IN A PARK WILL BE
A MORE REASSURING.

THAT SAVING MONEY IS A MUST FOR
SENIOR CITIZEN. PLEASE CONSIDER THIS
PROPOSEL. I WOULD LOOK FORWARD TO
HAVING A LOWER PRICED HOME.

Thank you for your attention in
this matter!

Ms WR Hays

12296 IMPERIAL CRES.
PRINCE GEORGE BC
VAN 2W6

Application # RZ100832

I am writing to show my support for the new housing project. The Hart needs more affordable homes, and this would be a great way to start solving that problem. Downtown has too much crime and pollution, and many people in our community want to leave that behind. This project would give us a chance for a better place to live.

Thank you,

REDACTED

Magnus Walker Abu
1st 11/30/24

Application # RZ100832

I think the modular home development on Twinberry Drive is a great idea. Owning a home while leasing the land, without property taxes, makes it an affordable and practical choice for seniors and 1st time buyers.

Thank You,

REDACTED

Cassandra Sam
1821 Norwood St. NW 30202

Application # RZ100832

As someone who has been saving for years in hopes of owning a home, I strongly support the modular home development in the Hart. Affordable housing is hard to find, and the opportunity for a new home with warranties under \$700k would be a huge benefit for people like me who are working hard to make homeownership a reality.

Modular homes are NOT "old-school" TRAILERS and offers more people options during this housing crisis.

We need more options, plain and simple.

Thank you,

Hayley Veer 1884 6th Ave.

REDACTED

RZ100832

I've been saving for years but still can't keep up with high real estate costs. I support affordable housing and the modular home development in the Hart.

Thank you,

Kalen Jamison

11/20/2024

755 Kerry St

REDACTED

Regarding Application # RZ100832

We fully support the modular homes in the Hart. The crime and pollution downtown is too much, and we need affordable homes. Westgate has modular homes that fit in, and this could be the same. Westcan Properties is a good developer. Please make this happen for first-time buyers and families like ours.

Thanks,

Ratle Bridge
23425 Fyfe Rd.
P. G.
V2N 6H7

Nov. 15, 2024

Regarding Application # RZ100832

We want this modular home development! We need affordable housing in the Hart. Downtown's too dangerous and full of pollution. There's no reason modular homes can't go beside single-family homes. Westgate shows it works. We know Westcan Properties will build something nice. Don't stop this from happening.

Thank you,

Pete PAVOZZO
7470 QUEENS CRES
PRINCE GEORGE, BC

Redacted

REDACTED

Regarding Application # RZ100832

We fully support the modular home community proposed for the Hart. There is a real need for affordable housing for first-time homebuyers. Modular homes have been successful in neighborhoods like Westgate, and there's no reason why this should be any different.

Westcan Properties Ltd. is known for quality developments, and this project would provide the right kind of affordable housing. Let's not block this opportunity for our community.

Barry Bridge

Nov 15 2024

REDACTED

23425 FYFE Rd
Prince George BC V2N 6H7

Sean Bridge

Regarding Application # RZ100832

As individuals looking to escape the crime and pollution of downtown, we fully support the modular home development on Twinberry Drive. We need more affordable housing in the Hart area—especially for first-time buyers like ourselves—so we can live in a safer, healthier environment.

Council's earlier decision to reject this type of housing beside a single-family subdivision doesn't make sense when there are so many successful examples in the city, such as Westgate, where modular homes fit perfectly into neighborhoods. Westcan Properties Ltd. is a reputable developer, and we are confident they will build a well-designed, thoughtful community for people who want to live away from the challenges of downtown.

Please approve this development so families can escape pollution and crime, and have a chance to build their lives in a safe, affordable community.

Respectfully,

REDACTED

RZ100832

Speaking for many single-income families, we have been saving for years to afford a home. However, with rising house prices, the skyrocketing cost of new construction, and high rent fees, we are no closer to reaching our goal. The modular home development in the Hart presents an excellent opportunity to address the urgent need for affordable housing.

Please approve!

Curtis MacLeod
5703 Simon Fraser.

REDACTED

Application # RZ100832

We strongly support the proposed modular home development in the Hart. Our family is eager to move out of downtown due to the ongoing concerns with crime and pollution. Finding affordable housing has become increasingly difficult, and this development offers a fantastic opportunity for first-time homebuyers like us.

Other communities, such as Westgate, have integrated modular homes seamlessly, and we believe the Hart can benefit from this development as well.

We urge you to approve this project, as affordable housing is urgently needed.

Thank you for your consideration.

Sincerely,

REDACTED

Robyn Cutham

November 21, 2024

Application # RZ100832

We support this new development. The Hart needs more affordable homes. Downtown has too much pollution and crime, and we want to get away from it. Modular homes work in other neighborhoods so why not here? Please approve it.

Thank you,

VICOLE AVE

ABRACPO CARVALHO

11/18/2024

REDACTED

Application # RZ100832

I'm writing to say I support the new housing project. The Hart really needs more affordable homes, and this project could help start that. Downtown is becoming unsafe with too much crime and pollution, and many of us want to move somewhere better. This project seems like a good solution for our community.

Please approve this development.

Tim Jamieson

REDACTED

Nov. 15/24

Regarding Application # RZ100832

As people who are looking to leave the pollution and crime of downtown behind, we fully support the proposed modular home development in the Hart. Affordable housing options for first-time homebuyers are incredibly limited, and we need more choices in areas like the Hart, which offers a safer and cleaner environment.

Council previously rejected a modular housing development near single-family homes, but modular communities are a great fit in areas like Westgate, where they complement the existing neighborhood. Westcan Properties Ltd. has a solid reputation for quality development, and we trust that they will build a safe, affordable community for people who want to escape the challenges of downtown living.

Please approve this project and help create a healthier and safer place for families to live.

Respectfully,

Nina Hollingsworth

Regarding Application # RZ100832

We support the proposed modular home development. The Hart needs more affordable options for first-time homebuyers, and modular communities like this are a great solution. Westgate is a perfect example of how well this type of housing fits into neighborhoods.

Westcan Properties Ltd. has a great reputation for developing well-thought-out communities. Let's not miss the chance to provide affordable homes to people in need by blocking this project.

Respectfully,

REDACTED

Kyla Panozzo

7870 Queens cres

P.G. V2N 3H6

Regarding Application # RZ100832

As pet owners, we are in strong support of the proposed modular home development. Finding affordable housing that also allows pets can be a challenge, especially for first-time homebuyers like us. This project would provide an excellent solution by offering affordable, pet-friendly homes in a welcoming community.

We believe that Westcan Properties Ltd., with their proven reputation, will create a thoughtful and high-quality development that meets the needs of first-time buyers and families with pets. Please support this project and help make affordable, pet-friendly housing a reality in the Hart.

Natalie Bridar

REDACTED

Nov. 15/2024

6945 Eugène Rd.
P.G. B.C.
V2N 5P6

#RZ100832

I've been saving for years but still can't keep up with high real estate costs. I support affordable housing and the modular home development in the Hart.

Thank you,

Robin Heye

REDACTED

7296 Imperial Cres.

Redacted

Regarding Application # RZ100832

We need these new homes in the Hart. Downtown is bad with crime and pollution. There's no affordable housing for people like us. Modular homes worked in places like Westgate. Westcan Properties is a good company, so let them build these homes for first-time buyers. Please approve it!

Sincerely,

Brenda Hewett

REDACTED

Regarding Application # RZ100832

As pet owners, we understand the importance of having a place where our furry companions can roam and play. We strongly support the proposed modular home development on Twinberry Drive, as it would offer affordable housing for first-time homebuyers, many of whom are also pet owners.

Modular homes, when well-planned, can create communities that support both people and their pets. Westcan Properties Ltd. has a reputation for delivering quality developments, and we believe this project would provide much-needed homes for families with pets and first-time buyers.

Please approve this development to help create a pet-friendly, affordable community in the Hart.

Thank You,

Dean Ross

38-5164 HART HWY
PRINCE GEORGE BC.

V2K 3A1

NOV 19/24

REDACTED

Application # RZ100832

A modular home development in the Hart would help address the growing need for affordable housing. Cost-effective housing is hard to find, and new, quality-built homes with warranties offer a significant advantage.

Modular homes are beautiful and provide an urgent, affordable solution.

Please approve this project.

Thank you,



REDACTED

Adam Jamieson
3714 Bellamy Rd.
Prince George BC
V2K 3X2

RZ100832

I fully support affordable housing and the proposed modular home development in the Hart.

This project would provide much-needed affordable housing for our community, and I hope it moves forward.

Thanks,

Dana Hewett.

3714 Bellamy Rd
Prince George B.C.
Canada V2K 3X2.

REDACTED

Regarding Application # RZ100832

We stand behind the proposed modular home development. The Hart needs affordable homes for first-time buyers, and modular homes are a smart, practical solution. Just look at Westgate as an example of how well these developments can blend into neighborhoods.

Westcan Properties Ltd. is a reputable developer. Let's allow them to create a well-planned community that will benefit many, especially first-time homebuyers and seniors.

Respectfully,

REDACTED

Charles R. Hollingsworth

*8002 New Castle Cres
PG. VZN 3X5*

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: B Smith

Address: 32 5164

Signature: _____

Date: Nov 23-24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Derek Harris

Address: 5164 Hart Highway #33

Signature: 

Date: Nov 23rd, 2024

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Pauline Ulrich

Address: 34-5164 Hart Hwy

Signature:

REDACTED

Date:

Nov/20/24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: DARRELL J. SCOTT

Address: 30-5 Kth Hart Highway

Signature: _____

Date: 22V 03, 2024

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Brad Janse

Address: #36 5164 Hawth Hwy

Signature: 

Date: ~~Nov~~ 23 / 24

Zoning Amendment Application # RZ10083

We live in a Westcan-managed community and want to support the modular home development on Twinberry Drive. Westcan has always kept our neighborhood looking great, and they've made sure that we have a nice place to live.

We like that they want to build homes for people who can't afford to buy a traditional house on property. Modular homes are a great choice for people like us who need affordable housing. We believe this project would be great for the whole Prince George area, especially in helping families who are struggling to find homes.

We hope the Council approves this development to help people get the housing they need.

Name: Adam Perry Signature: _____

REDACTED

Address: #37-5164 hert Hwy Date: Nov 15/24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Brett Raskob

Address: 5164 Hart Hwy #45

Signature:

REDACTED

Date: Nov 20/24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Masa Roche

Address: 48 - 5164 Hart Hwy

Signature: 

Date: Nov 20, 2024

Zoning Amendment Application # RZ100832

We live in a Westcan-managed community and want to support the modular home development on Twinberry Drive. Westcan has always kept our neighborhood looking great, and they've made sure that we have a nice place to live.

We like that they want to build homes for people who can't afford to buy a traditional house on property. Modular homes are a great choice for people like us who need affordable housing. We believe this project would be great for the whole Prince George area, especially in helping families who are struggling to find homes.

We hope the Council approves this development to help people get the housing they need.

Name: Lorraine Walton Signature:

REDACTED

Address: 53-5164 Port Hwy Date: Nov 18/24

Zoning Amendment Application # RZ10083

We live in a Westcan-managed community and want to support the modular home development on Twinberry Drive. Westcan has always kept our neighborhood looking great, and they've made sure that we have a nice place to live.

We like that they want to build homes for people who can't afford to buy a traditional house on property. Modular homes are a great choice for people like us who need affordable housing. We believe this project would be great for the whole Prince George area, especially in helping families who are struggling to find homes.

We hope the Council approves this development to help people get the housing they need.

Name: STAN LITZ Signature: _____

REDACTED

Address: #55-5164 HART HWY Date: Nov 18/24

Zoning Amendment Application # RZ10083

We live in a Westcan-managed community and want to support the modular home development on Twinberry Drive. Westcan has always kept our neighborhood looking great, and they've made sure that we have a nice place to live.

We like that they want to build homes for people who can't afford to buy a traditional house on property. Modular homes are a great choice for people like us who need affordable housing. We believe this project would be great for the whole Prince George area, especially in helping families who are struggling to find homes.

We hope the Council approves this development to help people get the housing they need.

Name: Shannon Clark Signature: _____

REDACTED

Address: H24 Date: Nov 23rd 2024

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Jessica Derliser

Address: #21-564 Hart Hwy

Signature:

REDACTED

Date: 11/23/24

Zoning Amendment Application # RZ10083

We live in a Westcan-managed community and want to support the modular home development on Twinberry Drive. Westcan has always kept our neighborhood looking great, and they've made sure that we have a nice place to live.

We like that they want to build homes for people who can't afford to buy a traditional house on property. Modular homes are a great choice for people like us who need affordable housing. We believe this project would be great for the whole Prince George area, especially in helping families who are struggling to find homes.

We hope the Council approves this development to help people get the housing they need.

Name: Tiana Sebastian Signature:

REDACTED

Address: 10-5164 Hart Hwy Date: Nov. 18/24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Ashlee Ralston

Address: 4564 Hwy 110

Signature: 

Date: Nov 20/24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Shanna Chartier

Address: #9

Signature: 

Date: Nov 20 2024

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Barrie Hegel

Address: #8 5164 Hart hwy

Signature: _____

REDACTED

Date: Nov 20/24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Heather McLachlan

Address: #6 5164 Hart Hwy

Signature: _____

REDACTED

Date: Nov 20 2024

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Darwin McLaughlin

Address: #6 - 5164 HART Hwy

Signature: 

Date: Nov 20, 2024

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Name: Linda Fetterly

Address: #5-5164

Signature: REDACTED


Date: Nov 19/24

Zoning Amendment Application # RZ100832

We live in a Westcan-managed community and want to support the modular home development on Twinberry Drive. Westcan has always kept our neighborhood looking great, and they've made sure that we have a nice place to live.

We like that they want to build homes for people who can't afford to buy a traditional house on property. Modular homes are a great choice for people like us who need affordable housing. We believe this project would be great for the whole Prince George area, especially in helping families who are struggling to find homes.

We hope the Council approves this development to help people get the housing they need.

Name: Carla Petis Signature: 

Address: #2-5164 Hart Date: 2024-11-15
May
Prince George BC

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Brandy Westerhoat

Address: 54-5164 Hart Highway PG

Signature

REDACTED

Date: Nov 27/24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: Marikyn Lichacz

Address: #40 - 5164 HART Hwy

Signature: _____

Date: NOV 26, 2024

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: KATHALEED JAUSE

Address: #39- 5164 HART HWY, Pt GEO J2K 3A1

Signature: 

Date: Nov 27/24

Zoning Amendment Application # RZ100832

We live in a Westcan Properties community and support their modular home project on Twinberry Drive. Westcan takes good care of our homes, and this project will provide affordable housing for families in need.

Please approve this project to help more people find a good, affordable place to live.

Name: NAMIE JANSE

Address: # 39- 5164 HART HWY, Pt GEO J2K 3A1

Signature:  **REDACTED**

Date: Nov 27/24