

Welcome

to the

Public Information Meeting

Thank you for coming!

Pacific Land Group is undertaking a development application for a highway commercial development at **53022 and 53032 Bunker Road**. We want to obtain your feedback on the details of the development application.

If you have questions, please ask one of the representatives from Pacific Land Group.

Please sign in and take a comment form to record your feedback. The form can be dropped off in the comment box once you are finished.

Site Context

Properties involved include 53022 and 53032 Bunker Road. The proposed development is situated at the entrance to Rosedale, at the intersection of Highway 1 and Highway 9.



The Proposal

New commercial land uses are proposed on this property, including: a gas station, car wash, restaurants, coffee shop, among other local and highway commercial land uses. These services are proposed to accommodate anticipated residential development in the neighbourhood.



- Gas Station
- Convenience Store (On the Run)
- Restaurant (Triple O's)
- Restaurant
- Coffee Shop (Starbucks)
- Local Shops
- Second-Floor Apartment
- Car Wash
- On-site Wastewater Treatment System
- Area of Application

Project Rendering



Looking South East from Bunker Road

Project Rendering

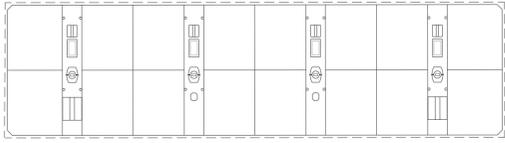


Project Rendering

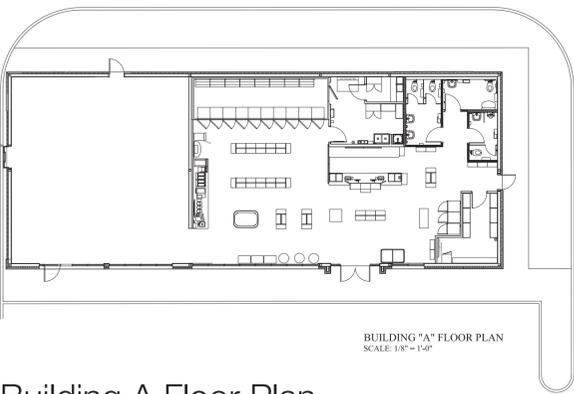


Proposed Elevations

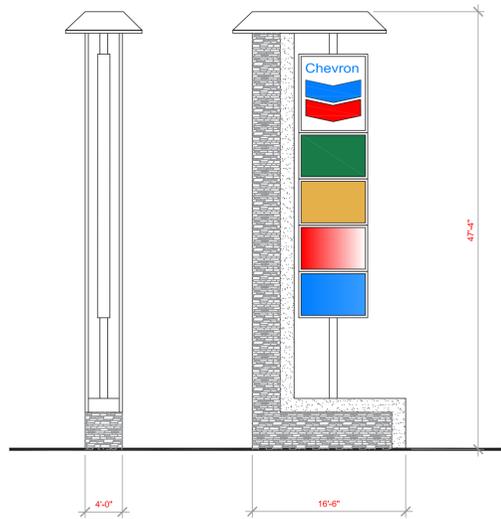
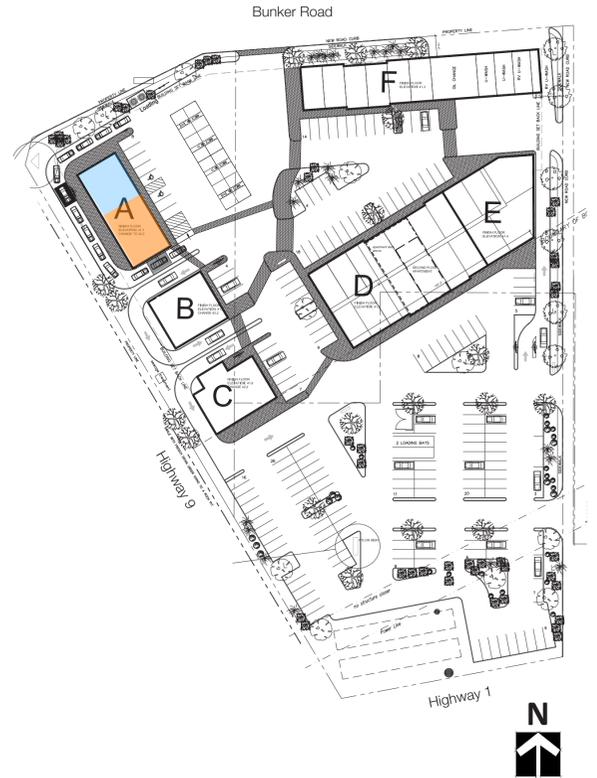
Building A - Gas Station, Convenience Store and Restaurant



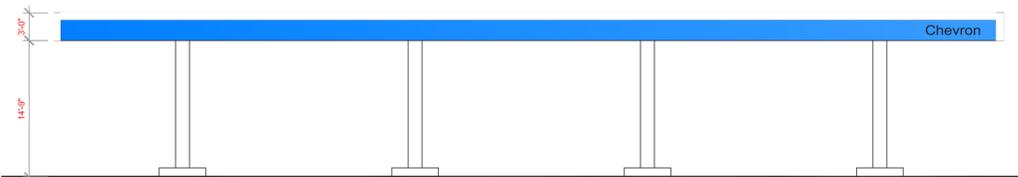
Plan of Fuel Islands



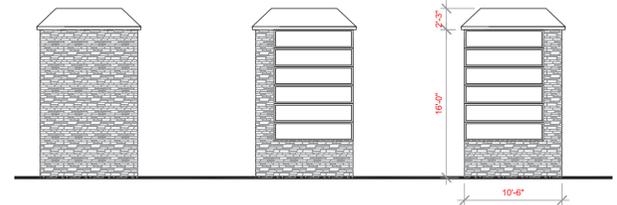
Building A Floor Plan



Free-standing Commercial Signs Elevation



Fuel Islands Elevation



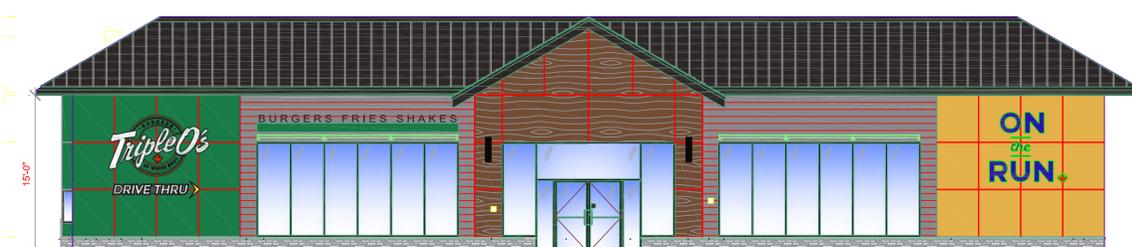
BUILDING A



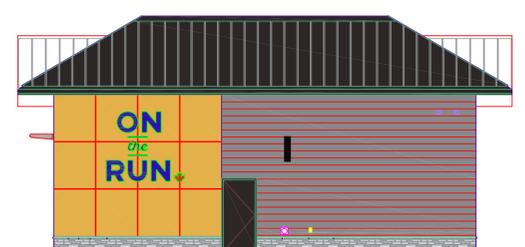
West Elevation



South Elevation



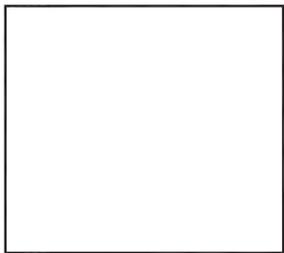
East Elevation



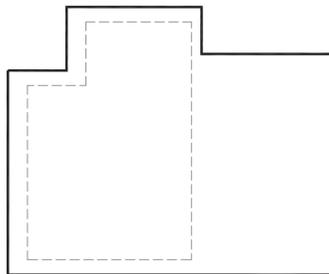
North Elevation

Proposed Elevations

Buildings B & C - Restaurant & Coffee Shop

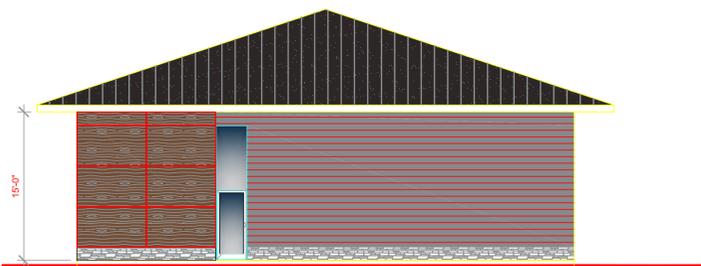


Building B Floor Plate

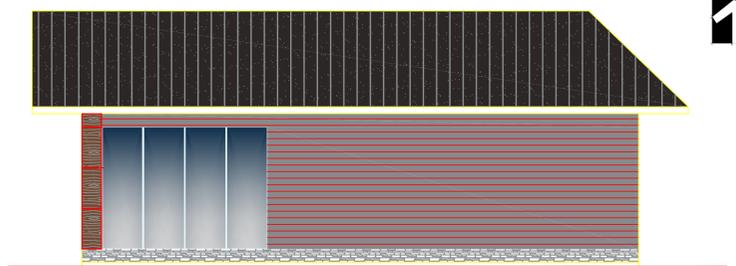


Building C Floor Plate

BUILDING B



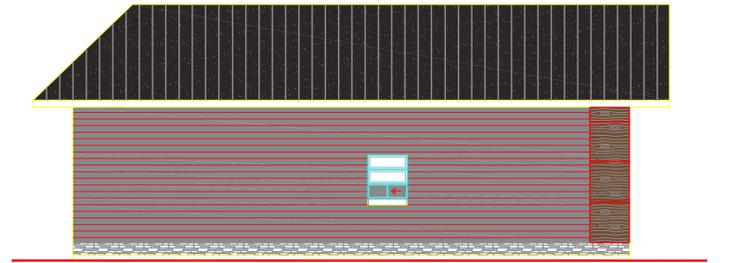
West Elevation



North Elevation

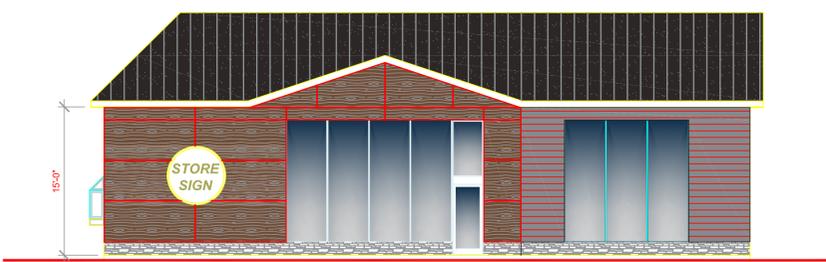


East Elevation



South Elevation

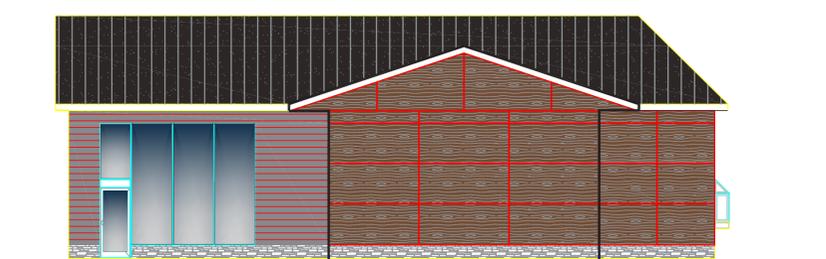
BUILDING C



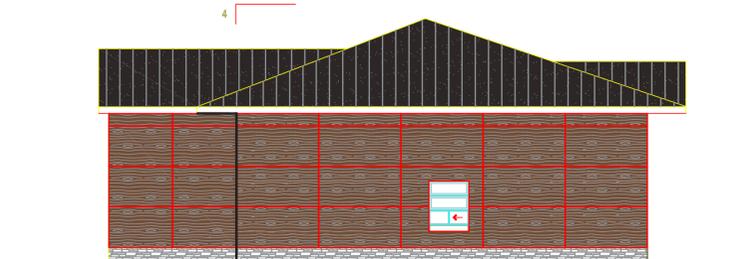
South Elevation



East Elevation



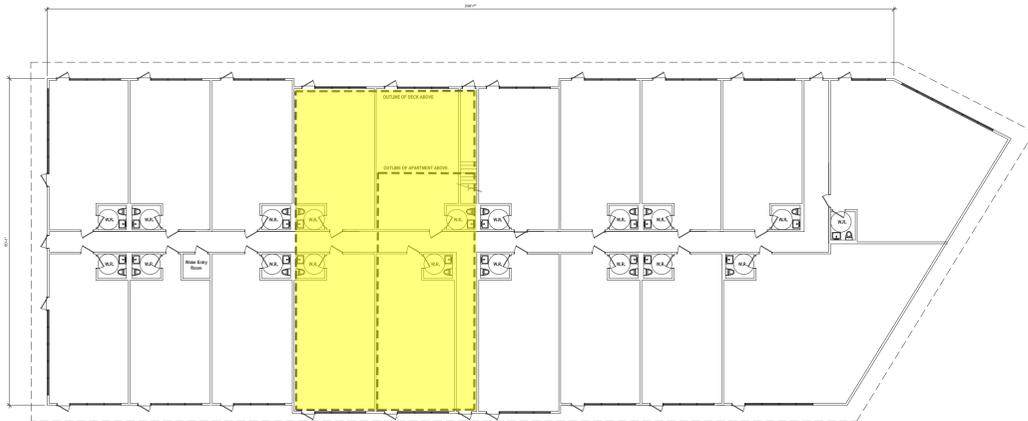
North Elevation



West Elevation

Proposed Elevations

Buildings D & E - Local Shops

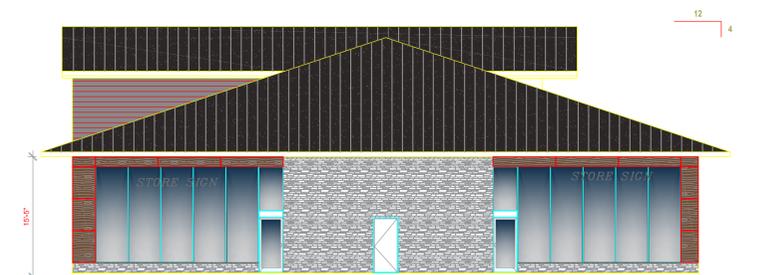


Floor Plan

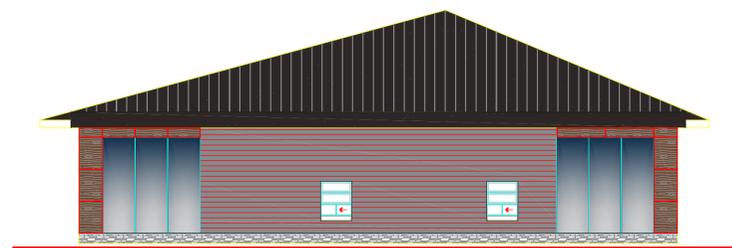


Apartment Floor Plan

BUILDING D & E



West Elevation



East Elevation



South Elevation



North Elevation

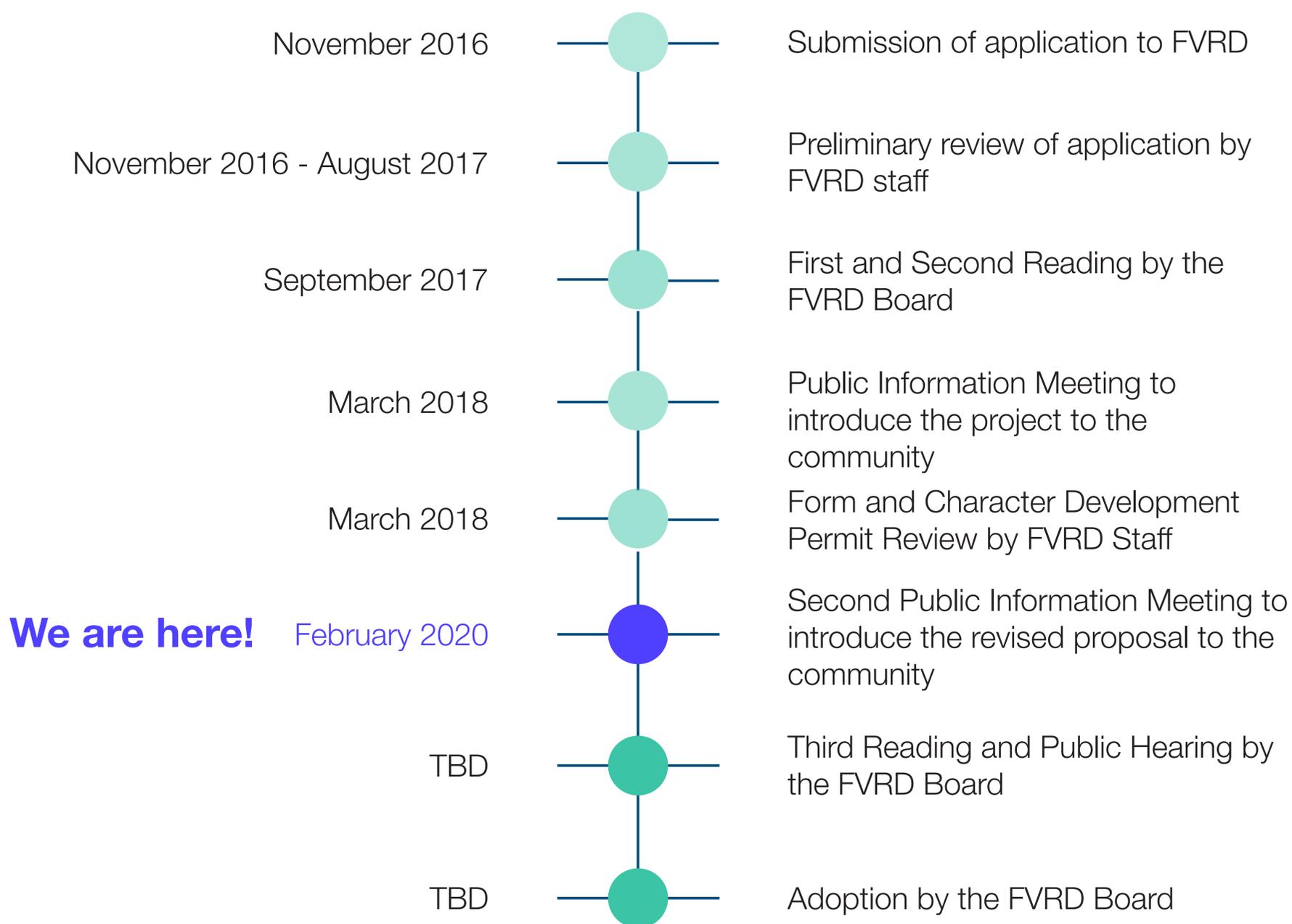
Planning Process

This Public Information Meeting is one step in the review process for the development application.

A development application for a rezoning and development permit on the property was submitted to the Fraser Valley Regional District (“FVRD”) and is under review by FVRD staff.

The first public information meeting was held on March 14, 2018. We have received your comments on the development proposal, which have been incorporated into the revised plans. We want to obtain your feedback on the details of the revised development proposal.

Below is the estimated timeline for the development application.



Design Features

The proposed development has been designed to minimize the environmental impact and increase user experience.

Encouraging storm water management

Rainwater from buildings and paved areas on the site will be captured and contained in underground tanks. This **rainwater will be filtered and reused as site irrigation and fire-fighting water supply.**

Utilizing recyclable building materials

Many **recyclable building materials** are proposed, including the use of:

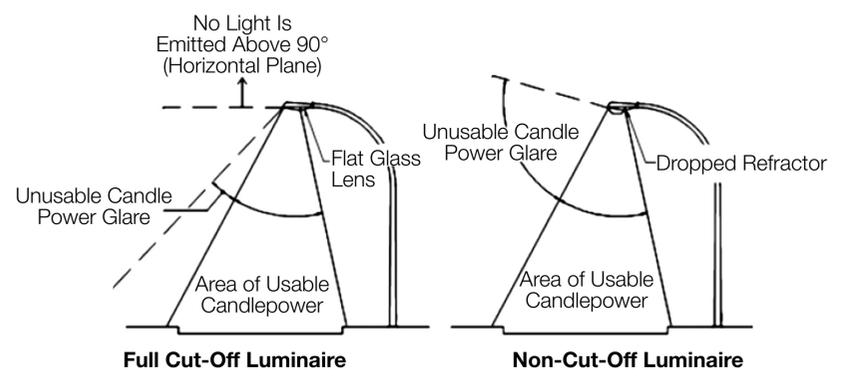
- Man made concrete mock stone, 100% recyclable
- Cement-based shingles and board siding, 100% recyclable
- Steel roofs, 100% recyclable

In order to reduce each building's energy consumption, every building will be constructed according to ASHREA 90.01 (2016) standard for energy efficiency.

Reducing light pollution

All exterior general site light fixtures to meet the IESNA Full Cutoff Classification, or an upright rating of 0. This will help ensure that **light does not reflect up to the sky at night.**

The proposal will install an automatic device that reduces the outward spillage of light achieved by reducing the input power to lighting fixtures by at least 50% between the hours of 11:00 PM and 5:00 AM.



Pedestrian experience

The site has been designed to provide **safe and engaging sight lines for pedestrians** with large areas protected for pedestrian circulation.

Different varieties of landscaping have been proposed to ensure the site remains aesthetically pleasant through all seasons.

Lighting will be installed in the soffits of the overhanging building roofs to provide illumination at night.



Planning Policies

Pacific Land Group submitted an application for subdivision and rezoning for the properties located at 53032 and 53022 Bunker Road to allow for Highway Commercial uses.

The proposal is to rezone the properties to Gateway Commercial (C-5). The intent of the C-5 zone is to provide for Highway Commercial and Accessory Uses to serve the public's day-to-day local commercial needs. The application proposes a gas station, drive-thru restaurants, and commercial retail units. The proposed highway commercial uses are designed to align with the FVRD's Official Community Plan, which designates the site as Highway Commercial.

Current Zoning

The property is currently zoned "Country Residential (CR)" which permits uses such as farm, one-family residence, and for accessory produce sales.



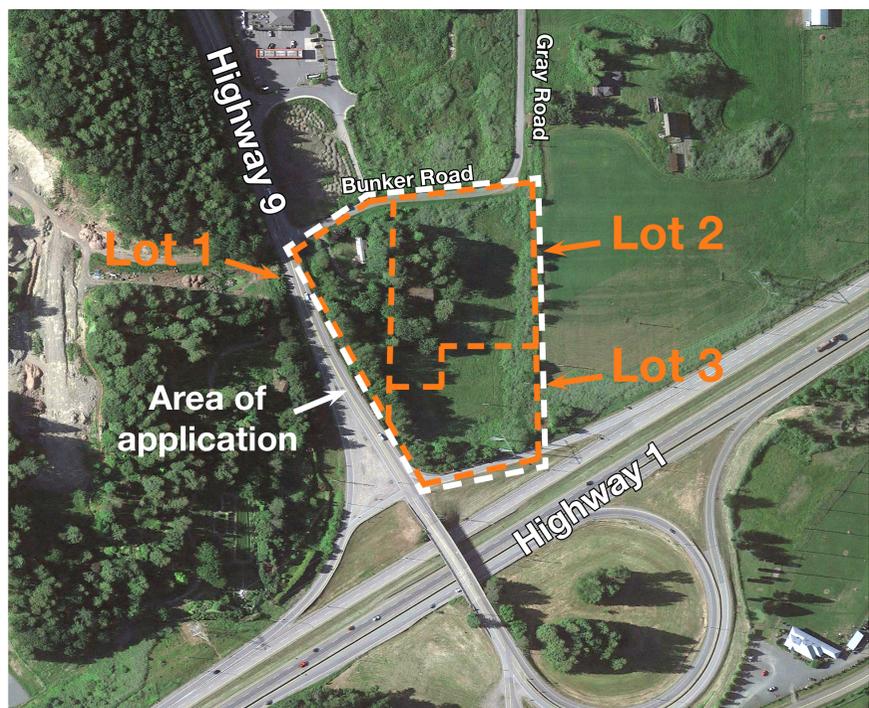
Proposed Zoning

The application is to rezone the property to "Gateway Commercial (C-5)" which permits uses such as local commercial, highway commercial, and one accessory one-family residential use.



Current Plan

The proposal currently includes three lots.



Proposed Plan

The subdivision application is to consolidate the existing three lots into one lot.



Traffic Circulation

Bunt & Associates was retained to conduct a Traffic Impact Study to determine potential changes to the local road network.

In order to determine the impact of the proposed development on the local road network, Bunt & Associates reviewed existing traffic conditions in the area, anticipated traffic generated by the development, and the existing road network (e.g., the number of lanes and intersections available) in order to determine potential changes to the local road network.

Four key intersections were studied, including:

- Highway 1 on- and off-ramp to Highway 9;
- Highway 9 access to Petro-Canada gas station;
- Highway 9 at Yale Road; and
- Yale Road at Gray Road.



Report Conclusions

To accommodate the proposed development, Bunt & Associates recommends building a **right-turn lane at Bunker Road** to access the proposed development.

This right-turn lane is recommended to extend north to the existing access to the Petro-Canada Station.

The Ministry of Transportation and Infrastructure has reviewed this recommendation and supported the proposal as an acceptable improvement to the local road network.

Proposed Improvements

-  New right-turn lane
-  Area of Application

Proposal Feedback

Please let us know your thoughts about the information presented here today by filling out a comment form. Forms are available at the entrance.

Welcome. We Appreciate Your Input!

Public Information Meeting Comment Form.

Pacific Land Group has submitted a development application for new commercial land uses, including a gas station, car wash, restaurants, coffee shop, and other local and highway commercial land uses.

Please return your completed comment form to the comment box before you leave. Thank you.

Please tell us about yourself:

Name: _____

Address: _____

Telephone: _____ Email: _____

Do you have any comments or questions on the application?


PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

If you have any questions about the information presented here today, please ask one of the representatives from Pacific Land Group. If more information is needed, we can follow up with you at a later point to provide the information.

If you think a question may come up later, please write to laura@pacificlandgroup.ca or call 604-501-1624.

Thank you for attending the Public Information Meeting!