

March 20, 2018

PLG file #: 12-989

FVRD file #: 3920-20

**Summary of March 14, 2018 Public Information Meeting for  
53022 & 53032 Bunker Road, Electoral Area D**

Location: Cafeteria Room at Rosedale Traditional Community School  
50850 Yale Road, Rosedale, British Columbia V0X 1X2

Date: March 14, 2018

Time: 6:00 PM – 8:00 PM

**Advertisements/Invitations**

Invitations to the Public Information Meeting ("PIM") were provided to the Fraser Valley Regional District ("FVRD"), who subsequently mailed the invitations to five (5) local residents. A copy of the invitation is attached for your reference.

**Project Representatives**

Owners:	Tejinder Brar
	Bhupinder Sidhu
Pacific Land Resource Group Inc.:	Christopher Correia
	Rosa Shih
Pacific Rim Architecture Ltd.:	Peter Padley

**Government Representatives**

Fraser Valley Regional District:	Bill Dickey
	Margaret-Ann Thornton
	David Bennett

**Format**

The format of the Public Information Meeting was conducted as an Open House, where details on the application were provided on display boards. Any questions or comments concerning the information presented were answered by the owners, representatives of Pacific Land Resource Group Inc., or the representative of Pacific Rim Architecture Ltd.

**Attendees**

Approximately 20 people attended the Public Information Meeting, with 19 entries to the sign-in sheet. Three people were unable to attend the PIM and requested information on the

application be provided to them. A copy of the display boards was provided to each person via email. A copy of the sign-in sheet is attached.

### **Comment Form Response Summary**

Pacific Land Resource Group Inc. requested attendees to fill out a Comment Form to highlight any comments or questions they may have had concerning the application. Eight comment forms were received (six Comment Forms in person and two via email) and are summarized below. A copy of each Comment Form is attached.

General Comments:

- Supportive of the project;
- Provide a variety of different businesses;
- Want a restaurant in the area;
- Want any future businesses to exclude cannabis and liquor stores;
- Concerned about the appearance of RV storage;
- Ensure the site is visually attractive, as it serves as the gateway to the neighbourhood;
- Ensure adjacent roads are safe and do not slow traffic;
- Improve cycling/pedestrian infrastructure in the area;
- Increase attention to urban design, including increase in patio space, pavement design, and a water feature; and
- Improve landscaping along western edge of the site.

Sincerely,

**PACIFIC LAND RESOURCE GROUP INC.**

Christopher Correia, RPP, MCIP

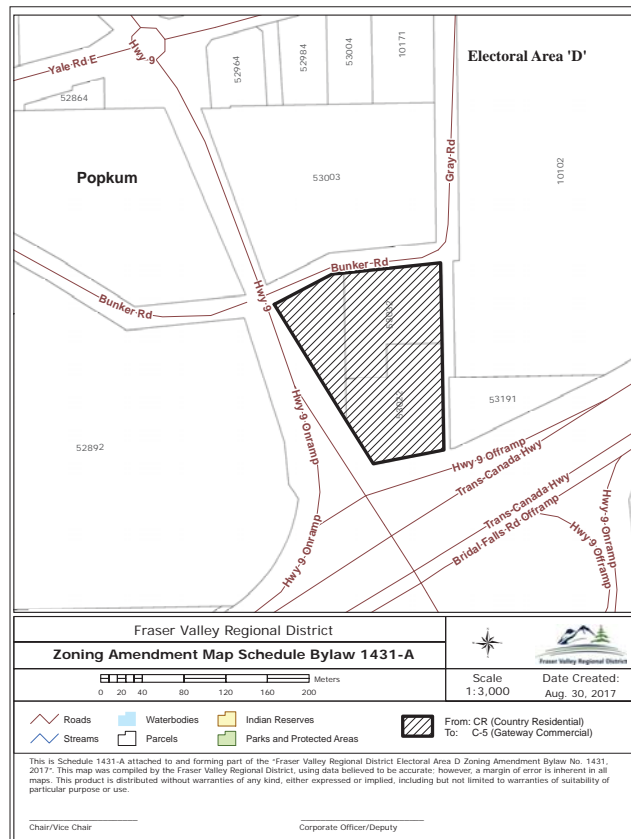
Attachments

CC: Tejinder Brar  
Bhupinder Sidhu

## INVITATION TO PUBLIC INFORMATION MEETING

You are invited to attend a meeting where representatives from Pacific Land Group will present details on an application for rezoning to support new commercial land uses, which may include a gas station, restaurants, RV storage, and other local and highway commercial land uses.

The purpose of this meeting is to provide details on the application and receive feedback from the public.



**When:**

**Wednesday, March 14. Attend any time between 6:00 PM to 8:00 PM.**

**Where:**

**Cafeteria Room**

**Rosedale Traditional Community School  
50850 Yale Road, Rosedale, B.C. V0X 1X2**

Please join us. If you are unable to attend this meeting and would like information regarding this application, please contact Christopher Correia at 604-501-1624 or [christopher@pacificlandgroup.ca](mailto:christopher@pacificlandgroup.ca)

## 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, restaurants, local shops, and recreational vehicle storage.

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

### Please tell us about yourself:

Name: Bill & Agnes Toews

Address: 9974 Parkwood Dr

Telephone: [REDACTED]

Email: [REDACTED]

### Do you have any comments or questions on the application?

- Do not like the idea of a trailer parking -
- could be an eye sore especially if we end up with trailer trash parking with ugly tarps blowing around. & who will "police" this?
- No "POT" shop.



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

### Please tell us about yourself:

Name: PATRICIA BATE  
Address: 52684 PARICROSE WYND  
Telephone: [REDACTED] Email: \_\_\_\_\_

### Do you have any comments or questions on the application?

- VERY CONCERNED THAT THE RV STORAGE WILL BE AN EYESORE !!! THIS IS THE FIRST THING PEOPLE WILL SEE AS THEY ENTER THIS AREA !!!
- THERE ARE ALREADY 2 LIQUOR STORES CLOSE BY !! NO MORE SHOULD BE ALLOWED !!
- NO 'POT' SHOPS  
LEGAL MARIJUANA SHOP → NO !!
- PLAY GROUND INSTEAD OF RV STORAGE  
OR GREEN SPACE

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

### Please tell us about yourself:

Name: Jon g

Address: 53449 Yale Road

Telephone: [REDACTED] mail: [REDACTED]

### Do you have any comments or questions on the application?

Need a big/good Restaurant  
in the area

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## Public Information Meeting Comment Form.

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

### Please tell us about yourself:

Name: Jackie Eves

Address: 52721 PARKROSE WYND ROSEDALE

Telephone: [REDACTED] Email:

### Do you have any comments or questions on the application?

- Am concerned that the RV Parking Area will become an eye sore.
- Would not want to have marijuana shop so close to our residential area.
- This area is the gateway to our neighborhood so we would like the area to be attractive. Concerned re: RV storage.

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

### Please tell us about yourself:

Name: André Harold Dancs

Address: ~~415~~ 9808 Thompson Road

Telephone: [REDACTED] Email: [REDACTED]

### Do you have any comments or questions on the application?

- Security is a concern of mine.

- fence around the RV Storage should be high and Aesthetically pleasing.

- On and off main road driving should be safe and not slow traffic down

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

## Please tell us about yourself:

Name: DONNA HAMLYN  
Address: 52684 PARKROSE WYND  
Telephone: [REDACTED] Email: [REDACTED]

## Do you have any comments or questions on the application?

PLEASE NO MORE LIQUOR STORES &  
NO POT SHOP!

RV STORAGE FEELS LIKE IT  
WILL BE AN EYESORE TO OUR  
BEAUTIFUL LANDSCAPE!

## Christopher Correia

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**From:** Fred Eves [REDACTED]  
**Sent:** Thursday, March 15, 2018 1:02 PM  
**To:** Christopher Correia; dbennett@fvrd.ca; Bill Dickey  
**Subject:** Zoning Amendment ZON00052 to Commercial Gateway.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi,

My wife and I attended this very well presented information session. Full marks to FVRD, Pacific Land Group and the owner for providing this public information meeting.

Here are my initial thoughts/comments which I shared with you all as FVRD reps, Pacific Development Group and owner were:

1. The proposal for RV storage lot under the BC Hydro Power lines generally would detract from the development of the area due to inevitable nature of such RV storage lots. Such RV storage lots tend to be eyesores with high security fences and bright lighting. The architect offered that lighting could be reduced as done now due to bylaws in metro Toronto area. This would be an improvement, but in the end it will still be a brightly lit RV storage lot at the very gateway to our community.
2. The proposed three, Phase 1 buildings along Hwy 9 all face inwards leaving "back of commercial building" presentation as you enter our community from Hwy 1 via Hwy 9. I suggested that 12-15 high rear walls of gas stations and fast food drive-thru restaurants are generally not a plus for sight lines from Hwy 9 and everything should be done to green up and softened this perspective as a "gateway" development into our neighbourhood. Perhaps landscaping using large, mature evergreens or the like would be helpful. However, I think this would require effort by FVRD and/or province to make such changes along Hwy 9.
3. With respect to the growing residential development in the area, the local benefits of this commercial gateway development come chiefly in Phase 2. Phase 1 is geared mainly to the traveling public with its gas station and the two fast food drive-thru restaurants. This being said, there are significant pedestrian/cycling access issues getting to this new commercial development by the local residents as pedestrians/cyclists. Suggestions I heard of tunnelling under Hwy 9 or building a pedestrian/cycling overpass over it are likely not the answer. It seems that we need controlled crossings at the near by traffic circle. The overly tight and busy traffic circle is not pedestrian/cycling friendly and in fact somewhat dangerous for all ages to attempt to navigate safely. The good news is that FVRD and provincial highways department have time to budget and execute such changes at the traffic circle.

I shared the above on the Popkum Ratepayers Facebook site and would appreciate if these thoughts/comments are captured as a local resident feedback.

Many thanks for hosting and providing this public forum for community feedback. Good luck with your development and I hope to continue to participate in the public process leading up to this development proposal.

Best Regards,  
Fred Eves  
[REDACTED]



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Public Information Meeting Comment Form.

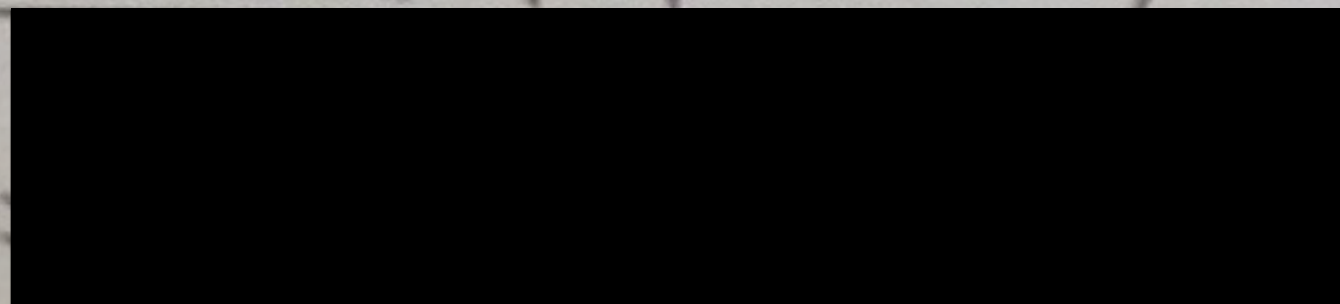
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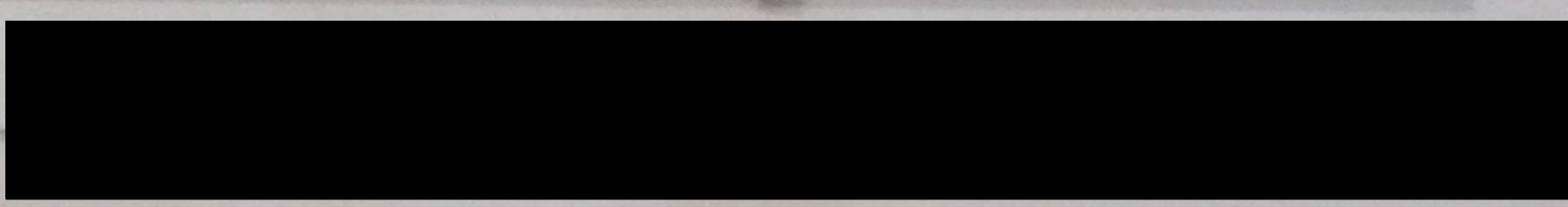
Please return your completed comment form to the comment box before you leave. Thank you.

### Please tell us about yourself:

Name: Gudrun Anderson

Address: 53694 Dyer Rd Rosedale

Telephone: 

Email: 

### Do you have any comments or questions on the application?

I personally like the development proposal in general and it will be a nice addition to bring this area further alive. Existing businesses will only profit from this plan.

However, I have a few items to suggest.

1. If thread around the centre building would be made of cobble stone or stamped concrete, it will give it more of a plaza feel, more inviting and aesthetically pleasing than regular pavement.

2. A sitting area with a water feature (fountain) in the north east corner would not only add a more relaxed feeling, it would also provide a place to meet for the community, a resting place for people driving through and an opportunity for local musicians to put on a bit of music during the summer. The sound of water would also divert a bit of the traffic noise.

3. While I am not in favour of drive through restaurants (most of them are linked to fast food chains which we find everywhere we go) and the creation of more garbage is enhanced, private venues (Mexican, Thai, Vegetarian, Steak house) would be more favourable and make this place more of a destination rather than a convenient 5 min pit stop, given the fact that many visitors drive out to see the wetlands and Bridal veil falls.

4. Creating maximum patio spaces facing the mountains would make any eating experience unique, creating a nice hang out for locals as well.

5. In terms of businesses, I would favour

- souvenir shop with native and local art
- Fruit and veggie market (mostly local) or deli
- Local brewery
- Bulk food /eco store (no packaging), as an environmental alternative
- Bank

(To be successful, you must be different, good luck)