

February 20, 2020

PLG file #: 12-989

FVRD file #: 3920-20

**Summary of February 11, 2020 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: February 11, 2020

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 twenty (20) local residents. A copy of the invitation is attached for your reference.

Project Representatives

Owners:	Tejinder Brar Bhupinder Sidhu
Pacific Land Resource Group Inc.:	Laura Jones Rosa Shih Tyler Erickson
Pacific Rim Architecture Ltd.:	Peter Padley

Government Representatives

Fraser Valley Regional District:	David Bennett
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Format

The format of the Public Information Meeting ("PIM") was conducted as an Open House, where details on the application were provided on display boards for attendees to review. A video of the site model also displayed. 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. A copy of the display boards is attached for reference.

Attendees

The PIM took place in the Cafeteria Room of Rosedale Traditional Community School at 50850 Yale Road, Rosedale. Approximately 15-20 people attended the Public Information Meeting, with 13 entries recorded in the sign-in sheet. 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. Five comment forms were received in person and are summarized below. A copy of each Comment Form is attached.

General Comments:

- Supportive of the revised proposal;
- Consider a variety of businesses including a large grocery store, pharmacy, and bank as a high priority and convenient store and fast-food restaurants as a low priority;
- Anticipate the traffic impact for the development;
- Ensure the buildings and rooflines are visually attractive;
- Preference in some types of shops such as fresh produce stores, a brewpub or restaurant chain giving a sense of community to local residents;
- Supportive of the new proposal, especially abandoning the RV storage;
- Express keenness regarding commercial development in Popkum;
- Ensure pedestrian safety is a priority.

Conclusion

The overall response to the revised proposal was positive, with the majority of people who attended the PIM choosing not to submit written feedback. There were some recommendations regarding the preferred type of local shops. The main concern expressed by one of the residents was related to the traffic impact and the other concern by a resident was aesthetic perspectives of the proposal and suggested considering ESSO gas station as a precedent.

A traffic study was completed by Bunt & Associates which determined the impact of the proposed development on the local road network and recommended building a right-turn lane at Bunker Road to access the proposed development. The Ministry of Transportation and Infrastructure has reviewed this recommendation and supported the proposal as an acceptable improvement to the local road network.

Regarding the aesthetic perspective, new commercial buildings and structures have pitched roofs to reflect the surrounding mountains, to preserve a feeling of openness along the highway and roads and to provide broad sightlines to mountains and the sky. The buildings are designed to complement a pedestrian scale and focus. There is a cohesive visual relationship between buildings, structures and supporting signs in terms of roof pitches, proportion, height, materials, fenestration and design theme.

The purpose of the February 11, 2020 PIM was to present the recent changes to the proposal. Residents were generally interested in the revised proposal and removing the RV storages with minimal concerns regarding the recent reconfiguration of the site layout.

We trust the above provides you with a summary of feedback received from the PIM. Copies of comment sheets submitted at the PIM are attached for reference.

Sincerely,

PACIFIC LAND RESOURCE GROUP INC.

Laura Jones, MCIP, RPP

Attachments

Public Information Meeting ("PIM") Letter
PIM Display Boards
Attendee Sign-In Sheet
Comment Forms

CC: Tejinder Brar
Bhupinder Sidhu