

Popkum - Major OCP Amendment & Development Proposal



Popkum – Major Official Community Plan Amendment and Development Proposal

What We Heard Report
Public Information Meeting
Feedback Summary | April 2025

INTRODUCTION

Norah Properties Land Corporation has made an application to redevelop 52285, 52375, 52425, and 52445 Yale Road, Area D, into a residential subdivision with commercial, multifamily and single family homes (with suites) land uses. The proposed development is 265 dwelling units and approximately 1.6ha (4 acres) of outdoor RV and container storage.

The FVRD hosted a Public Information Meeting on the evening of April 2, 2025, at the Rosedale Traditional School. Approximately 100 residents attended. This meeting was an opportunity to discuss the proposal with FVRD staff and provide feedback before the application is considered by the FVRD Board. During the meeting, attendees provided valuable feedback in groups, generating a diverse range of comments, questions and concerns.

The FVRD also solicited feedback online between March 13 2025 and April 23, 2025 at

<https://haveyoursay.fvrd.ca/popkum-major-ocp-amendment-development-proposal>.

The following summarizes the main points discussed during the April 2, 2025, Public Information Meeting and the comments received on the FVRD's Haveyoursay site.



Environmental Concerns: Attendees expressed concerns about the impact of the proposed development on owl habitats and the retention of trees.

Public Park/Trails: Concerns were raised about the location and size of the proposed parks, with attendees suggesting alternative locations.

RV/Container Storage: Attendees expressed opposition to the proposed RV/container storage, suggesting that the area should be used for parks instead.

Parking & Traffic: Attendees emphasized the need for adequate parking within the development and traffic calming measures.

Transit & Connectivity: Concerns were raised about access to BC Transit and school bus routes, as well as the need for walkable paths.

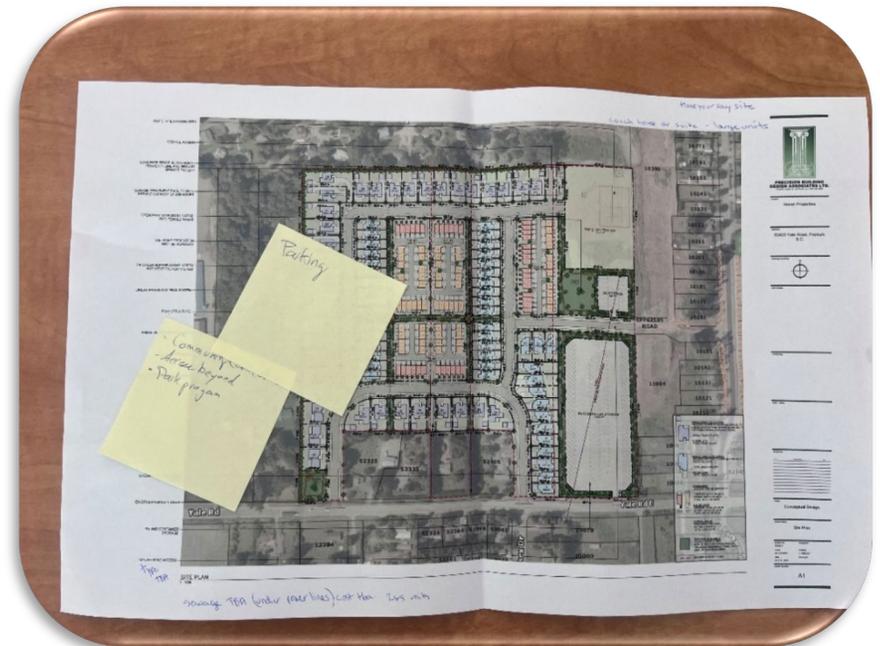
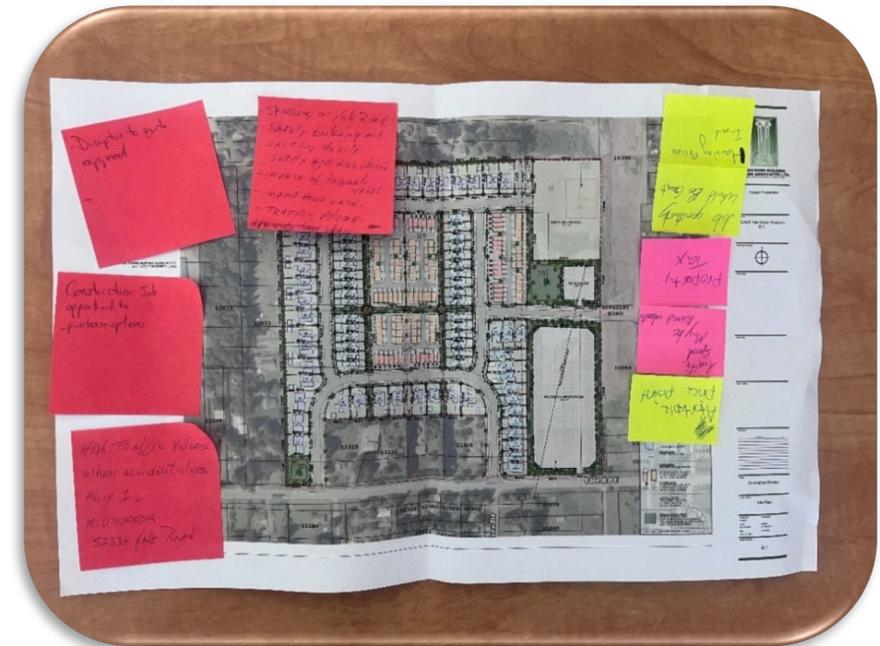
Land Use & Density: Attendees expressed concerns about the density of the proposed development and the need for more greenspace and walkable design.

Amenities & Community Spaces: Attendees expressed a desire for a grocery store, dog park, and pickleball courts in the area.

Infrastructure & Servicing: Concerns were raised about the hardness of the current water and the need for improvements with more users.

Security & Safety: Attendees emphasized the need for security and appropriate lighting in the RV/container storage area.

Sewer Odour: Concerns were expressed about odour from the sanitary sewer system.



School Capacity: Attendees sought immediate consultation with school districts to address school capacity impacts.

Crime & Safety: Concerns were raised about community crime issues and the need for animal control services.

Waste Disposal: Attendees expressed concerns about the impact of the proposed development on waste disposal services.

Water Capacity and Supply: Concerns were raised about whether the current water system can handle the population increase.

Community Benefits: Attendees suggested that the proposed development should contribute funding for the expansion of the fire hall and improve cellular service.

Development Design Concerns: Attendees expressed general opposition to the multi-family density and emphasized the need for a more natural trail experience.

Community Impacts: Concerns were raised about noise and nuisance from the proposed multi-family development and the potential increase in taxes for all residents.

Traffic: Attendees emphasized the need for traffic management plans and separation between the roadway and pedestrian walkways.

Tree Retention: Attendees suggested efforts to retain existing trees to create a more natural environment.

Light Pollution: Concerns were raised about the impact of increased light pollution on neighboring properties and wildlife.

Density: Attendees expressed concerns about illegal suites and suggested spreading the density throughout the development.



Project Report

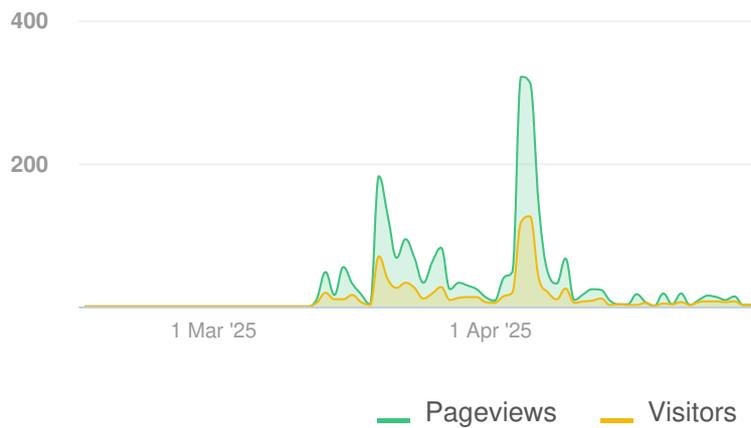
30 July 2021 - 28 April 2025

Have Your Say FVRD

Popkum - Major Official Community Plan Amendment & Development Proposal



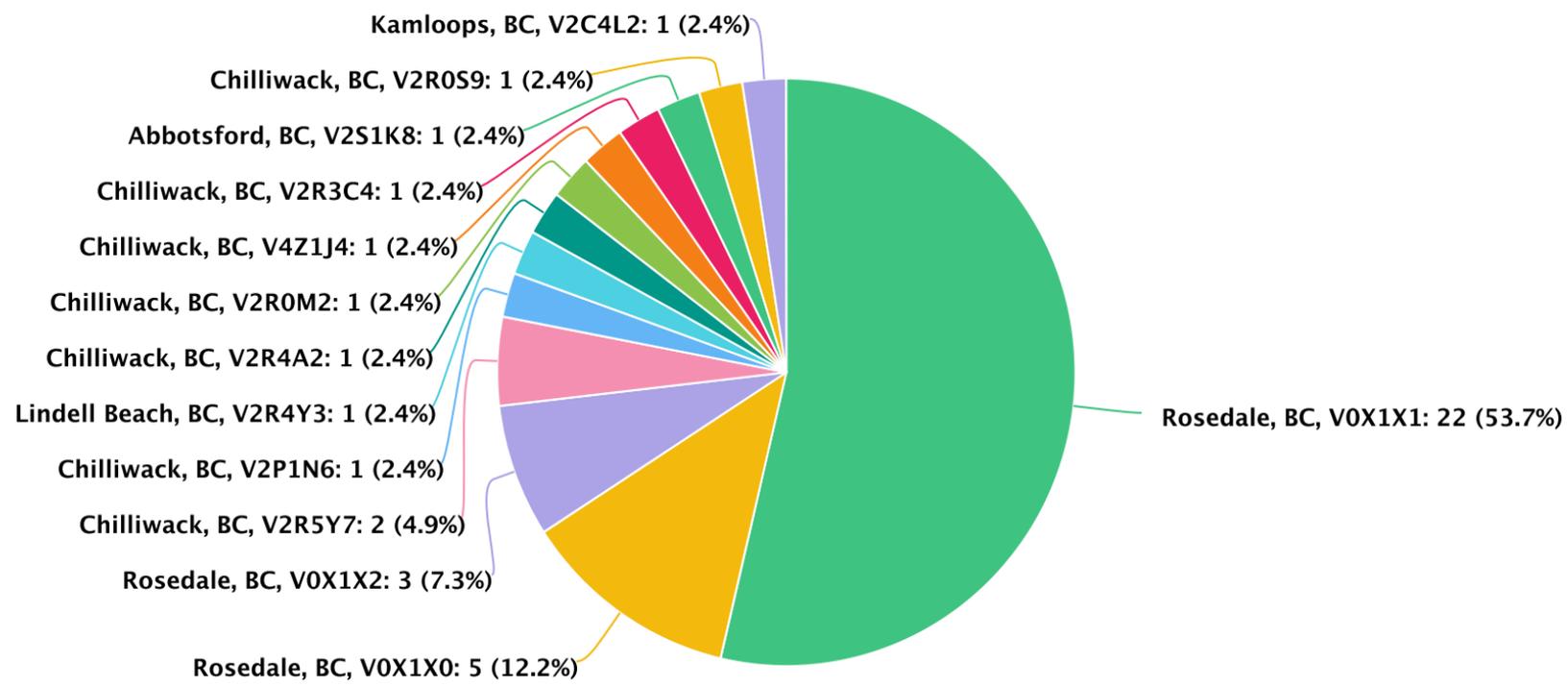
Visitors Summary



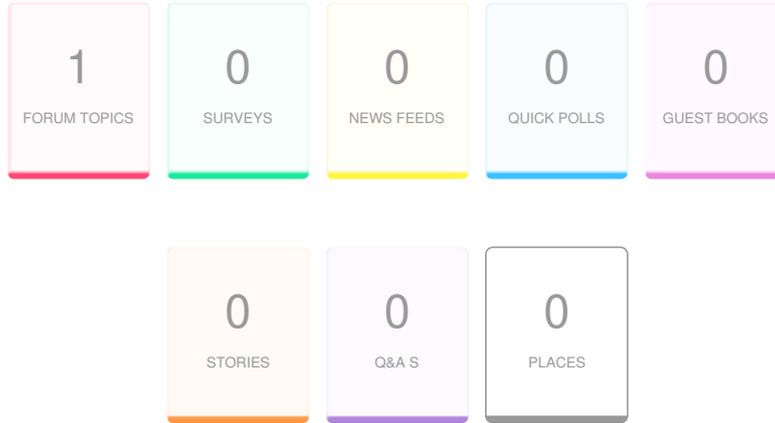
Highlights



Aware Participants		Engaged Participants	
	551		41
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	551	Contributed on Forums	41 0 0
Informed Participants	230	Participated in Surveys	0 0 0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0 0 0
Viewed a video	0	Participated in Quick Polls	0 0 0
Viewed a photo	0	Posted on Guestbooks	0 0 0
Downloaded a document	86	Contributed to Stories	0 0 0
Visited the Key Dates page	17	Asked Questions	0 0 0
Visited an FAQ list Page	0	Placed Pins on Places	0 0 0
Visited Instagram Page	0	Contributed to Ideas	0 0 0
Visited Multiple Project Pages	187		
Contributed to a tool (engaged)	41		

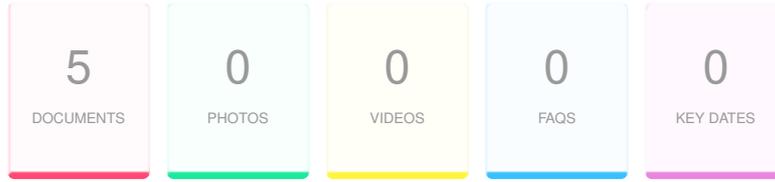


ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Forum Topic	Leave a comment	Published	226	41	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site Plan - Oct 8 2024.pdf	69	83
Document	2025 02 13 - STAFF REPORT - OCP Bylaw 1767 and Zoning Bylaw 1766 to...	20	23
Document	2025 01 17 FVRD STAFF REPORT Strategic Planning and Initiatives pre...	12	22
Document	2025 04 22 Norah Properties April 2 2025 Public Information Meeting...	6	11
Document	2025 04 02 FVRD Public Information Meeting Slides	5	5
Key Dates	Key Date	17	18

FORUM TOPIC

Leave a comment

Visitors 226	Contributors 41	CONTRIBUTIONS 531
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<p>13 March 25</p> <p>Bill Smith</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGREES</td> <td>REPLIES</td> </tr> <tr> <td>11</td> <td>5</td> <td>1</td> </tr> </table>	AGREES	DISAGREES	REPLIES	11	5	1	<p>I am just stunned by this proposal, and I am very much against any change to the current zoning to enable it. This is rural area, and we don't need this high-density plan to go forward. My street under this plan, will be connected to it and will incur a staggering increase of vehicle traffic. Plus, due to the lack of parking in the plan, my street will be overwhelmed with cars parking on it. Both the increase of traffic and parking will make my street extremely unsafe for all my neighborhood children. I have to put the safety of children above any and all developers wishing to unrealistically maximize on their investments. Densities of this level have not taken place in any other nearby subdivisions, and I hope that it does not happen now.</p>
AGREES	DISAGREES	REPLIES					
11	5	1					
<p>17 March 25</p> <p>Zena</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGREES</td> <td>REPLIES</td> </tr> <tr> <td>8</td> <td>6</td> <td>0</td> </tr> </table>	AGREES	DISAGREES	REPLIES	8	6	0	<p>I am appalled at the thought of this happening. Yale road is already a drag strip between the roundabout and tracks, adding this amount of housing will make it even worse. What happened to no secondary suites! We don't need nor want them or townhomes! We moved out here 20 years ago because it still felt like country, when this goes in, Popkum won't be better for it. We will get nothing but higher crime rates, busier roads, not to mention congestion on the tiny roundabout. This is a bad idea, realtors and developers should not be allowed to push this nonsense through!</p>
AGREES	DISAGREES	REPLIES					
8	6	0					
<p>17 March 25</p> <p>RosedaleRaised</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGREES</td> <td>REPLIES</td> </tr> <tr> <td>6</td> <td>7</td> <td>2</td> </tr> </table>	AGREES	DISAGREES	REPLIES	6	7	2	<p>I am excited to see this underutilized land transformed into a much-needed housing development. With the ongoing housing shortage and rising home prices, this project is a welcome addition to our community. I fully support the development, provided that both the city and the developer commit to improving the road infrastructure between Rosedale and Popkum to accommodate the increased traffic. Thoughtful planning in this regard will ensure the success of the project and enhance the livability of our neighborhood.</p>
AGREES	DISAGREES	REPLIES					
6	7	2					
<p>18 March 25</p> <p>TownhomeNeighbourYay</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGREES</td> <td>REPLIES</td> </tr> <tr> <td>8</td> <td>4</td> <td>1</td> </tr> </table>	AGREES	DISAGREES	REPLIES	8	4	1	<p>This is very close to home, and it's insanity that we are getting high density townhomes in Rosedale. Bulldozing the little forested area left along Yale, known to be home to many owls, a cougar, and many other animals. That said, we all know there is a 99.99% chance it is going through anyways, no matter what the neighbors say. At least make the developers invest a little money into a sidewalk along yale road, and some kind of infrastructure to slow down traffic.</p>
AGREES	DISAGREES	REPLIES					
8	4	1					

FORUM TOPIC

Leave a comment

18 March 25			<p>You have to remember, it is not in city limits it's FVRD, Popkum . Do you really think it will be affordable? Roads are the responsibility of the province in Popkum and we have n't been able to change any thing, even after the many accidents.</p>
Zena			
AGREES	DISAGREES	REPLIES	
5	3	1	
18 March 25			<p>I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community. First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The addition of such a high density development could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere. In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.</p>
Tanya			
AGREES	DISAGREES	REPLIES	
7	7	1	
19 March 25			<p>We really need more housing because everything has become so expensive, and this project is a great way to bring more affordable options to the area. I'm excited to see this underused land finally being put to good use with much-needed housing. With ongoing challenges like housing shortages and rising home prices, this feels like a positive step for the community. I'm all for it and looking forward to seeing how it benefits everyone.</p>
Fraservalleyguy			
AGREES	DISAGREES	REPLIES	
6	12	2	
19 March 25			<p>Completely agree with all of your points!</p>
rebekahnaomi			
AGREES	DISAGREES	REPLIES	
4	3	0	

FORUM TOPIC

Leave a comment

19 March 25			<p>I am writing to share my deep concern and strong opposition to the proposed housing development in our neighbourhood. My fiancé and I recently moved to Popkum to escape the crowded, fast-paced environment of Chilliwack, seeking peace and tranquility in a more rural setting. Hearing about this proposed development has been devastating, as it threatens to disrupt the very qualities that drew us here in the first place. While I recognize the importance of providing affordable housing, I firmly believe that this particular project is far too large for our community. The increase in population density would place an immense strain on our already overstretched infrastructure, leading to severe traffic congestion, heightened noise levels, and an overwhelming burden on public services that are already struggling to meet the needs of the current residents. Additionally, the environmental impact of this development cannot be ignored. The proposed construction would likely result in significant destruction of local habitats, putting wildlife at risk and irreparably altering the natural landscape we value so much. The type of housing being proposed is also out of place with the character of our neighbourhood, which is known for its peaceful, rural atmosphere. Another critical concern is the potential effect this development would have on property values. The introduction of such a high-density project could lead to a decline in property values, making it difficult for current homeowners, like myself, to sell our homes or relocate if needed. I strongly urge you to reconsider this proposed housing development. This project is simply not the right fit for our neighbourhood. It would drastically alter the community's character, strain local infrastructure, and pose environmental risks that are unacceptable.</p>
AGREES	DISAGREES	REPLIES	
7	7	0	
20 March 25			<p>We absolutely need this! A new housing subdivision is great for us. It gives people more places to live that they can afford, makes jobs while it's being built, and brings in more money for things like schools and roads. It can have parks and be built smart to make life better. Saying no keeps things stuck—saying yes helps us grow. We need places to live. This is a perfect location. Where else is there to build for our growing town?</p>
AGREES	DISAGREES	REPLIES	
5	8	1	
20 March 25			<p>I am writing to express my deep concern about the proposed redevelopment of 52285, 52375, 52425, and 52445 Yale Road. While I understand the need for community growth, I strongly oppose this development due to its potential negative impact on the environment and the destruction of trees in the area. The proposed development threatens to destroy a significant portion of natural greenery, including mature trees that contribute to local biodiversity, air quality, and overall ecological health. These trees are not only vital habitats for wildlife but also essential for carbon sequestration, which helps combat climate change. Replacing this natural environment with residential lots, townhouses, and RV storage is a step in the wrong direction when we should be prioritizing sustainability and environmental preservation. Furthermore, the increase in traffic, pollution, and urban sprawl will only further degrade the local ecosystem and diminish the quality of life for current residents. This project contradicts the principles of responsible urban planning and environmental stewardship. I urge the FVRD Board to carefully reconsider this proposal and explore alternative options that prioritize environmental protection. Preserving the natural landscape should be a priority, and I strongly encourage the Board to implement stricter regulations that protect existing green spaces and consider more environmentally friendly development approaches.</p>
AGREES	DISAGREES	REPLIES	
3	4	0	

FORUM TOPIC

Leave a comment

21 March 25		
Hiker123		
AGREES	DISAGREES	REPLIES
4	11	3

I absolutely love the Rosedale-Popkum area and would love to call it home. But let's be real—there's nothing built in the last 10 years available for less than \$1 million. That's completely out of reach for most people trying to build a life here. What's being proposed would finally introduce housing options that are far more affordable and accessible. It's not just about providing more homes; it's about providing homes that regular people can actually afford. Young families, first-time homebuyers, and people who want to stay in the area but can't afford current prices would finally have a chance. This development isn't just needed; it's overdue. Pretending that freezing growth or blocking this project is somehow protecting the community is nonsense. It's only pushing people out and making the area an exclusive, overpriced bubble. We need smart, responsible development that provides housing options for everyone, not just the wealthy. This proposal does exactly that, and it's time we make room for progress that benefits real people.

22 March 25		
Andy		
AGREES	DISAGREES	REPLIES
6	1	0

The application for changes to the OCP on the surface appears to be reasonable. However, there are some serious deficiencies and items that are not disclosed that causes me some concern: a) The amount of industrial use for RV/storage exceeds the amount of amount of park/green space by a ratio of 3:1. The drawings, as provided, give the belief that trees will provide a buffer space. This belief is mistaken. The writer opines that industrial usage should be restricted to zoned industrial areas. b) The staff report of February 2025 notes that a community sewage treatment plant was built on the former Minter Garden lands. However, the report does NOT identify that the effluent is shipped out by truck to a secondary / tertiary site for treatment. The current practise shifts the problem to another site. The proposal appears to follow the same process used for the Minter Garden land is not sustainable and is NOT acceptable. FVRD must consider a proper secondary / tertiary site to treat effluent. c) The staff report notes that treated water is available in Area D. However, there are no reports readily available that identify the forecast water usage for the existing and proposed properties drawing from the existing facilities. Since the lower mainland is experiencing drought conditions, FVRD needs to identify and plan for the current and forecast usage to 2050 and reference same in the staff report. This needs to be included in any future development proposals. d) The staff report ignores the impact to the electrical power grid. Who will pay for the required upgrades to the grid as supplied by BC Hydro? Are the developers and FVRD expecting the ratepayers (of BC Hydro) to cover the required infrastructure? e) The cost of a new (typical) single family home in Popkum built to the current BC building code is approximately \$600,000 for materials alone. It is not conceivable that the development which the OCP application addresses is sustainable for a typical family, even if the lot size is decreased by 50%. f) With the political turmoil and trade wars with the US (appears to the writer) that the new development will take tens of years to complete. No known report from FVRD identifies the reasonableness of a new development succeeding if it is approved. g) There is no information provided as to other developments across Yale Road vis a vis the Gordania acquisition by another developer. In summary, even though the application appears good on paper, there are serious flaws in the analysis performed to date. The proposed changes to the OCP for Area D are therefore premature. I recommend that the proposed changes be rejected until a more thorough review is carried out.

FORUM TOPIC

Leave a comment

23 March 25			<p>Dear FVRD Board, I am writing to express my concern about the proposed redevelopment of the Armstrong Property. Cutting down trees as part of this project would have detrimental effects not only on the environment but also on the health and well-being of the community. Trees contribute to cleaner air, provide shade, reduce noise pollution, and enhance the overall quality of life. Removing them for development would be a step backward in promoting a healthy, sustainable community. I strongly encourage the developers and the FVRD Board to consider environmentally friendly alternatives that preserve the existing trees and protect our community's well-being. Thank you for your attention to this matter.</p>
AGREES	DISAGREES	REPLIES	
8	5	1	
23 March 25			<p>Your argument is pure exaggeration. Responsible development includes environmental assessments, replanting, and green spaces. Nobody's turning the area into a wasteland. The reality is we need affordable housing, and freezing development over a few trees is impractical and harmful to those struggling to find a home. Sustainability and growth can coexist. Stop clinging to an unrealistic fantasy and support sensible progress that benefits everyone.</p>
AGREES	DISAGREES	REPLIES	
2	13	5	
23 March 25			<p>I genuinely believe this project is a fantastic idea and something the area desperately needs. Finding affordable housing around here is nearly impossible, and this development would finally offer people real choices to live and thrive in this community. Creating thoughtfully designed neighborhoods with good amenities and reasonably priced housing would be a game-changer for everyone — not just for new residents looking to settle here, but also for those already part of the community. With smart planning and necessary improvements to infrastructure, this project could have a positive, far-reaching impact on the entire area. We can't keep turning down every new idea that comes along. Growth and progress are essential to keeping a community vibrant, accessible, and welcoming. I fully support this proposal and hope to see it move forward.</p>
AGREES	DISAGREES	REPLIES	
5	6	1	
23 March 25			<p>Your response dismisses legitimate concerns as "exaggeration," which is both unfair and unconstructive. While I acknowledge the importance of affordable housing, this goal should not come at the expense of our environment and community well-being. Responsible development should prioritize preserving natural assets—not merely replacing them with superficial green spaces. Replanting trees cannot fully replace the ecological benefits of mature trees, which provide cleaner air, natural cooling, and essential habitats for wildlife. It is misleading to suggest that cutting down established trees and later replanting new ones offers the same environmental value. Claiming that seeking sustainable solutions is "clinging to an unrealistic fantasy" undermines genuine efforts to balance growth with environmental responsibility. Sustainability and development can coexist, but only if developers are genuinely committed to minimizing ecological harm, not just paying lip service to the concept. I urge you to reconsider this project's approach and prioritize true environmental stewardship rather than dismissing valid concerns from community members who care about the future of our shared environment.</p>
AGREES	DISAGREES	REPLIES	
6	1	0	

FORUM TOPIC

Leave a comment

<p>23 March 25</p> <p>Ss</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	2	0	<p>Your response dismisses legitimate concerns as “exaggeration,” which is both unfair and unconstructive. While I acknowledge the importance of affordable housing, this goal should not come at the expense of our environment and community well-being. Responsible development should prioritize preserving natural assets—not merely replacing them with superficial green spaces. Replanting trees cannot fully replace the ecological benefits of mature trees, which provide cleaner air, natural cooling, and essential habitats for wildlife. It is misleading to suggest that cutting down established trees and later replanting new ones offers the same environmental value. Claiming that seeking sustainable solutions is “clinging to an unrealistic fantasy” undermines genuine efforts to balance growth with environmental responsibility. Sustainability and development can coexist, but only if developers are genuinely committed to minimizing ecological harm, not just paying lip service to the concept. I urge you to reconsider this project’s approach and prioritize true environmental stewardship rather than dismissing valid concerns from community members who care about the future of our shared environment.</p>
AGREES	DISAGREES	REPLIES					
5	2	0					
<p>24 March 25</p> <p>DeniseCa</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	6	1	1	<p>Why is the frvd requesting access to this massive development from Parkwood Drive, an undersized residential street?</p>
AGREES	DISAGREES	REPLIES					
6	1	1					
<p>24 March 25</p> <p>HB</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	3	0	<p>Hi FVRD, in response to your mail out "Have Your Say!", I would like to share that it is exciting yet hard to accept such a big development happening in our neighbourhood. One of the things we should not miss is connecting the neighbourhood with sidewalks, there should be a sidewalk starting from the new proposed park on the west side on Yale Road all the way to Parkwood Drive, and I mean don't consider the existing bike line as the sidewalk. The new proposed road connecting to Parkwood Drive under the power-line must have a sidewalk as well. We have enough sidewalks that end in people's yards and forces you to take the road. Please don't let them cut every single tree, please keep trees on the outer side of the lots. Please take note of what they did with Garrison development, it looks nice and with the latest developments including Minter Garden, we feel the FVRD has let us down, we can do better than and I encourage you to impress us.</p>
AGREES	DISAGREES	REPLIES					
2	3	0					
<p>26 March 25</p> <p>Herman</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>7</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	7	1	<p>I will be hoping to purchase a home in the next few years in the Popkum area. I came across this development and could not be happier because it is offering new homes with I'm sure a variety of prices. Looking at what is for sale in this area it seems to be in the 1-2 million dollars range for newer homes and I believe that's because the homes and lots are huge. Also by looking at the site plan it looks like there is a lot of walking paths and park areas with plenty of new trees that will be planted. Also by utilizing the area under the hydro lines for storage is a super idea because we all know how much stuff people have these days maybe just maybe people will be able to park in their garages with this storage opportunity? Please FVRD approve this great opportunity for future families to enjoy this area Thank you</p>
AGREES	DISAGREES	REPLIES					
5	7	1					

FORUM TOPIC

Leave a comment

01 April 25			<p>I strongly disagree with this redevelopment proposal due to concerns about animal welfare and environmental impact. The proposed density and land use changes will likely disrupt local wildlife habitats, displacing animals that rely on this area for food and shelter. Additionally, removing trees for construction will contribute to habitat loss, reduce biodiversity, and negatively affect air quality. Protecting green spaces is essential for maintaining ecological balance and ensuring the well-being of both wildlife and residents. I urge the FVRD to reconsider this proposal and prioritize sustainable development that preserves natural habitats.</p>
Ad			
AGREES	DISAGREES	REPLIES	
6	1	1	
02 April 25			<p>I have concerns about the proposed redevelopment of 52285, 52375, 52425, and 52445 Yale Road. The increase in density, with 265 dwelling units and RV/container storage, could have significant environmental impacts, including increased pressure on local ecosystems, loss of green space. Additionally, adding hundreds of new residents will further strain the existing road infrastructure. Without clear plans for road improvements, traffic flow and safety could become major issues for current and future residents. Another key concern is the lack of sufficient facilities to support this new neighborhood. Schools, healthcare services, and recreational spaces may not be able to accommodate the increased population, leading to overcrowding and a decline in service quality. I urge the Fraser Valley Regional District to carefully consider these issues before approving the application and to ensure that any development includes strong environmental protections, traffic mitigation plans, and expanded community facilities to support the growing population."</p>
Ft			
AGREES	DISAGREES	REPLIES	
3	2	0	
02 April 25			<p>"I am very concerned about the impact this proposed redevelopment will have on local wildlife, including coyotes, bears, and owls. This area is a natural green space that provides a vital habitat for these species. The destruction of forests and green areas for housing and RV/container storage will force wildlife out of their natural environment, leading to increased human-wildlife conflicts. As their habitat disappears, animals like bears and coyotes will have no choice but to wander into residential areas in search of food, creating potential safety risks for both humans and animals. Owls and other bird species that rely on tree cover for nesting will also be displaced, affecting the region's biodiversity. Losing these natural habitats will have long-term consequences for the environment and the community. The Fraser Valley Regional District must consider these impacts and ensure that development plans include wildlife protection measures, preserved green spaces, and sustainable planning to minimize harm to both nature and residents."</p>
Ft			
AGREES	DISAGREES	REPLIES	
5	2	1	

FORUM TOPIC

Leave a comment

02 April 25		
Mvo75		
AGREES	DISAGREES	REPLIES
4	2	0

FVRD: while there is merit to the idea, it comes with some basic flaws that really need to be addressed first. First of all, and most importantly- infrastructure surrounding the area. Parkwood drive is not a great option for an access point, and very unfair for residents (who purchased expensive homes in an upscale neighborhood expecting peace and quiet) to suddenly have construction vehicles and non stop traffic rolling through an undersized road- it's already a pain when someone is parked on the street: there isn't room to drive by. Yale road also is pretty busy- it would be doable if they'd add a turn lane for left turns, and there should be room for that. Secondly: we are inviting residents for upwards of 250+ homes, IN ADDITION, to those already being built in nearby subdivisions in popkum. While I understand we have a desperate need for lower priced housing, these people come with children that need schools, and individuals that require basic resources, esp medical care, neither of which exist. Chilliwack hospital is way over capacity, esp the ER. Drs are extremely hard to find. The local schools already have long waiting lists, with the alternatives being either long bus rides to outside of catchment schools, or parents driving to either public or private school. What is being done to address these issues? In my opinion, this needs to be dealt with first: you can't suddenly have 50-100 kids moving here with no school to attend. (And I kept that number unrealistically low because they won't all come at once. Utilizing that bare area is good, and putting storage under the power lines is an ideal way to use that- I only ask that it's aesthetically pleasing to those who live nearby that counted on not looking at a concrete jungle when they purchased here.

02 April 25		
AMWellsh		
AGREES	DISAGREES	REPLIES
6	2	0

I have concerns about the Popkum-Major OCP Amendment & Development Proposal of 52285, 52375, 52425, and 52445 Yale Road. The first, relates to the quality of life for current residents; this proposal will impact land, roads, wildlife, and our established community. More people, less space for wildlife. Then of course there is the issue of human and wildlife encounters that can end in tragedy for one or both. Communities are built for engagement; where will children go to school, recreate, what about healthcare? The second, relates to health and safety; how if and when there is an emergency will fire trucks and or an ambulance be able to get into the newly designed development of residential with commercial, multi-family and single family home (with suites)? Will the roadway accommodate the size of the vehicles built to protect homes and individuals. The other issue is about garbage pick up - same issue. The trucks for health and safety are larger than vehicles, I don't believe they will have the ability to safely drive turnaround throughout the space for example. The third, relates to congestion; this new development will increase traffic, noise, air pollution, water consumption, hydro, gas, electricity and human waste? It will put a strain on our existing school, recreation and healthcare facilities. What is the plan? I am a concerned individual and do not want to see this proposed development go through.

FORUM TOPIC

Leave a comment

02 April 25 Rosedale			<p>To whom it may concern, I have several major concerns with this proposal. The first is local infrastructure and community amenities. Rosedale and Popkum have very few although growing amount of local services. Adding in another major development such as described is extremely burdensome to the local community. To service this amount of people our area just does not have enough future commercial business opportunities for sustained growth. Traffic is also a major concern. Yale road is already overcome with heavy traffic with many motorists treating it as a highway. When the number 1 highway has MVAs or other issues which happens regularly in the winter months it is already an extreme struggle for local traffic. I am a resident directly on Yale road and have a tough time getting onto the road on a regular day. I also have concerns about having a large storage operation. RVs moving through the neighborhoods and pulling onto Yale road will be a congestion nightmare. The small community we have is just not built for a large operation like this. Keep large scale storage facilities like this off the main roads. I have contemplated moving because of the current volumes of traffic and this would just compound the problem. We also have a beautiful community with a small town feel that will be lost to another developer just trying to capitalize on some parcels of land that happen to not be in the ALR. All we seem to do around here is develop all our land to pack it with as many units as possible. This is not just a simple larger lot subdivision. The proposal is trying to densify our area to mimic downtown Chilliwack areas. A lack of thought about the community impact and beauty of our area is usually forgotten. There is also a future development that is not on the books but seems likely that it will go ahead on indigenous land just beside Chapman rd in Rosedale. There are rumblings that the development would include as many as 1000 units. This development the community has no say in as it is not our land and will most likely go through as everyone involved will make a lot of money and there will be no room for local push back to try stop a project like that. I think careful consideration needs to be taken to consider the impact of a project like this but to also include other prospective projects like the one mentioned above. Please carefully consider the ramifications of your decisions on the local community. I have talked to many local residents most of whom have no idea this project is even being discussed. I have not met one person who is in favor of this proposal. Kind regards</p>
AGREES 7	DISAGREES 1	REPLIES 1	
02 April 25 Mrs. White			<p>I strongly oppose this development proposal. The local community and services cannot support the current amount of development let alone adding this new development. Yale Rd is a borderline highway it can be a struggle just to turn onto Yale road as it currently stands. Accessing off Yale and the subdivision on Parkwood is a traffic nightmare! As the the storage proposal is the most ridiculous part. Please save commercial developments for areas better suited not in the middle of a residential area. Please consider the current locals who will be the ones who will bear the brunt of this proposed development. We have a beautiful community why do we always have to put the almighty dollar above everything else.</p>
AGREES 4	DISAGREES 1	REPLIES 0	
02 April 25 Rosedale			<p>We traded Minter Gardens in for a development lets not try do that to every square inch of land just because we can!</p>
AGREES 4	DISAGREES 3	REPLIES 0	
02 April 25 Love Popkum			<p>This would really help new young families get in on the market and be able to live with us older generation. It will create jobs and I sure hope it turns out as beautiful as the development proposal shows with nice roads, houses, and parks..</p>
AGREES 2	DISAGREES 6	REPLIES 3	

FORUM TOPIC

Leave a comment

02 April 25			We oppose it because they are using our subdivision road for their subdivision access. Make your own road to access your subdivision. We moved to the country to get away from traffic and this will cause way more traffic in our subdivision.
Flowingbrook			
AGREES	DISAGREES	REPLIES	
3	0	0	
02 April 25			I strongly oppose this development proposal due to the lack of adequate infrastructure to support the increased population and the negative environmental impact. This project will destroy local wildlife habitats, increase traffic congestion, and put excessive strain on public services. Responsible development must prioritize sustainability and community well-being.
Ss			
AGREES	DISAGREES	REPLIES	
4	0	0	
02 April 25			I strongly oppose this development as it threatens the natural environment and lacks the necessary infrastructure to support such a large increase in population. This project will destroy local wildlife habitats, worsen traffic congestion, and strain essential services. Moreover, the area is home to ancient trees that have stood for over a thousand years, playing a crucial role in our ecosystem. Replacing them with concrete is irreversible damage. Responsible development must respect nature and the community's long-term well-being.
Ft			
AGREES	DISAGREES	REPLIES	
6	0	0	
02 April 25			This development proposal is deeply concerning due to its devastating impact on the environment and the community. The destruction of century-old trees and vital wildlife habitats is unacceptable. Additionally, the area lacks the necessary infrastructure to handle such a large influx of residents, leading to increased traffic, overburdened public services, and long-term environmental damage. Growth should be sustainable and respect the natural heritage of our region. I strongly oppose this plan.
Rosedale11			
AGREES	DISAGREES	REPLIES	
7	0	1	
02 April 25			What makes you think these will be less than \$1 million??
Ropemonster			
AGREES	DISAGREES	REPLIES	
3	0	0	
03 April 25			I did not attend the meeting last night. Will there be more green space/playgrounds and parks set aside in the area? The RV storage seems to be a waste of space imo.
BAM			
AGREES	DISAGREES	REPLIES	
1	0	0	
03 April 25			Your comment makes me wonder Are you part of the development team?
Rosedale safety first			
AGREES	DISAGREES	REPLIES	
3	0	0	

FORUM TOPIC

Leave a comment

<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	0	0	<p>This development will cram 265 “families” (2.5 people per 265 new households) into a small space that would include basement suites and coach houses, bumping the estimated amount of people per household to 5-6 minimum people living in each of the 265 homes. This changes the estimated increase in population of this development to approx 1300. Where will these families send their kids to school? Rosedale elementary has a waitlist to get in. The new build set for completion in the next5 years will only be able to meet the demand of the current waitlist. Where will the possibly 500 new children from the families calculated above go?</p>
AGREES	DISAGREES	REPLIES					
5	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>How will this create jobs?</p>
AGREES	DISAGREES	REPLIES					
1	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>I agree, there was not a single person in favor of this development (besides the developers- of course) at the meeting. This plan does not benefit the community in anyway. This plan only serves to benefit the developers bank accounts. Meanwhile it will cost the existing community members increased tax to pay for the sidewalks that will need to be built, policing to manage all of the future crime associated with high density/ low income housing, increased fire department services, cost for schooling (ie: adding portables to house more classrooms). The only people who think this is a good idea on this discussion are the developers or those connected to the development that will get done sort of financial kickback. None of these developers live in the area so they don't care how it effects our community</p>
AGREES	DISAGREES	REPLIES					
3	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>Yes at the meeting David Bennet mentioned that the current plan involves 100% clear cutting of all existing trees with no plan for existing tree preservation. The trees on the plan are likely all new plants. How could they retain any of the original forest there when they plan to utilize literally every square inch!!!!</p>
AGREES	DISAGREES	REPLIES					
3	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>I agree with you. There needs to be sustainable development that considers past, current and future generations not just squeeze as many people into one small space to make maximum amount of money possible. This plan is not sustainable development it is Reckless development</p>
AGREES	DISAGREES	REPLIES					
3	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>Are you part of the development team? Do you benefit financially from this project? I'm just wondering how many of the people who are legitimately in favor are not commenting on behalf of the development team? Literally no one who was at the meeting agrees with this project. Don't forget that the developers are also on this discussion pushing their agenda.</p>
AGREES	DISAGREES	REPLIES					
3	0	0					

FORUM TOPIC

Leave a comment

<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	1	0	<p>This comment is likely from the development team. It's a shame that Chuck Stam, a former city councillor is part of the development team looking to destroy our community. You would think having been an elected official for years he would do better than this</p>
AGREES	DISAGREES	REPLIES					
7	1	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>Have you looked at the proposed plan? Do you live in the area? This monstrosity is not thoughtfully designed. It's a cookie cutter layout that looks better suited to downtown Burnaby than rural Rosedale. Thoughtful design would take into account the overall impact on the surrounding community not just the developers bank accounts</p>
AGREES	DISAGREES	REPLIES					
3	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>Can you please elaborate on how this will be "great for us" ? I'm struggling to find one benefit to us as a community</p>
AGREES	DISAGREES	REPLIES					
3	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>The developer is not responsible for the required upgrades passed the property line. This means that sidewalks, crosswalks, additional policing, schooling, and fire rescue support will come out of tax payer pockets not the developers. If we are lucky they might build a small sidewalk on their property line for the estimated 500 kids that will likely live there. But the city will have to build a continuing sidewalk for them to walk safely to and from Tim Hortons or to the Rosedale park or elementary school in the opposite direction. They can't even manage the roads safely as it is</p>
AGREES	DISAGREES	REPLIES					
1	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>Your right!! The roads are already a mess. Potholes all over the place. No street lights. No crosswalks. No safety. We already lost a girl 3 years ago on these streets that cannot be made safer. How are we going to guarantee 500+ more kids safety without sidewalks, crosswalks, streetlights????? I guess that's our problem to deal with in the future not the developers problem</p>
AGREES	DISAGREES	REPLIES					
1	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	0	<p>Yes you are absolutely right!! I can guarantee you that if every household in Rosedale was given the opportunity to give feedback the opposition would be over 95% but since development is closely related to the politics of Chilliwack it will likely still proceed. One of the developers Chuck Stam is a former city councillor. You bet he's connected to the system. Anyone who agrees to this craziness is probably connected to financially gaining from this.</p>
AGREES	DISAGREES	REPLIES					
2	0	0					
<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>Safety of the children should be number one!!!! All the developers said was that they would have a traffic study done. That doesn't mean that they will do anything to address the Risks that adding approx 1300 new Residents to one section of Yale road poses. Why would a developer who doesn't live in the community care about the safety of our children when their goal is to make as much money as possible? If they were thinking about safety of our children they would remember that there is no school seats available already. These kids will have to be bussed far away to out of area schools. They are not thinking about our kids at all- especially not the ones that are already waitlisted to get into Rosedale Traditional</p>
AGREES	DISAGREES	REPLIES					
3	0	0					

FORUM TOPIC

Leave a comment

03 April 25			<p>Rosedale safety first</p> <p>When will this report be prepared? Most people I have talked to were unaware of this project and its scale and were unable to attend the meeting last night. I see some of the comments go back 21 days. The community needs more time to give feedback before any report gets generated</p>
AGREES	DISAGREES	REPLIES	
4	0	0	
03 April 25			<p>Rosedale safety first</p> <p>Young families usually have children. Where will they go to school? Rosedale traditional school already has a waitlist. The proposed new build (5 years away) will only meet the waitlist demand. I ask again where will these young families send their kids to school?</p>
AGREES	DISAGREES	REPLIES	
4	0	0	
03 April 25			<p>Rosedale safety first</p> <p>This plan does not include anything regarding natural heritage of the area. This is rural farm land. There isn't even a community garden in the design. Absolutely opposite of rural. Literally high density city housing. There was zero indigenous representation on the board at the meeting last night. It would be interesting to hear what members of Cheam think of this development since it borders directly on their land. Apparently they were not invited to this meeting as there was a different meeting at Cheam yesterday. The developers should have re-scheduled last night so that members of the band could attend. What's the big hurry. Seems sort of suspicious to me? I only heard about the meeting last minute on Facebook. I never got an invite even though the development is only one lot away from my property? Hmmmmmm???? Seems shady</p>
AGREES	DISAGREES	REPLIES	
7	0	0	
03 April 25			<p>Rosedale safety first</p> <p>Are you part of the development team or their marketing department? A few trees????!! It's obviously more than that. It's a small Forrest of trees currently home to owls, bob cats, and bears displaced from the minter garden development. How does this development support everyone?? Please tell me one benefit?</p>
AGREES	DISAGREES	REPLIES	
6	1	1	
03 April 25			<p>Broccoli</p> <p>What safety measures will be in place for children and families? Crosswalks, streetlights, etc. The traffic and safety of citizens is already subpar in this area</p>
AGREES	DISAGREES	REPLIES	
4	0	0	

FORUM TOPIC

Leave a comment

03 April 25			<p>Thank you FVRD folks for the wonderful meeting last night and allowing us to share our concerns. I believe the community is pretty united in that this cannot go forward as planned for the common reasons outlined. Traffic, density, resource allocation, services (especially emergency). One point that was not brought up and me forgetting my notes (to add input, is activity for the youth. I grew up in the country and lived in the city later and now moved back to the country and have been in Popkum for 25 years. One thing that hasn't really changed is youth activities - there is literally NOTHING for an incoming city kid to do. Yes, we have the skateboard park in Rosedale, thank you muchly for that. Country kids know how to occupy themselves constructively. When my parents yanked me from the city and placed me in the country similar to Popkum, I got into petty crime because there was nothing to do. Being long from my roots in the country, I was outcast by the other kids and left to my own devices. Same has/will happen when all these families come out here from their cities and turn their kids loose in the middle of "nowhere". Some of this activity needs to be indoor because frankly, what kid wants to be outdoors all the time when it rains eight months of the year. While outdoor and nature activity is best, we do need to respect that we are north of 49. Youth activity is another thing we need to consider for a growing Popkum, weather or not this development goes ahead.</p>
DareToQuestion			
AGREES 3	DISAGREES 0	REPLIES 0	
03 April 25			<p>What improvements will be made to the area to increase the influx of traffic? Our schools are at capacity. Huge safety concern when it comes to pedestrian safety.</p>
Crazymama			
AGREES 4	DISAGREES 0	REPLIES 0	
03 April 25			<p>Dear residents of Rosedale, This project brings no real benefits to our community. Instead, it will increase traffic congestion, harm the environment, and disrupt our peaceful neighborhood. Our area deserves sustainable development that truly serves its residents, not projects that create more problems than solutions. Let's raise our voices and demand better planning that prioritizes our community's well-being!</p>
Ad			
AGREES 6	DISAGREES 0	REPLIES 0	
03 April 25			<p>"Stop clinging to an unrealistic fantasy"??? Since when is wanting a safe sustainable mutually beneficial community an unrealistic fantasy?</p>
Rosedale safety first			
AGREES 3	DISAGREES 0	REPLIES 0	
03 April 25			<p>Stop pretending that "responsible development" means whatever developers say it does. Environmental assessments don't erase damage, and "replanting" doesn't replace lost ecosystems. Traffic congestion, pollution, and destruction of green spaces are real, not exaggerations. Affordable housing is important, but not as an excuse for reckless expansion that ignores residents' concerns. Sustainable growth means prioritizing long-term community well-being, not just quick profits. If you truly care about responsible progress, start by respecting the voices of the people who actually live here.</p>
Ss			
AGREES 2	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Leave a comment

<p>03 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>DenisecCa, they will need that access to Parkwood drive for the overflow parking of course! 265 new households with basement suites and coach houses can't fit more than 2 vehicles in one average sized driveway. With all the affordable rentals available there will be hundreds of more cars to park</p>
AGREES	DISAGREES	REPLIES					
3	0	0					
<p>03 April 25</p> <p>Fraservalleyguy</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>3</td> <td>4</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	3	4	<p>This project affects a small number of trees in comparison to the vast forests, mountains, and protected wilderness that surround us here in BC. We're not paving over pristine nature—we're talking about adding homes to an area already within the community footprint. What really concerns me is how many people I know—including myself—are struggling to find affordable housing. Rent is sky-high, homes are out of reach, and inventory is incredibly low. We constantly ask the government to step in—but when a project like this comes along to help ease the pressure, the response is often "not here." There's instant pushback. And too often, environmental arguments are used to mask a deeper resistance to any kind of change. Meanwhile, people can't find places to live. Young families are being pushed out. Seniors are downsizing with nowhere to go. And still, somehow, the priority becomes "save the trees"—even when the broader community is suffering from a housing shortage. I don't work for the developer. A friend shared this project with me, and I liked the idea. I live in Chilliwack now, but I'd love to raise my family in a place like this. I just hope more people are willing to look at the big picture—and consider what's really at stake.</p>
AGREES	DISAGREES	REPLIES					
0	3	4					
<p>03 April 25</p> <p>Ad</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	1	<p>I understand the urgency of the housing crisis—we all want solutions. But framing environmental concerns as just "resistance to change" is unfair and deeply dismissive. This isn't about a few trees—it's about preserving what makes our communities livable: clean air, reduced congestion, natural beauty, and ecological balance. Short-sighted development that chips away at green space doesn't solve the housing crisis—it shifts the problem elsewhere. We need smart, sustainable planning that balances growth with preservation, not guilt-driven arguments that pit housing against the environment. We can—and must—demand both. This conversation is about Rosedale, not Chilliwack. You're not a resident here, and this community discussion is for those directly affected. Bringing in outside opinions while ignoring local concerns undermines the process and violates the spirit of community consultation. You may support the project, but your perspective lacks legitimacy in this context. Rosedale residents have every right to protect their environment and quality of life. Sustainable solutions must come from within the communities they impact.</p>
AGREES	DISAGREES	REPLIES					
1	0	1					
<p>03 April 25</p> <p>Momlove</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	0	0	<p>Adding more people without resolving safety issues will only add to the dangers and potential loss of innocent life, for what money?? when did business and development become more important than the safety and well being of our children</p>
AGREES	DISAGREES	REPLIES					
7	0	0					
<p>04 April 25</p> <p>Rosedale safety first</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>Fraservalley Guy, if you read through the responses it is clearly not about "save the trees" it's about nobody wanting this high density city designed monstrosity in the middle of rural Rosedale. I think the comments have clearly summarized that a majority of the concerns center around traffic safety, cost to tax payers, and pressure on already overburdened schools. As you said you don't actually live here so your opinion is irrelevant. Makes me wonder why you are pushing so hard to clear cut trees and build dense housing in a community you do not currently belong to</p>
AGREES	DISAGREES	REPLIES					
3	0	0					

FORUM TOPIC

Leave a comment

04 April 25			<p>Fraservalley Guy, this discussion was never just about "saving trees." The real issue is that Rosedale residents don't want a high-density, city-style development forced into a rural community. The main concerns—traffic safety, increased taxes, and pressure on already overcrowded schools—have been clearly stated. Since you don't actually live here, your opinion doesn't carry weight in this local debate. It's curious why you're so eager to push for clear-cutting and dense housing in a community you aren't part of.</p>
Ss			
AGREES	DISAGREES	REPLIES	
1	0	0	
04 April 25			<p>According to the dictionary, the word "development" means "the process in which someone or something grows or changes and becomes more advanced: healthy growth and development." The emphasis is on "more advanced" and "healthy growth". I am shocked that a high-density city-style development plan is even considered in a rural area. This plan reveals an idea of milking every square foot of land to profit a few and has no regard for "healthy growth" or the development of our community. Back to the drawing board, people. Responsible planning that helps solve the housing problem and enhances or "develops" the surrounding community..... PLEASE! I strongly oppose the layout of this plan or supposed "development".</p>
One for All			
AGREES	DISAGREES	REPLIES	
4	0	1	
04 April 25			<p>It just seems that whenever a housing project is proposed in our region, the conversation quickly defaults to the same broad objections—often centered around environmental issues. While some acknowledge that, yes, we're in a housing crisis, they then argue that the project is "short-sighted," won't solve anything, and oppose it—at least as long as it happens in their backyard. Of course, preserving our environment matters, but I believe prioritizing affordable housing for those who want to move to or stay in communities like Popkum is equally, if not more, important. Livability isn't just about protecting green space; it's also about giving families in the region a chance to build their lives in the community they want to call home. Suggesting someone's voice is invalid simply because they live in nearby communities like Chilliwack weakens the consultation process rather than strengthens it. These communities are deeply interconnected. Housing pressures, economic realities, and environmental impacts don't stop at municipal borders. Real sustainability and effective solutions come from addressing these challenges collectively—not by drawing arbitrary lines around whose perspective is allowed to count.</p>
Fraservalleyguy			
AGREES	DISAGREES	REPLIES	
0	0	0	
04 April 25			<p>Sounds like you are new to the area. Can you explain your viewpoints to those of us who have lived here for a quarter century or more how such out-of-character high density will be beneficial to everyone? Thank you!</p>
DareToQuestion			
AGREES	DISAGREES	REPLIES	
2	0	0	
04 April 25			<p>Im confused as to why you think this will be more affordable? The house prices aren't going to be any cheaper than the rest of the area...SMH</p>
Ropemonster			
AGREES	DISAGREES	REPLIES	
2	0	0	

FORUM TOPIC

Leave a comment

04 April 25			<p>Agreed...im not against "A" development BUT I am against this one. This whole thing is a terrible idea and seems so greedy of the developers to even introduce this big city idea to this little town. Does any of these developers live in Rosedale, Popkum? Im pretty sure they wouldn't put something like this in there own community or across the street from one of their houses or their family's house. You can do better..alot better. This is just down right WRONG on so many levels. Please FVRD make the right decision here and don't let this happen to our amazing , small, well loved community...please</p>
Ropemonster			
AGREES	DISAGREES	REPLIES	
3	0	0	
04 April 25			<p>I have mixed feelings. There is a need for affordable housing. The plan is for so many more people, dwellings, and vehicles though. It would completely change this part of the community. It would be hard to get used to the area becoming so much busier. I wonder how the roads will accommodate the increase in traffic. I care about the wildlife and light pollution. I wonder if there could be a compromise. I find it emotionally hard to consider the development but I also feel that my concerns are a little selfish and don't consider the broader community.</p>
Ermintrude			
AGREES	DISAGREES	REPLIES	
0	0	1	
05 April 25			<p>This project is completely out of touch with Rosedale's rural character. It brings unnecessary traffic, strains public services, and threatens local green space—all without meaningful benefit to the existing community. Residents deserve better planning that respects their lifestyle and environment.</p>
Ss			
AGREES	DISAGREES	REPLIES	
3	0	0	
05 April 25			<p>At the meeting, we agreed development is OK, but this project as it is must be majorly adjusted. No condos, stick to the OCP, single family dwellings w/legal suite and 800m lots. We don't need to go from zero-to-Langley in 5 years.</p>
DareToQuestion			
AGREES	DISAGREES	REPLIES	
1	0	0	
05 April 25			<p>You're missing the point on trees. They stabilize the ground. They stabilize the environment and keep the soil moist and alive with biomass. Dead soil is a major reason our food is nutritionless. We don't need to clearcut! Look at the shtshow that was Minter Gardens. People need to see past their nose to the big picture about nature.</p>
DareToQuestion			
AGREES	DISAGREES	REPLIES	
2	0	0	
18 April 25			<p>As a proud Rosedale resident . i am deeply concerned about the proposed development on the now called Armstrong property, I feel The main reason the majority of the residents that reside here in rosedale moved here to escape the densified city developments In my opinion this proposed development is way to soon for a dense urban development for the community save this development idea for downtown Chilliwack Let's keep the development like all the other subdivisions in the area large yards with no carriage houses and or townhouses I also believe that having RV storage will invite more homeless people that will be living there in the RV's such as the rest stops along HWY1 which can potentially increase the crime rate in the surrounding areas I am also under the impression with BC hydro regulation that no permanent buildings under the power lines shall have permanent power such as the developments proposed sewer treatment facility with a proposed sewer treatment facility in a residential area this alone will bring awful foul smell to the surrounding community And the development will add to traffic on Yale road and funnel into the small congested roundabout</p>
James			
AGREES	DISAGREES	REPLIES	
1	0	0	

FORUM TOPIC

Leave a comment

20 April 25			I do not think our community is equipped to handle such a development. The money could go towards a high school. Yale Road would likely become lined with parked cars.
Dandy			
AGREES	DISAGREES	REPLIES	
1	0	0	
20 April 25			Our community is in no position to accommodate this large an increase in population. Schools? Services? Roads? Etc etc...
Diode			
AGREES	DISAGREES	REPLIES	
2	0	0	
22 April 25			To FVRD From: Darryl. I would like to have it recorded that I think a concrete fence and buffer should separate the three properties from the complex. The site plan shows both a fence and buffer on the North side and buffers on both the West and East side of the proposed complex. As well, there should be a concrete fence and buffer on the east side of my property where future townhouses will be built, and the site plan shows an access lane that will run down the side of my property. The properties on the south side of the complex will have garages or secondary suites as close as 1.5 meters from the rear property line. Less than a year ago I wished to build a garage in my backyard and was told it had to be 8 meters from the rear property line. The eight properties on the south side could be reduced to seven wider properties and a larger buffer could separate the complex from the existing three properties and the garages and secondary suites would be further from the property line. Any living quarters in the back yards should be limited to a single story. I am also very concerned if Popkum will have adequate police, firefighting and ambulance services with the increased population. This proposed complex with a possible 316 units could have close to 1,000 inhabitants. An increase to Popkum's population of almost 50%. Where are 300 to 350 children going to go to school? The complex being built at the old Minter property was started in the spring of 2020. It has 5 phases to it and after 5 years only 1 1/2 phases has been completed. At this rate it is going to take 16 years to complete. The proposed Nora complex is larger than the Minter one. Is it also going to take many years to complete. Is the complex going to be one big mud pit for many years? I have other concerns but after reading the many comments on the Have Your Say comment site I know others have expressed the same concerns. Thank you for the phone discussions. Sincerely Darryl
D Bennett			
AGREES	DISAGREES	REPLIES	
0	0	1	
23 April 25			We need housing but NOT LIKE THIS! It's obvious this plan is for profit. No consideration for the community here. If this is approved it would be a shame. High density development belongs in the city. We have no amenities nearby for this volume of people who would be living like sardines in a can. This plan is totally irresponsible!!!
One for All			
AGREES	DISAGREES	REPLIES	
0	0	0	
23 April 25			Norah Properties' meeting notes and responses are available in the Developer Documents folder here: https://haveyoursay.fvrd.ca/47275/widgets/199769/documents/151414
D Bennett			
AGREES	DISAGREES	REPLIES	
0	0	0	

April 2025

FVRD PUBLIC INFORMATION MEETING NOTES AND COMMENTS

Background:

Norah Properties Land Corporation has made an application to redevelop 52285, 52375, 52425, and 52445 Yale Road, Area D, into a residential subdivision with commercial, multifamily and single family homes (with suites) land uses. The proposed development is 265 dwelling units and approximately 1.6ha (4 acres) of outdoor RV and container storage.

The application was considered by the FVRD Board on February 27, 2025 and forwarded to an FVRD hosted public information meeting. The application has not received any readings and is not approved. The FVRD Public Information Meeting was held on Wednesday April 2, 2025 from 6:00pm to 8:00pm at the Rosedale Traditional School 50850 Yale Road. This meeting was an opportunity to discuss the proposal with FVRD staff and provide feedback before the application is considered by the FVRD Board.

Meeting notes and comments:

At the April 2, 2025 FVRD public information meeting members of the public were asked to contribute to group discussions and provide comments on the developer's proposed site plan.

The comments on the following pages in this document were recorded from the notes left on the site plans and from FVRD staff's notes taken during the public information meeting.

Affordability

Different housing types will provide a more affordable price point

Housing prices are important

Provides a variety of housing options

In reality the people you want in the townhomes will not be able to afford it

Does not reflect lack of demand at Cedarbrook

People are not looking to move out here – Minters is not selling

Is this even financially feasible

Concerns with impact to property values

Density

Comment about illegal suites. A resident stated that on lots with a primary dwelling and ADU, there could be incentive for people to have an illegal basement suite, leading to three families on each resident lot.

A resident had comments about the density in the centre of the development. Their comment was to spread the density throughout the development as the current plan does not appear “natural”.

They also suggested condos that would provide density, while reducing foot print of the development. This could allow more park space and retention of trees.

general opposition to the multi family density; don't want townhouses, prefer single family homes

the development is too dense for Popkum

concerned with noise and nuisance from the proposed multi-family development; may require FVRD to adopt a noise bylaw

the proposed development – specifically the multi family aspects and the small lot sizes – are not consistent with the Popkum community and degrade the overall quality and identify of the community

Multi-family land use is too dense

Generally supportive of 800 sqm lots sizes and preservation of suburban character seen throughout Popkum – highly valued aspect of existing development

Increased density = increased opportunities for petty crime (theft, vandalism)

Density is too high

Against Secondary Suites

Not ready for townhomes

They pride themselves on having homes with land

Should have the same lot size as other previous developments

Bigger lots

No townhomes

More like the rest of the community (e.g Rosewood)

Don't think community can support this plan (if the proposal is cut in half maybe they can)

Don't want suites or ADUs

Density issues

Density increase, 225 units means 500 more residents

Single family

Too many and too small

Opposed to high density, no schools, limited park

Not at all – crowding out existing homes

Too dense

The community values the 800m² lot sizes

The townhomes are too much

Concerns with the amount of housing and the impacts on school capacity

The lots are too small, should be the same as the rest of the neighbourhood.

Way too dense

Should use Stonewood Place as an example for development density (yards)

Concerns/Impacts of this kind of density

Size of Parkwood lots is the max acceptable level of density

Conflict between city densification vs rural density

The estimate of 700 people seems very low compared to reality – Popkum families have 4-5 children

Design

No design details or quality assurances for multi-family land uses

Sentiment about form and character

Environment

Increased light pollution from development will affect neighbouring properties and wildlife

Tree retention over site is a HIGH PRIORITY

Better processes and systems are required to assure preservation and require adequate compensation

Increased scrutiny over arborist reports required

Consequences for tree removal must be extensive to deter tree removal

Trees -> Value and want to keep

Lots of wildlife (e.g. bobcats, deer, bunnies, etc.)

The trees and existing residential areas

Needs a robust arborist report

Tree retention is a high priority, that is a better system than replacement and compensation

Tree retention

More greenspace needed

Environmental concerns over owl habitats if no trees are being retained

Comments that there should be efforts to retain existing trees. Trees create a more natural environment, help with shade/cooling.

General

there is no grocery store in the community to serve the population

concerned with unregulated dogs; may require animal control services

Lack of broad community benefit indicated in proposal

Safety

Noise

Concern how going to work/affect them

It will be a crime haven

Ugly

Want buffering between this development and other properties

Quiet

moved her for the low density

Nothing positive about it

Who says we need a compact, connected and complete Popkum

It doesn't fit in. It is a complete [illegible] of previous zoning/planning

There is nothing the existing neighbourhood has to offer the new development. It is quiet large lot residential only. There is No need for access of Parkwood

It will be disruptive to the neighbourhoods quite enjoyment of their property

Grocery store needed in area

Can there be opportunities for improvements with more users and this development?

Security is needed

Lighting needs to be aware of neighbours for light spill

Geotechnical concerns due to mountain slides

Community crime issues

"This is the worst plan I have ever seen"

This is way too much density

Developer is "out to lunch" with this proposal

Developer is the only party benefiting/getting money from this proposal

"Keep rural living"

This is out of touch/does not match rural character

The interface with the Chilliwack side which is in the ALR – this does not match the farming character on that side

This will impact the backyard access/enjoyment for Parkwood residents

Next mailout needs to be larger

"This feels shady" – not enough people invited or informed

Mailout should extend east to Rosegarden and west to Rosedale school

No consideration of existing amenities

Not enough/no new amenities being added that will benefit existing residents

No Popkum resident is going to want to walk through the development even if they're meant to be public

Jobs

Construction will provide job opportunities

Will bring construction jobs

Land Use

Proposed RV storage use is incompatible with surrounding land uses

Should RVs go out the side?

What types of containers?

The RV storage is not a compatible land use for the neighbourhood.

Opportunities for commercial uses like a local store should be explored

Remove small RV storage area and extend the adjacent park

RV/Container Storage area

Expand RV storage to include the small park area adjacent

Concern that these units will eventually all become rentals

Impact due to mobile home park redevelopment

No support for RV/container storage – should be vacant/park

Park

One resident noted that having a park beneath power lines could lead to health issues. Electromagnetic fields (EMF) will affect people living nearby.

Not safe for children to play beneath

Not enough

Cheam wetland is not a park

This area should be greenspace/park

Under powerlines should be a park (e.g. skatepark, pumptrack)

Parks, school land, no fire, a green walkway is a burglary access not a park

The park size is inadequate and undesirable under the powerlines

The park requires a park programming process to determine what's needed in the park spaces

Dog park opportunities under the power lines

Use the powerlines as open space with trails

Walkway only between the site and Parkwood drive

A safe crossing of Yale road with pedestrian beacons

Small lots need more open space and parks

No park under the power lines

More walkable design

Dog park

Pickleball courts

Proposed park on Yale Road should be moved; this location is too close to Yale Road for safety reasons

Move within development; include a playground

Move proposed park beside the small RV storage to another location

Not ideal to recreate under the power lines

The current hydro area provides easy undetectable access for crime and theft issues

Not enough parking shown on plan

The park the fronts Yale Rd is a bad location for the park

The parks are not big enough

The strip of land behind the private properties (52325, 52335, 52405 Yale Rd) is a better spot for a park

The townhomes site is a better place for a park

The area under the power lines should be vacant/a park

Park on the SW corner of development is too close to the road. A resident suggested that parks should be away from busy road and more centralized within the development. Ideally a larger space.

the proposed parks/trails are small; too little for the scale of the proposed development

Parkland as shown in site plan is severely inadequate

Locations are undesirable – under hydro and adjacent to Yale Road are not good locations for park

Greater parkland required

More active park options preferred

Entire area should be devoted to recreation

School

Questions about how school capacity issues will be addressed. Comment about how existing schools in Rosedale are at capacity.

hospitals, schools and RCMP may not have capacity to support increased development

schools above capacity

Places for a school bus pull-out on yale

Impacts on the school district's school capacities

School capacity, road capacity

School capacity impacts

Consultation with school districts should be immediate, especially as they are planning for schools in the area currently

Where will these kids go to school?

There is already a waitlist for schools

The area where the proposed townhomes should be a new school instead

Servicing

A resident commented that waste disposal in Popkum is done by private companies. These companies collect waste in the neighbourhood on different days, increasing the number of days that garbage trucks are on the roads. Their concerns was that this would increase garbage truck traffic throughout the week.

Municipalities typically do waste collection in a certain area once per week.

A resident inquired about whether the current water system can handle the population increase.

potential for odours from the proposed sewage treatment plant and infiltration basins

capacity of community water system to provide fire flows to the proposed development

capacity of electrical grid to support connections without reducing the reliability of the power system; have had several outages this year already

the proposed development should contribute funding for expansion of the fire hall

multi-family and single-family homes should be sprinklered to reduce fire risk and demand on VFD

look for opportunities to improve cellular service

Concern over impacts of WWTP on adjacent properties (within development and along Parkwood)

Noise, odour – experience to date with Minters WWTP has not been positive

Water regulations -> concern

Smell

Fire protection/ police

There is not enough RCMP

Well serviced by fire/police

The timing of the completion of the waste water plant

Sewer plant odour

What will the sewer plant and disposal area look like

Construction dust and noise from the gravel pit

Is the water supply sufficient?

Policing needs

Have lights on the path

FVRD current water is too hard

Sanitary sewer system should completely treat sewage on-site and not transport sludge elsewhere

Odour concerns

Odour concerns from the sanitary sewer system

Emergency services

Emergency response times will be even slower with more people

Fire safety when the fire department is volunteer

Not close to any hospitals

Water quality

Chilliwack side on well water – concerns that development will impact water quality from run off from construction, traffic, cars, etc.

Concerns about impacts and water quality at the treatment plant

Can native soils support the treatment plant – existing water table high and the soils do not drain – residents know this from experiencing the flooding during Atmo in 2021

Concerns that this is a bad spot for a sewer plant

Concerns over smells at the sewer plant

Concerns that this will add additional stress or costs to the garbage service

Taxes

new services required to support the proposed development may increase taxes for all; the development needs to pay for itself

Taxes

What will the impacts be on my property taxes

Impacts to service area costs and property taxes

Property tax impacts to support infrastructure – all properties will be affected not just the users of the service by this development

Concerns that municipal taxes will also be impacted

Traffic

Yale Road already has issues with speed and traffic congestion. How will 200+ housing unit affect this infrastructure?

Traffic tends to move above the posted speed limit, this could cause issues as cars pull in and out of the development.

A resident noted that there should be separation between the roadway and pedestrian walkway

A resident noted that there must be a plan to manage traffic

The existing roundabout on Highway 9 was brought up several times. Increased residential traffic could put additional strain on all road infrastructure in the area.

How will increased traffic affect children going to/from school?

Comment that there should be walkable space within the development.

capacity of roundabout at Yale and Hwy 89 to accommodate increased traffic; traffic already backs up at the roundabout during peak periods

when there is a major incident on Hwy 1, traffic is routed to Hwy 9 and Yale Road causing heavy congestion and impeding access for emergency vehicles

opposed to a vehicle access/use of the East-West connection to Parkwood; support a pedestrian/bike trail

trails in the proposed development should provide a more natural trail experience with more trees and meandering paths

want a bike trail to connect to commercial services at the roundabout

Development impact to traffic along Yale Road

Current conditions are unsafe for accessing Yale Road, particularly from Sussex Drive

Better traffic calming and control required at Sussex intersection with new development and secondary access on Yale Road

Current speeds are excessive and unmitigated

Lack of confidence in MOTT to adequately address these concerns through development application

Increased transit service is appealing – current level of service is unreliable

Access off side (against)

Traffic

Speeds (need to slow them down, have been accidents)

Access for Emergency Vehicles

MoTT ignores their needs (safety on Yale)

Walkways are a burglary risk

Increase traffic enormously, specifically on Parkwood

(Negative) traffic, access on yale – no lights, exit through Parkwood – narrow road

Roads maintained by highways – which means eMil Anderson who already do a poor job in popkum

Traffic

Round about congestion

Parking issues on Parkwood if the project is connected by a road to Parkwood

Parking in the development

Road congestion

Consider broader transit infrastructure and a strategy for the area

Parkwood drive is too narrow, cant handle parking

Traffic and speed on yale

Congestion at the round about

The traffic is too bad already on yale when the highway is closes

Speeding on Yale

Safety on turning in and out of the site

Parking

Access to Parkwood is a concern

Turning lands on Yale to access the site

Intersections are too close

Traffic on yale and congestion at the round about

Traffic on Yale and long ques to turn

Ensure parking: 2 spaces for primary house and 2 spaces for secondary suite/ADU

Ensure there is enough parking within the development to accommodate guests

Create a guest parking lot potentially where small RV storage is located

Traffic is already too heavy on Yale Road

Traffic calming at development should be required

E.g., roundabout, 4-way stop (Sussex Drive), traffic light

Pedestrian crossing at Sussex Drive

Concerns with access to BC Transit and school bus routes

Parkwood Drive connection should not be used for vehicles

Create a walkable path that could be used for emergency purposes

Do not have a connection to Cheam FN.

Traffic concerns onto Yale Road

Traffic control needed at Sussex Drive (It is already hard to turn left from here)

Roundabout for traffic calming

Pedestrian crossing

Light needed at Yale Road and McGrath Road (City of Chilliwack)

Ensure BC Transit adjusts stops for this development

Improved safety needed along Yale Road – no walkable shoulder or safe bike route

Overflow parking will spill into other areas of the community

Not enough off-street parking at this density

Traffic concerns

Traffic safety is a big concern

No streetlights and no sidewalks on roads on Yale Rd

Gordania entrance is right on the other side of the first intersection going east on Yale Rd - concern with traffic safety at this intersection

Road safety is a huge concern since there are no pedestrian crossing on Yale Rd

This will add to traffic stress at the roundabout

This will add additional congestion on Yale Rd

Wait times are already too long on Yale/at the roundabout for people going to work

Transit at the Regional level is already bad – are there considerations to improve busses if so many people are planned here

RAPID INFILTRATION AREA
 SERVICE ACCESS
 CONCRETE FENCE ALONG NORTH PROPERTY LINE AND AROUND SEWAGE FACILITY
 SEWAGE TREATMENT FACILITY WITH SERVICE CAPACITY OF 200 HOMES
 OPEN PARK WITH SMALL/LARGE DOG FENCED AREAS
 20m ROAD DEDICATION WITH 8m ROADWAY
 3m GREEN BUFFER ALONG NORTH AND WEST PROPERTY LINES
 LINEAR PARKS AND TRAIL SYSTEM
 PLAY STRUCTURE
 PARALLEL PARKING POCKETS
 1.5m SIDEWALKS
 FUTURE TOWNHOUSE ACCESS
 LINEAR PARKS AND TRAIL SYSTEM
 EXISTING PROPERTY LINES
 RV AND CONTAINER STORAGE
 FUTURE ROAD ACCESS

FWP current water is too hard.
 - opportunities for improvements w/ more users.

potential for laneway for access to coach houses
 Coach house? too dense
 Parking 2 for owner 2 for suite

guest parking lot.
 parking

- Way too dense
 Shorewood (nice yards)
 - more green space
 walkable

School bus route + BC transit inside out?

heavy traffic on yale

- traffic calming
 x x roundabout

Controlled crossing
 traffic light 4 way stop.

No access to Resene (Woodland Heights resident)

Smell?

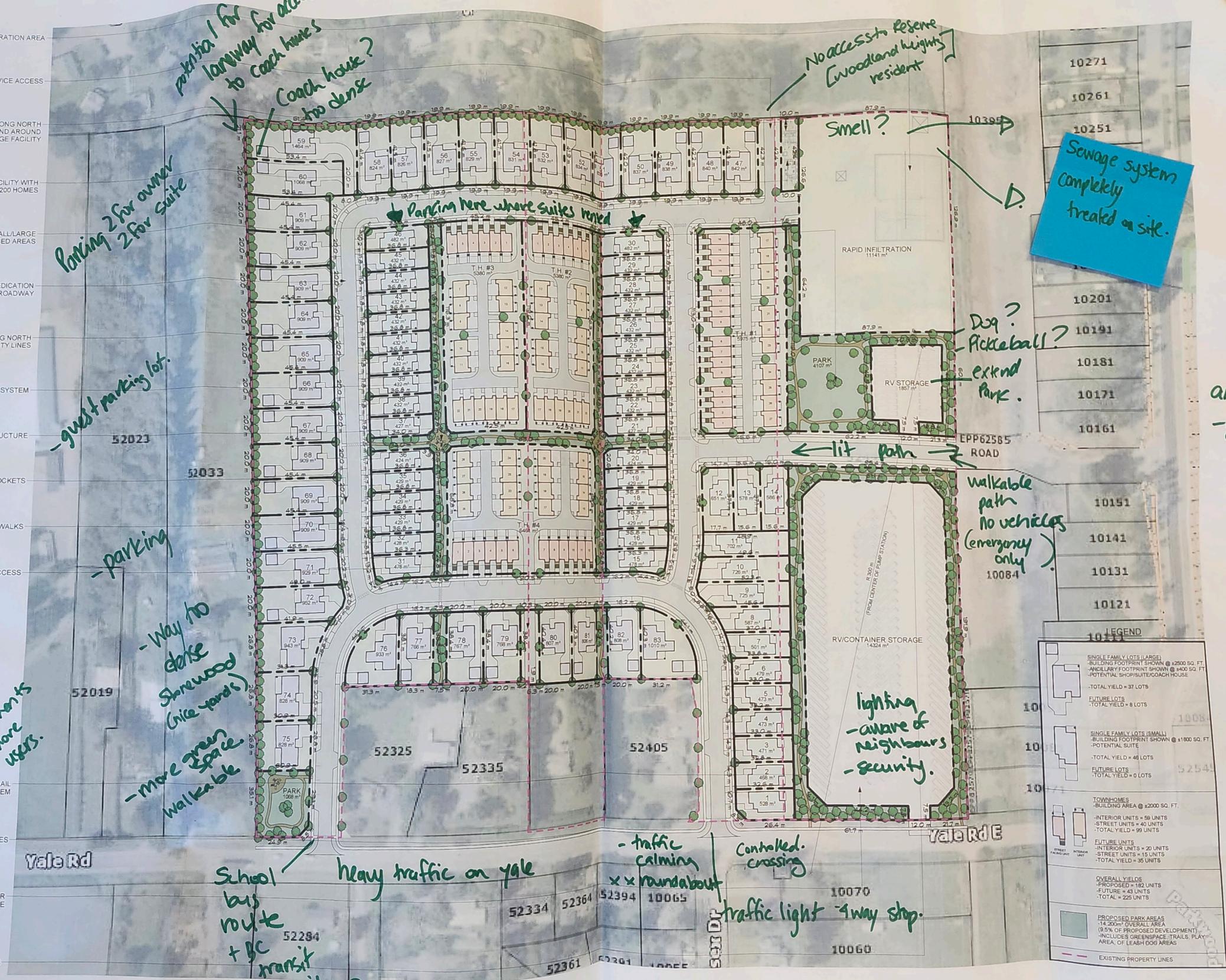
Dog? Pickeball? extend park.

walkable path no vehicles (emergency only)

lighting - aware of neighbours - security.

Sewage system completely treated on site.

SITE PLAN
 1:1000

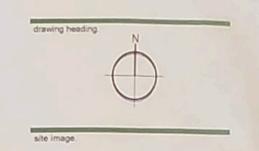


LEGEND

- SINGLE FAMILY LOTS (LARGE) - BUILDING FOOTPRINT SHOWN @ ±2500 SQ. FT. - ANCILLARY FOOTPRINT SHOWN @ ±400 SQ. FT. - POTENTIAL SHOP/SUITE/COACH HOUSE - TOTAL YIELD = 37 LOTS
- FUTURE LOTS - TOTAL YIELD = 8 LOTS
- SINGLE FAMILY LOTS (SMALL) - BUILDING FOOTPRINT SHOWN @ ±1800 SQ. FT. - POTENTIAL SUITE - TOTAL YIELD = 48 LOTS
- FUTURE LOTS - TOTAL YIELD = 0 LOTS
- TOWNHOMES - BUILDING AREA @ ±2000 SQ. FT. - INTERIOR UNITS = 50 UNITS - STREET UNITS = 40 UNITS - TOTAL YIELD = 90 UNITS
- FUTURE UNITS - INTERIOR UNITS = 20 UNITS - STREET UNITS = 15 UNITS - TOTAL YIELD = 35 UNITS
- OVERALL YIELDS - PROPOSED = 182 UNITS - FUTURE = 43 UNITS - TOTAL = 225 UNITS
- PROPOSED PARK AREAS - 14,200m² OVERALL AREA (9.5% OF PROPOSED DEVELOPMENT) - INCLUDES GREENSPACE, TRAILS, PLAY AREA, OF LEASH DOG AREAS
- EXISTING PROPERTY LINES



project: Norah Properties
 address: 52425 Yale Road, Popkum, B.C.



amenity - grocery store

rendering

misc. notes

revisions

stage: Conceptual Design

sheet name: Site Plan

project no: P10377
 scale: AS SHOWN
 date: OCT. 9, 2024
 sheet number

No consideration for existing amenities.

Is this even financially feasible?

Does not reflect lack of demand @ Cedar brook

Conflict between city density vs Rural density

Impact due to mobile park redevelopment

Concerns w/ property value impact

Transit at regional level
 • more demand

LEGEND

SINGLE FAMILY LOTS (LARGE)
 BUILDING FOOTPRINT SHOWN @ 4200 SQ. FT.
 ANCILLARY FOOTPRINT SHOWN @ 8400 SQ. FT.
 POTENTIAL SHOP/BUSINESS/COACH HOUSE

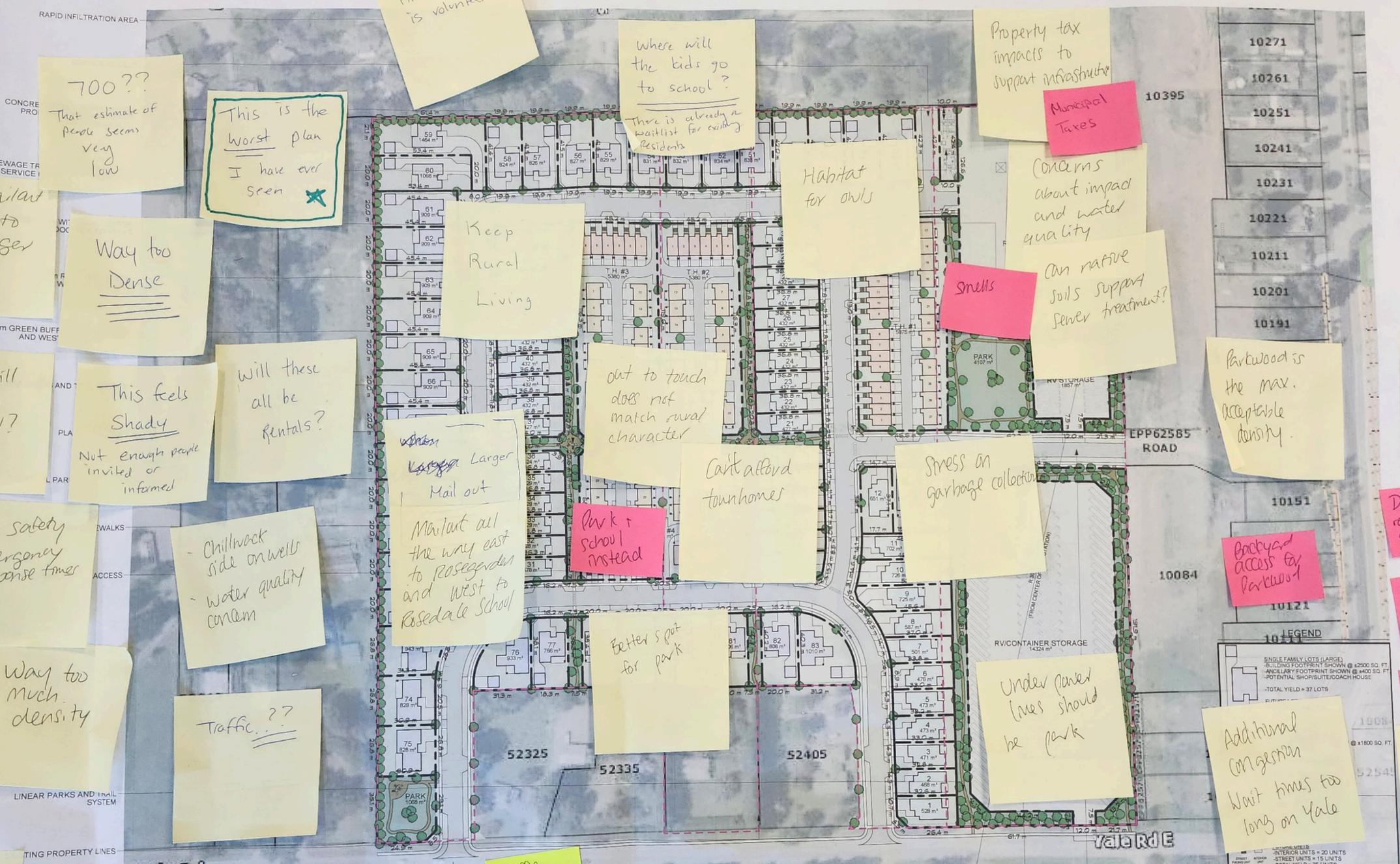
TOTAL YIELD = 37 LOTS

PROPOSED LOTS
 INTERIOR UNITS = 20 UNITS
 STREET UNITS = 15 UNITS
 TOTAL YIELD = 35 UNITS

OVERALL YIELDS
 PROPOSED = 182 UNITS
 FUTURE = 43 UNITS
 TOTAL = 225 UNITS

PROPOSED PARK AREAS
 14,000' OVERALL AREA
 (8% OF PROPOSED DEVELOPMENT)
 INCLUDES GREENSPACE, TRAILS, PLAY AREA OF LEARN DOG AREAS

EXISTING PROPERTY LINES



700??
 That estimate of people seems very low

This is the worst plan I have ever seen

Fire department is volunteer?

Where will the kids go to school?
 There is already a waitlist for existing residents

Property tax impacts to support infrastructure

Municipal Taxes

Concerns about impact and water quality

Habitat for owls

Can native soils support sewer treatment?

Smells

Way too Dense

Keep Rural Living

Stress on garbage collection

Partwood is the max. acceptable density.

Where will kids go to school?

This feels Shady
 Not enough people invited or informed

Will these all be rentals?

out to touch does not match rural character

Can't afford townhomes

Does not reflect lack of demand @ Cedar brook

Conflict between city density vs Rural density

Impact due to mobile park redevelopment

Concerns w/ property value impact

Transit at regional level
 • more demand

Next railroad needs to be larger

Way too much density

Traffic??

Not enough parking at this density

Traffic stress at the roundabout

Fire safety
 Emergency response times

Chilliwack side on wells
 Water quality concern

Mailout all the way east to Rosegarden and west to Rosedale School

Park + school instead

Better spot for park

Under power lines should be park

Additional congestion
 Wait times too long on Yale

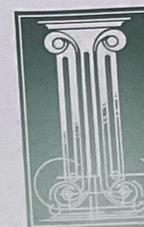
Not enough parking at this density

Traffic stress at the roundabout

What about Gordon?
 Entrance here

Traffic safety @ intersection

Road safety huge concern



PRECISION BUILDING DESIGN ASSOCIATES
3-45953 airport rd. Chilliwack, B.C. V6M 4G8

project: Norah Properties

address: 52425 Yale Road, B.C.

drawing heading:

site image:

rendering:

misc. notes:

revisions:

stage: Conceptual

sheet name: Site

project no. PN3977
scale: AS SHOWN
date: OCT. 8, 2024
sheet number:



RAPID INFILTRATION AREA
SERVICE ACCESS
CONCRETE FENCE ALONG NORTH PROPERTY LINE AND AROUND SEWAGE FACILITY
TREATMENT FACILITY WITH CAPACITY OF 200 HOMES
PARK WITH SMALL/LARGE DOG FENCED AREAS
20m ROAD DEDICATION WITH 8m ROADWAY
BUFFER ALONG NORTH AND WEST PROPERTY LINES
PARKS AND TRAIL SYSTEM
PLAY STRUCTURE
LEVEL PARKING POCKETS
1.5m SIDEWALKS
TOWNHOUSE ACCESS
PARKS AND TRAIL SYSTEM
PROPERTY LINES
RV AND CONTAINER STORAGE
UTURE ROAD ACCESS

LEGEND

- SINGLE FAMILY LOTS (LARGE)
- BUILDING FOOTPRINT SHOWN @ ±2500 SQ. FT.
- ANCILLARY FOOTPRINT SHOWN @ ±400 SQ. FT.
- POTENTIAL SHOP/SUITE/COACH HOUSE
- TOTAL YIELD = 37 LOTS
- FUTURE LOTS
- TOTAL YIELD = 8 LOTS
- SINGLE FAMILY LOTS (SMALL)
- BUILDING FOOTPRINT SHOWN @ ±1800 SQ. FT.
- POTENTIAL SUITE
- TOTAL YIELD = 46 LOTS
- FUTURE UNITS
- TOTAL YIELD = 0 LOTS
- TOWNHOMES
- BUILDING AREA @ ±2000 SQ. FT.
- INTERIOR UNITS = 52 UNITS
- STREET UNITS = 40 UNITS
- TOTAL YIELD = 99 UNITS
- FUTURE UNITS
- INTERIOR UNITS = 20 UNITS
- STREET UNITS = 15 UNITS
- TOTAL YIELD = 35 UNITS
- OVERALL YIELDS
- PROPOSED = 182 UNITS
- FUTURE = 43 UNITS
- TOTAL = 225 UNITS
- PROPOSED PARK AREAS
- 14,200m² OVERALL AREA (9.5% OF PROPOSED DEVELOPMENT)
- INCLUDES GREENSPACE, TRAILS, PLAY AREA, OF LEASH DOG AREAS
- EXISTING PROPERTY LINES

Parking on parkWood

waste disposal timing

Traffic

roundabout congestion

SITE PLAN
1:1000

⊗ parking! ⊗ Road congestion ⊗ consider broader trans. infra strategy
 - CSG, West popkum, (commercial/industrial).

⊗ value suburban development + 800 m² lot size threshold.

⊗ too dense

⊗ HIGH PRIORITY

• tree retention

↳ better system for compensation + preservation.

Parkwood = too much of a new excessive on street parking

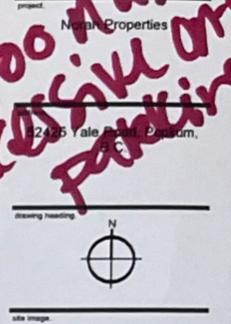
in adequate park?

undeniable area for park

incompatible land use.

⊗ TRAFFIC

* increased scrutiny over arborist reports * 265 units.



Conceptual Design

Site Plan

project no.	PN2077	designed	
scale	AS SHOWN	drafted	K. WELSH
date	OCT. 8, 2024	checked	
sheet number			

- Disruptive to quiet enjoyment

- SPEEDING ON YALE ROAD
 - SAFELY ENTERING AND EXITING THE SITE
 - SATISFIED FOR KIDS PLAYING
 - IMPACT OF PROPERTIES TAXES
 - IMPACT HOUSE VALUES
 - TRAFFIC VOLUME
 #18 VERY BUSY WHEN

Construction Job opportunity to purchase options

High Traffic Volume when accident closes Hwy 1.
 M. O'CONNOR
 52334 Yale Road

Housing Prices
 Would Be Great
 Job opportunity

Property Tax

Maybe speed limit abouts

Archie Price point



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 Norah Properties
 52425 Yale Road, Popkum, B.C.
 North Arrow
 Conceptual Design
 Site Plan
 A1

Have your say site

Coach house or suite - large units



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Norah Properties

52425 Yale Road, Popkum, B.C.



- RAPID INFILTRATION AREA
- SERVICE ACCESS
- CONCRETE FENCE ALONG NORTH PROPERTY LINE AND AROUND SEWAGE FACILITY
- SEWAGE TREATMENT FACILITY WITH SERVICE CAPACITY OF 200 HOMES
- OPEN PARK WITH SMALL/LARGE DOG FENCED AREAS
- 20m ROAD DEDICATION WITH 8m ROADWAY
- 3m GREEN BUFFER ALONG NORTH AND WEST PROPERTY LINES
- LINEAR PARKS AND TRAIL SYSTEM
- PLAY STRUCTURE
- PARALLEL
- EXISTING PROPERTY LINES
- RV AND CONTAINER STORAGE
- FUTURE ROAD ACCESS

Parking

*Community center
Access beyond
Park program*



LEGEND

- SINGLE FAMILY LOTS (LARGE) BUILDING FOOTPRINT SHOWN @ 2300 SQ. FT. LANCELETRY FOOTPRINT SHOWN @ 1400 SQ. FT. POTENTIAL SHOP/SLATE/COACH HOUSE
- TOTAL YIELD = 31 LOTS
- FUTURE LOTS TOTAL YIELD = 8 LOTS
- SINGLE FAMILY LOTS (SMALL) BUILDING FOOTPRINT SHOWN @ 1100 SQ. FT. POTENTIAL SLATE
- TOTAL YIELD = 46 LOTS
- FUTURE LOTS TOTAL YIELD = 6 LOTS
- TOWNHOMES BUILDING AREA @ 2000 SQ. FT.
- INTERIOR UNITS = 28 UNITS STREET UNITS = 40 UNITS TOTAL YIELD = 68 UNITS
- FUTURE UNITS - INTERIOR UNITS = 20 UNITS STREET UNITS = 15 UNITS TOTAL YIELD = 35 UNITS
- OVERALL YIELD PROPOSED = 118 UNITS FUTURE = 43 UNITS TOTAL = 161 UNITS
- PROPOSED PARK AREAS 14,300 SQ. FT. TOTAL AREA (8.5% OF PROPOSED DEVELOPMENT) INCLUDES GREENSPACE, TRAILS, PLAY AREA, OF LEARN/ODD AREAS
- EXISTING PROPERTY LINES

Conceptual Design

Site Plan

project no. PR3977 designed by K. WELSH

scale AS SHOWN drafted by K. WELSH

date OCT 8, 2024 checked by

sheet number

SITE PLAN
1:1000

type TBA

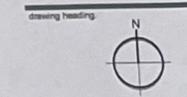
sewage TBA (under power lines) cost TBA. 2x5 units



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3-4555 WYATT ST. VANCOUVER, B.C. V6L 1P2

project: Norah Properties

address: 52425 Yale Road, Poplar B.C.



site image:

DAVID URBAN

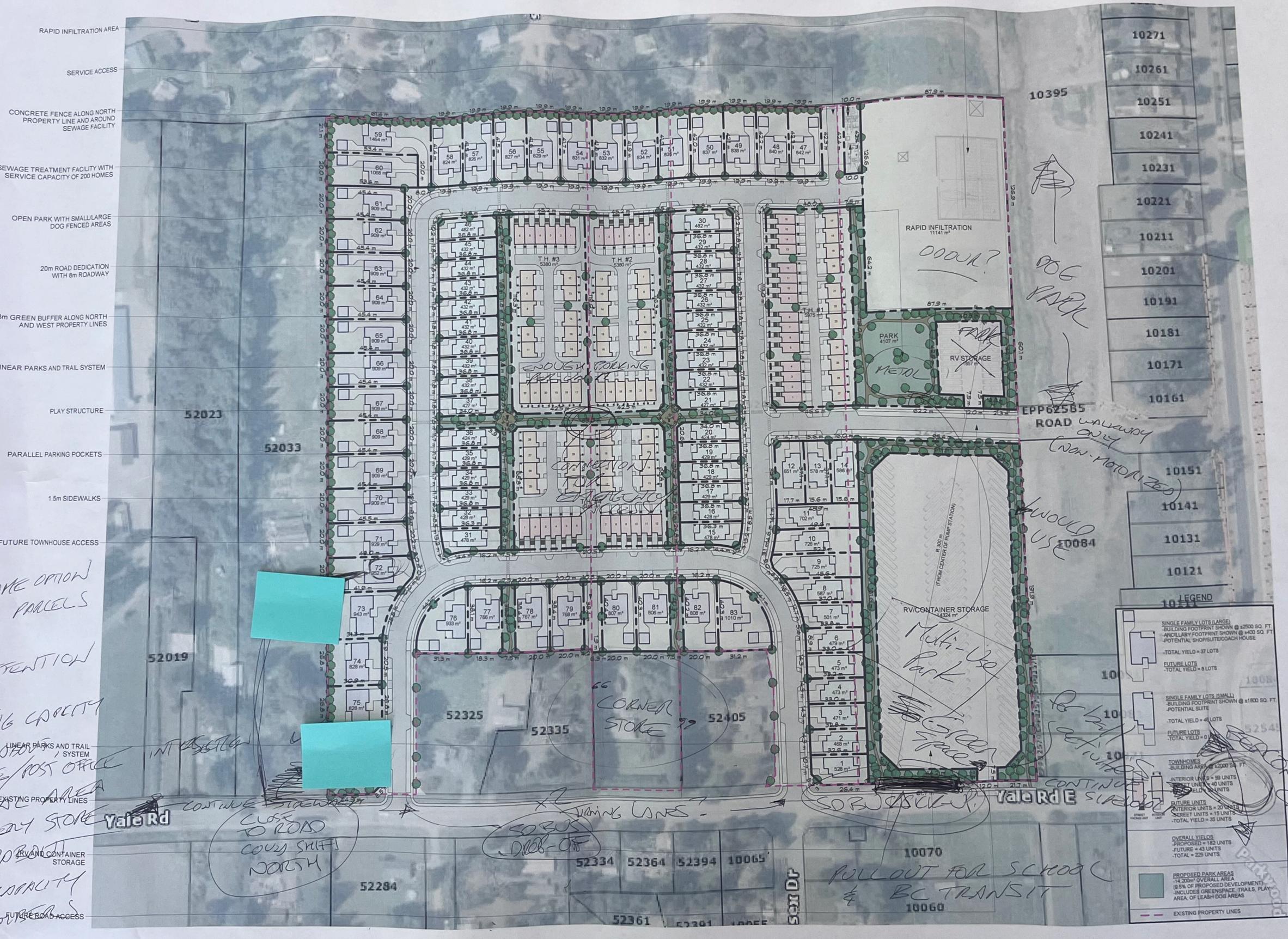
4/2/2024

misc. notes:

Revisions table with columns for revision number, description, and date.

stage: Conceptual

sheet name: Site
project no: PN3977
scale: AS SHOWN
date: OCT. 8, 2024
sheet number:



• CORNER HOME OPTION FOR ALL PARCELS

• TREE RETENTION

• OVERALL CANNING CAPACITY

• PROPOSED POST OFFICE

• GROCERY STORE

• ROUNDABOUT

• SCHOOL CAPACITY

Yale Rd

CLOSE TO ROAD COULD SHUFF NORTH

SUBS DRUG-OP

PULL OUT FOR SCHOOL & BC TRANSIT

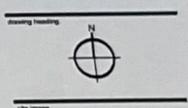
SITE PLAN 1:1000



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Police
Water
Roads are too busy
Parks too close to baseline

W3

LEGEND

- SINGLE FAMILY LOTS (LARGE) - BUILDING FOOTPRINT SHOWN @ 4200 SQ. FT. - POTENTIAL 2-3 UNITS (COUCH HOUSE) - TOTAL YIELD = 37 LOTS - FUTURE LOTS TOTAL YIELD = 8 LOTS
- SINGLE FAMILY LOTS (SMALL) - BUILDING FOOTPRINT SHOWN @ 4100 SQ. FT. - POTENTIAL 2 UNITS - TOTAL YIELD = 46 LOTS - FUTURE LOTS TOTAL YIELD = 9 LOTS
- TOWNHOMES - BUILDING AREA @ 4200 SQ. FT. - INTERIOR UNITS = 10 UNITS - STREET UNITS = 20 UNITS - TOTAL YIELD = 30 UNITS
- FUTURE UNITS - INTERIOR UNITS = 20 UNITS - STREET UNITS = 10 UNITS - TOTAL YIELD = 30 UNITS
- OVERALL YIELD - PROPOSED = 123 UNITS - FUTURE = 45 UNITS - TOTAL = 168 UNITS
- PROPOSED PARK AREAS - 14,200 SQ. METERS (AREA OF PROPOSED DEVELOPMENT) - INCLUDES GREENSPACE, TRAILS, PLAY AREA, OF LEAST 1000 METERS
- EXISTING PROPERTY LINES

Conceptual Design

Site Plan

project no.	designer
PH0577	
scale	drafted
AS SHOWN	K. WELSH
date	checked
OCT. 8, 2024	
sheet number	



Small lots
Need bigger Parks

Parking capacity

- Civil Infrastructure
- water supply

Norah Park
@ Norah

- Line ops
Norah Park
Yale

School capacity
Yale road
city capacity

[Blank pink sticky note]

SITE PLAN
1:1000