

# Precision Building Design Associates <sup>Ltd.</sup>

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Norah Properties  
April 22, 2025  
Project file 3977

## Summary notes of FVRD hosted Public information meeting held April 2, 2025 with responses from Norah Properties in **Green**

### Traffic

- Current traffic speed on the straightaway on Yale.
- School and transit bus drop off and pickup pullouts on Yale.
- Parkwood neighbors opposed to vehicular access between neighborhoods.
- Ensure adequate on site parking.
- Consider turn lanes on Yale into/out.
- Pedestrian improvements full width of development along Yale rd.

**All items to be addressed in traffic engineering report with guidance from MOTT.**

### School

- Can current school capacity accommodate the additional students. **The provincial government made the announcement Monday Sept. 5, 2024 of a new 500-student elementary school that will open in the fall of 2026. The building will be raised on the former site of Rosedale Elementary on McGrath Road, which was demolished in 2012.**

### Parks

- Safety concern, placement of park adjacent to busy Yale rd. **New location away from Yale rd. will be selected in next draft plan.**
- Park space under hydro lines safe? **This is intended to be a dog park area. Several precedents in Fraser Valley including Utility Park Row on the Serpentine Greenway, Surrey BC.**
- Many positive comments on amount of walking paths/pedestrian friendly

### Rv and storage yard

- Don't like RV storage facility on Parkwood Drive connector. **Norah will revisit this area in light of new info on potential regional sewerage system.**
- Ensure lighting in commercial storage be dark sky. **Noted**
- Questions around security/management. **Storage facility will be well secured and managed with set access times.**

- Suggestion of abandoning mini storage yard and having commercial vehicle parking lot. **Norah is not interested as this type of operation negatively impacting Parkwood neighbors to the east and new homes to the west.**

#### **Trees**

- Existing tree retention. **Developer/civil engineer will work with arborist and conduct a survey of areas that may lend to retaining significant/healthy trees. Norah partners past experience in retaining trees has ended poorly with damage to homes post development.**
- New tree plantings. **Agreed and Norah is willing to enter into a 2:1 replacement agreement.**

#### **Servicing**

- Concerns of odours from septic system
- Question of current water capacity and water pressure. **Civil engineer will work with FVRD to provide reassurance.**

#### **Convenience Commercial**

- Suggestion that convenience commercial be incorporated into design at Yale. **Norah does not agree.**

#### **Fire Service**

- Is there adequate coverage or does Popkum Fire need expanding? **FVRD is currently reviewing tenders collected Feb 7, 2025 for a 5,000sf addition to Popkum FH.**

#### **Policing**

- Crime and policing concerns. **Current issue and Norah has communicated this to the RCMP.**

#### **Density**

- Homeowner adjoining homesite 78+79 expressed privacy concerns. **Norah is willing to delete the option of coach homes on these two lots**
- Only benefitting developers' profits and no benefit to Popkum community, and townhome sites are too dense and design layout is unimaginative. **Community benefit is increased diversity in housing choices and affordability ranges and attaining goals set out in the Fraser Valley Future 2050 RGS.**

#### **Development Design Controls**

- Don't want mobile homes and how does developer maintain control after development completed. **Subdivision design guideline controls will be in place/registered on title.**