

NECHAKO CORNERS
PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
PUBLIC CONSULTATION SUMMARY REPORT

<u>Public Consultation Period</u>	March 31 st , 2022, to April 18 th , 2022
<u>Public Consultation Area</u>	Nechako Benchlands
<u>Number of Residents Consulted</u>	315 Letter Mailed + 49 Hand Delivered
<u>Number of “Undeliverable” Letters</u>	14 letters returned by Canada Post
<u>Number of Public Comments</u>	Total of 3 responses (Less than 1%)

INTRODUCTION

The proposed Nechako Corners Residential and Commercial Development has previously been considered by Prince George City Council and achieved Third Reading, following a very successful and non-confrontational Public Hearing. Following the City Council Approval of Third Reading, the subject property was purchased by the Brink Group.

The Brink Group reviewed the previous Land Use Plans and subsequently updated the Land Use application to include several enhancements. These enhancements included the following: -

- Land use boundaries were slightly amended to better suit the topography of the lands.
- Two mid size apartments were added to an area immediately adjacent to the proposed Shopping Centre.
- Two “Bare Land Strata” areas were added in order to create a better mix of dwelling units consisting of different lot sizes to accommodate affordable housing choices.
- The Shopping Centre area was enlarged to encourage the construction of a “formal” shopping centre, with a large format food store. In other words, not just another Prince George strip mall. The proposed shopping centre will also include a residential component to create an attractive mix of residential and commercial development.

PUBLIC CONSULTATION PROCESS

The proposed development area located at 5001 North Nechako Road was included in the North Nechako Neighbourhood Plan which was completed in 2019. Because the updated Land Use Plan application modified some aspects of the neighbourhood plan, the City's professional planning staff recommended an updated public consultation process.

To ensure full engagement of the entire Nechako Benchlands area, the entire North Nechako neighbourhood was reconsulted. A total of 315 letters were mailed to existing residents, and 49 additional letters were distributed to new homes in the area. In total 365 public consultation documents were distributed. A total of 14 letters were returned by Canada Post marked as "undeliverable". The materials distributed included maps plus a written explanation regarding the need for additional public consultation. The public consultation document is attached as Appendix "A"

During the public consultation process, only three email responses were received. The responses to the public consultation process were few in number and accounted for less than 1% of the total population that was consulted. Each email received a formal written response, clarifying various aspects of the proposed residential and commercial development. Copies of the public comments and the responses from the Brink Group are attached in Appendix "B". Generally, the three comments espoused the same questions including: -

- Why does the City require more apartment buildings?
- Will there be increased traffic on North Nechako Road?
- Will the proposed screening and landscaping be adequate?

The Brink Group responses to the three neighbourhood comments were as follows: -

1. The Prince George housing demographics are changing, with an increased emphasis on multiple-family housing opportunities. The annual number of new multiple-family residential dwelling units now exceeds the number of new single-family dwelling units, primarily for reasons of affordability. In a 2022 housing market with inflation, combined with increasing interest rates, and higher mortgage payments, housing affordability is becoming increasingly important.

2. Overall, the updated Nechako Corners Residential and Commercial development slightly reduces the total number of dwelling units within the overall development, given the increase in the area allocated to the proposed retail shopping centre.
3. Some comments were made about the adequacy and extent of the landscaped berm and the number of mature trees that would be provided along North Nechako Road to visually screen the two apartment buildings. These comments have been well noted by the developer (The Brink Group) and we will ensure that the landscaped berm is constructed to an appropriate height and planted with mature trees in order to fully screen the development from traffic on North Nechako Road.
4. The traffic volumes on the surrounding arterial Roads (North Nechako Road and Foothills Boulevard) are not likely to increase as a result of the reduced number of residential dwelling units. As the Nechako Corners and the Nechako Terrace developments proceeds, major intersection upgrades will be made to three North Nechako Road intersections. Intersection upgrades will include the construction of channelization, dedicated and safe left turning slots and in some instances, deceleration lanes: These intersection upgrades will occur at the following locations:
 - North Nechako Road and Arend Drive,
 - North Nechako Road and Dever Road/Fairburn Road,
 - North Nechako Road and Slate Avenue/North Meadows Road

In summary, the comments were very few in number. The Brink Group will respect the landscaping and traffic concerns and will react to these comments when the detailed design of the Nechako Corners project is performed this Fall/Winter in anticipation of a Spring 2023 commencement of construction. As a commitment to the berm and landscaping concerns, the Brink Group will engage the services of a professional landscape consultant to view the concerns and to provide enhancements to the landscaped berm as necessary. These enhancements may include the extension of the Nechako Road walking trail along the north side of the proposed berm. The landscaping consultant will also be utilized to provide landscaping recommendations and designs for the proposed upscale shopping centre so that the commercial area becomes a true “people place” as envisioned by the Official Community Plan.

Respectfully Submitted,

Redacted

David J. McWalter, P.Eng (Retired)

Appendix "A"

Public Consultation Document



**Nechako
CORNERS**

Proposed Land Use Changes

INTRODUCTION

On behalf of Brink Group of Companies, we would like to invite you to participate in the public consultation for the upcoming proposed land use changes for Nechako Corners. In May 2021, the Brink Group of Companies purchased the Nechako Corners property from Rolling Mix with the intention to develop the site as per the policy and objectives of the Official Community Plan and the North Nechako Neighbourhood Plan. The Brink Group of Companies is the exclusive developer of the nearby Nechako View and Nechako Waterfront subdivisions and have maintained a commitment to excellence in Prince George, specifically within the North Nechako Neighbourhood, through subdivision design and superior building guidelines to achieve high quality building standards. It is envisioned that this commitment to excellence will be continued into the future development of Nechako Corners and Nechako Terrace to guarantee that the new neighbourhood meets the vision of the Neighbourhood Plan and exceeds the expectations of the community.

ENHANCEMENTS TO THE NORTH NECHAKO NEIGHBOURHOOD PLAN

Our vision for the Nechako Corners development aligns directly with the Neighbourhood Plan which is to create an area with a variety of mixed land uses that encourages compact development, promotes a pedestrian and bicycle friendly environment and strengthens neighbourhood character. The existing site of Nechako Corners has some historical terrain issues and because of this we have created an enhanced land use plan to better reflect future development. This update plan includes:

- A reduction in the Neighbourhood Plan area previously allocated for multiple family development.
- A proposal to include two apartments on the property located across from the commercial site.
- Each apartment is proposed to be 3 storeys in height and will contain a maximum of 36 units each. Although the apartments will be 3 storey in height, with the increased height of the landscaped berm the apartments will not be visible from North Nechako Road or from the North Meadows neighbourhood.
- The commercial area is proposed to be increased in size to accommodate a large footprint food store. This will create a modern and attractive space that will encourage not only a food store but other unique retail opportunities that align with the Neighbourhood Plan.
- We are going to increase the height and width of the landscaped berm along North Nechako Road for better visual screening and noise attenuation.
- The proposed land use plan changes reflect an overall reduction in the total number of dwelling units that were originally outlined within the Neighbourhood Plan.

Please Respond by April 18th, 2022



**Nechako
CORNERS**

Proposed Land Use Changes

DEVELOPMENT TIMELINE

If the land use change process is approved, the construction of Dever Road would begin in the Spring of 2023. Construction of the commercial retail area would begin in the Fall of 2023.

PUBLIC CONSULTATION PROCESS

The land use change application is still in the early stages and has not yet been presented to City Council. The responses received as a result of this letter will be summarized and provided to City Staff and City Council when the application is ready to proceed to 1st and 2nd Reading.

Residents who are interested in the proposed land use changes are invited to participate in this initial public consultation process via the following ways:

1. Written submission (received by email or Canada Post).
2. Phone calls via the contact information provided below.

Please do not hesitate to contact the undersigned if you have any questions or require additional information.

We look forward to hearing from you.

Redacted

John A. Brink, O.B.C., LL.D (Hon), DTM
Founder, President & CEO, Brink Group of Companies

Sincerely,

Redacted

David J. McWalter, P.Eng (Retired)

McWalter Consulting Limited
2665 Ridgeview Drive,
Prince George, BC
V2K 4C8

Redacted

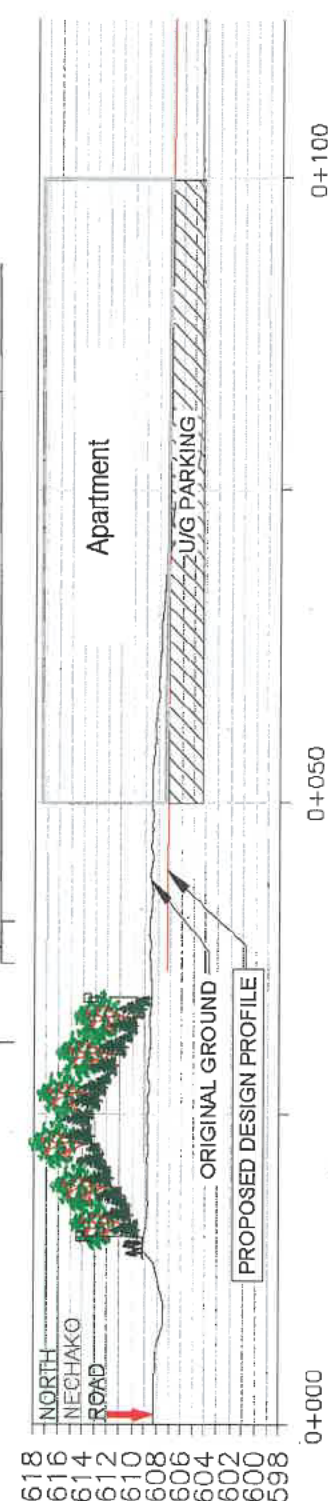
Please Respond by April 18th, 2022



AERIAL PHOTO



PROPOSED ZONING AMENDMENT



618
 616
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Redacted

From:
Sent:
To:
Cc:
Subject:

Redacted

Nechako Corners - Proposed Land Use Changes

Good morning Rob,

Thank you very much for your comments. You were the first to respond thank you!

Without being unduly argumentative, I am happy to provide you with a few additional factoids for your information.

The decision to reduce the number of multiple family dwellings was made so that a higher quality Commercial development could be constructed at the Foothills Boulevard /North Nechako intersection. The Brink group does not want "just another strip mall" at this prime location. We are currently working with a marketing/development team to design the Commercial Centre for the benefit of the Nechako Bench residents.

The berm will be an "engineered berm" using appropriate materials and will be fully landscaped. Mr. Brink insists on quality work, and the berm will be no exception. I am not aware of any landscaped berms, constructed by the Brink Group that are unstable

Given that 5 acres of the proposed development site will be converted from "multi-family" to "commercial", the number of residential dwelling units will certainly decrease. How can it be otherwise?

Finally, your comments with respect to the provision of parks in the Nechako View and the Nechako Waterfront subdivisions are incorrect. It is a requirement of the Local Government Act that any new residential development created by subdivision must provide a 5% Parkland Dedication, either in the form of land or cash. The ultimate decision maker that decides "Land or Cash" is the City of Prince George. In this instance, the City of Prince George determined that the general Nechako Bench area had a sufficiency of parks, and they chose the cash option. I recall that the cash donation to the City for the Nechako View subdivision was in the order of \$150,000. The Nechako Waterfront subdivision is a strata subdivision, and in addition to the payment of parkland fees of \$34,400, the Nechako Waterfront subdivision will have internal parks for the benefit of the strata residents. The park renderings are presently in their final stages of development, and it is planned that these beautiful internal parks will be constructed this Summer.

Thank you again for your comments. Your email will be provided to the City of Prince George for their consideration.

Sincere regards,

David McWalter, P.Eng. (retired)

-----Original Message-----

From: Rob Burton *Redacted*

Sent: April 4, 2022 11:43 AM

To: *Redacted*

Subject: Response to proposed changes

To Mr McWalter

I'm opposed to the proposed land use changes.

Brink Group of companies wants to reduce the number of multiple family dwellings in favour of commercial development.

The required height of the landscape berm would not make a visual appealing view, and I would wonder how stable this berm would be, as I've noticed on previous berm construction, that the developers just throw dirt up in a pile and call it a landscaped berm.

Also the total number of dwelling units will not be reduced , the number of occupants will increase, affecting traffic , both vehicle and pedestrian. I would also like to say the Brink Group of Companies , developed Nechako View and Nechako Waterfront subdivisions both with no community play grounds or parks, therefore relying on Edgewood school for these amenities costing the school district #57 and the (PAC) which built the playground through ambitious fund raising. Not to mention the cost of up keep and any upgrades and/or replacement of equipment and the grounds.

In closing, I am a long time resident of Edgewood Terrace, this is not in line with the official community plan and adds unnecessary stress to the current community.

With Regards

Rob Burton

Sincerely,

David

David J. McWalter, P.Eng (Retired)

McWalter Consulting Limited
2665 Ridgeview Drive,
Prince George, BC
V2K 4C8

Redacted

Redacted

From: ***Redacted***
Sent: May 20, 2022 3:05 PM
To: 'Chris Smith'
Cc: ***Redacted***
Subject: RE: Nechako Corners proposed development

Good afternoon Chris,

Thank you very much for your detailed responses to the public consultation document that was distributed to all the residents of the Nechako Bench, including the North Meadows subdivision.

I particularly appreciated your comments regarding the North Meadows residential subdivision. This particular subdivision was one of the very first projects that I worked on when I arrived in Prince George in 1979.

The current Official Community Plan identifies North Meadows as an area of "Single Family or Two Family Residential" development, and the current Zoning Bylaw is consistent with the OCP and designates the entire subdivision development as "Single Family Residential". These particular land use designation has been in place since the original subdivision was developed in 1979/1980. Contrary to your email, the North Meadows subdivision should not be considered as "rural".

In recent years, the Nechako Bench has witnessed increased residential development, which has been developed in accordance with the City's Official Community Plan. The Nechako Benchlands is an attractive area with gravel soils, a strong elementary school, and with a relatively close proximity to downtown. As the Nechako Benchland area develops there is an increasing demand for local shops, local services and local amenities. The subject property located at 5001 North Nechako Road includes the development of an upscale shopping centre which will be designed to provide these facilities in full compliance with the Neighbourhood Centre policies contained in the Official Community Plan. The OCP designates the subject property as a Neighbourhood Centre, with the requirement to provide the noted services with easy access to the local Nechako Benchlands area. The proposed Neighbourhood Centre is flanked by both Foothills Boulevard and by North Nechako Road which are both designated as city Arterial Roads which are designed to provide easy access to all residents of the Nechako Benchlands. From a planning perspective, the subject property is an ideal location for a Neighbourhood Centre. There are no other shopping facilities within 5km of the North Nechako Road/Foothills boulevard intersection, except for a very small convenience store located with the nearby mobile home park.

The Nechako Corners development will be constructed by the Brink Group, who are presently constructing other Nechako Benchlands residential projects including the Nechako View, Nechako Terrace and the Nechako Waterfront subdivisions. The Brink Group has a solid reputation for the creation of quality developments with strict building schemes, large lots, and attractive subdivision design featuring including desirable cul-de-sac properties. The Nechako Corners development will be no different.

The primary differences between the North Nechako Neighbourhood Plan (NNNP) and the current development proposal are threefold: -

1. The enlargement of the proposed Commercial area to 4.1Ha (approximately 10acres) to accommodate an upscale shopping centre which will include a full-service food store, local services, coffee shop mixed use retail stores and other amenities which will become available to the Nechako Benchlands residents. It is envisaged that the proposed Commercial area will be much more than a typical Prince George strip mall. The proposed shopping centre will become a "people place" with a wide range of services and amenities where people can gather in a visually attractive, and landscaped surroundings.
2. Two modest apartment buildings are proposed to be located immediately adjacent to the enlarged shopping centre. From a city planning perspective, multiple family development works best when higher density developments are located within easy walking distance of community services and shopping amenities. The proposed twin apartment buildings will be limited to a maximum of 36 dwelling units each. The proposed apartment buildings will be surrounded by quality landscaping elements including mature trees, a landscaped berm and walking trail.
3. The total multiple-family residential development area that was previously proposed in the NNNP has been significantly reduced, and replaced with an enlarged shopping centre and two RT3 residential cluster developments which are limited to single family and two-family structures.

In the remaining 2.94 Ha (approximately 7 acre) RM3 development area, no apartment buildings will be permitted in accordance with the NNNP, and this restriction will be enforced with the application of a Section 219 Covenant which will be registered on the property title. In all other aspects, the Nechako Corners comprehensive development proposal is identical to the 2019 vintage NNNP.

Overall, the total number of residential dwelling units will be reduced when compared to the NNNP. Thus, the traffic volumes will also be reduced, and will be well within the functional capabilities of the adjacent North Nechako Road and Foothills Boulevard arterial roads. In addition, as residential development proceeds within the Nechako Benchlands area, the following three intersections on North Nechako Road will be upgraded and provided with safe and protected left-turning lanes and deceleration lanes similar to the existing intersection located at Churchill Road and North Nechako Road.

1. North Nechako Road and Arend Drive
2. North Nechako Road and Fairburn Road/Dever Road
3. North Nechako Road and Slate Avenue/North Meadow Road.

In recent years, the housing demographics have changed significantly within the City of Prince George. Single family residences are no longer the most prominent form of housing that is being developed in the city. Within the past three years, for a variety of reasons, primarily affordability, the construction of medium density, multiple family residential development has outpaced single family development. With increasing interest rates, and increased mortgage costs, this trend is projected to continue.

In summary, I appreciate the receipt of your comments. Hopefully I have addressed

-----Original Message-----

From: Chris Smith *Redacted*
Sent: April 18, 2022 7:31 PM
To: *Redacted*
Subject: Nechako Corners proposed development

David J McWalter,
John A. Brink,

David and John,

I am a resident of North Meadows, which is the subdivision directly across from your proposed development at Nechako Corners on North Nechako Road. I have been a resident of the subdivision since 1988, and have seen much of the development in the area. I originally chose this area to live because of it's rural and non-urban nature, and to continue to live here for the same reason.

Since 2010 I have purchased an empty lot in the subdivision, and built a retirement home on the empty lot. Even though North Nechako Road has become much busier in recent years, the area still retains the non-urban, non-commercial charm that it had when I built my new home here.

When John Paolucci, of Rolling Mix, began to develop the gravel pit property

across the road from us, I was impressed to see that many residents, likely more than 200, became involved in the community planning process. Residents expressed some valid concerns at the time, and these still remain as fundamental concerns with your proposed development. Residents were also impressed by the consultation process that the City of Prince George and Rolling Mix participated in with the local residents.

What makes this area of the city so desirable to live in includes residences with low profiles and large lots, lack of commercial development, no apartments, low density housing, the park like setting, and the availability of trails to the Nechako River. The main concerns of residents were that the development would remove much of the existing forest without replacement, increased traffic without mitigation measures, intrusion upon existing privacy by “high rise” buildings, and the loss of the "semi rural feel” of the neighbourhood. As a result, Rolling Mix planned, and had approved, a neighbourhood plan that recognized the concerns of the residents. There was a large berm constructed to retain the views, and the elevation of the developed lots were lowered. Outside of the berm a trail was constructed, and improved quality street lighting was installed.

The proposed Nechako Corners development has not properly addressed the concerns of residents. First, the density of the proposed development is far beyond what the City approved for the previous plan. The previous approval had no apartments, and had no commercial centre. Generally, the previous development approval maintained the “semi-rural” appearance of the neighbourhood and the surrounding area.

Nechako Corners concerns me personally, as it is proposed, and I cannot support it in its’ present form. Apartment buildings are by their very nature, high density. The present residents the area are against high density housing, as they indicated when surveyed regarding the previous proposal. Personally, the idea of a treed berm to hide the apartments is ridiculous and fraudulent. Please don’t insult our intelligence, as the proposed berm will require almost 100,000 cubic metres of fill, and nearly 1200-10m trees to be even slightly effective. Your supplied drawing is completely off scale.

There are almost 600 vehicles per hour passing the entrance of the proposed Dever Road during busy hours. Your plan will create a serious traffic hazard at this intersection with the high density housing. You have no plan to mitigate this.

Presently, there are over 700 new apartment units recently built, and being

built, in Prince George. Why do you need to build another apartment complex where it isn't wanted?

Please do not include apartments in your Nechako Corners development.

**Thank you,
R.V.S.P.,**

Chris Smith, B.Ed (Honours) Ed. Cert., M.Ed (2012).

Redacted

Redacted

From:
Sent:
To:
Cc:
Subject:
Attachments:

Redacted

RE: Proposed Land Use changes Nechako Corners
North Nechako Road - Arend Drive Intersection.pdf

Good afternoon Leslie,

Thank you for your recent email respecting the proposed land use changes for the property located at 5001 North Nechako Road.

I am happy to answer your questions.....

In your introductory comments, you made two preliminary comments:-

1. The “historical terrain issues” were associated with the mining operations performed by the previous property owner, when the subject property was utilized and developed as a gravel pit. As you can imagine, the excavation of the gravels left the area with some significant slopes on portions on the property. The updated land use changes take account of these terrain issues, which are now reflected in the updated mapping and zoning designations. When the previous North Nechako Neighbourhood Plan (NNNP) was prepared and adopted, the gravel pit was still in operation.
2. The proposed land use changes reflect only the property owned by the Brink Group at 5001 North Nechako Road. The remaining areas covered by the North Nechako Neighbourhood Plan have all been successfully rezoned by others in accordance with the NNNP recommendations.

The answers to your specific questions are as follows:

1. The commercial area has been expanded to 4.1Ha in order to create an upscale shopping centre, and not just another strip mall. It is envisaged that the shopping centre will include a large format full-service store with additional niche commercial stores (retail, service and dining) to service the Nechako Bench area. To permit the expansion of the Commercial area, the adjacent RM3 (Multiple Residential) area has been reduced in size by approximately 1.9Ha
2. The location of the road accesses to the overall development property will remain unchanged. The proposed access from Foothills Boulevard will remain in the same location as originally proposed, however, this particular access will now create a divide between the proposed Commercial and Multiple Residential areas.

Additional questions regarding the proposed twin apartment buildings :-

- 1. Your interpretation of the cross section is absolutely correct. The berm will be 4.5m high with treed landscaping which will provide additional screening, which will provide additional height to the berm. The Nechako Road facade of the berm will include an extension of the partially completed walking trail.**
- 2. Given the adjacency of the berm to North Nechako Road, and given the height of the proposed berm, the proposed apartments will not be visible by pedestrian or vehicular traffic traversing North Nechako Road. From a point further north, within the North Meadows subdivision, the top of the proposed apartment buildings may be visible. However, with the siting of the proposed apartment buildings (ie perpendicular to North Nechako Road), the massing of the building will not be significantly worse than a typical single family residence which can be constructed to a similar height of 10m. However, your point is well taken, and I will ensure that the berm landscaping plans include enhanced vegetation in the areas located immediately north of the proposed apartment building.**
- 3. The future road improvements on North Nechako Road can very easily be contained within the existing North Nechako Road Right of Way. North Nechako Road is a City arterial road with an enhanced ROW width. I am presently working on a similar intersection at North Nechako Road and Arend Drive which is planned for construction later this year. I have attached a copy of these intersection drawings for your information. The width of the AG (Greenbelt) strip along the south side of North Nechako Road will be retained exactly as prescribed in the NNNP. North Meadows property owners will not be losing any greenspace.**
- 4. The remainder of the RM3 area is occupied by one of these “historical terrain issues” and presently contains a relatively steep embankment. The slope in the remaining RM3 area will be softened, and the entire remaining area will be landscaped downslope to the proposed RT3 (single- family strata development area).**
- 5. Given the expansion of the proposed commercial area, and given the significant reduction in the lands identified as RM3, the overall development density will be reduced. The proposed RT3 area will be developed in a similar fashion to the Brink Nechako Waterfront Strata development and will consist primarily of single family residential development. The remaining RM3 (multi-family residential development located south of the shopping centre specifically prohibits apartment style buildings, and the initial plans are for townhousing.**

Your comments with respect to the existing Nechako View subdivision, and the Nechako Terrace subdivision (presently under construction) reflect a misunderstanding of the role that the City of Prince George plays in the land development process. The development projects created by the Brink Group are exemplary in every way and these named developments far exceed the basic City of

Prince George residential subdivision development standards. A classic example is the recently completed Nechako Waterfront strata development where the park developments far exceed those provided by any other residential subdivision in the City of Prince George. In accordance with Provincial law, every residential subdivision development in the Province of British Columbia is required to allocate 5% of the total lands for the development of neighbourhood parks. Ultimately, the City of Prince George determines whether to accept the 5% dedication in the form of either parkland or in the form of a cash contribution equal to 5% of the land value. In the case of the Nechako View subdivision, parkland in excess of 5% was offered to the City of Prince George, however, in their infinite wisdom, the City chose the cash option, and Mr. John Brink provided the City with approximately \$200,000 for the development of neighbourhood parks. In the case of the Nechako Terrace subdivision, the City chose the parkland dedication option consisting of walking areas located immediately adjacent to North Nechako Road. The chosen lands were subsequently dedicated to the City of Prince George by the previous owner of the subject property. Your comments respecting Mr. Brink are unfair.

As the development proceeds, I would be happy to answer any of your additional questions or concerns.

Sincere regards,

David McWalter

From: Leslie Bush *Redacted*
Sent: April 18, 2022 11:37 AM
To: *Redacted*
Subject: Proposed Land Use changes Nechako Corners

Mr McWalter

I am writing to provide some initial comments on the proposed land use changes to the Nechako Corners development at the corner of Foothills Blvd and North Nechako Rod. I am a resident of North Meadows Subdivision.

Firstly, I find it interesting that the "historic terrain issues" were not factored into the neighborhood plan. I would appreciate more information on the nature of these issues.

Secondly, this communication speaks only to a small portion of the area to be developed and is mute on the rest of the development. I find it hard to comment effectively on less than a quarter of the total area to be developed. More information would be appreciated.

However, here are my comments/questions to you.

Regarding the proposed Commercial Area.

1. What is the new size of the commercial area? The neighborhood plan had 2.2 ha. designated, what is the new proposed size.
2. Where will the main access points be? The neighborhood plan drawings from October 2018 showed a road entering from Foothills Blvd half way through the original RM3 portion south of the Commercial (C3) portion, approximately where you seem to be proposing the new C3 boundary to be. Is this road still planned? Will there be road access onto Dever Rd?

Regarding the apartment buildings: While I am not necessarily opposed to the apartment buildings per se, I do have concerns about the siting of these buildings.

1. I see by your proposed design profile that the apartments will be located very close to North Nechako Rd, approximately 50 m from the road midline (I am presuming midline from your diagram) and at approximately the same grade.
2. Your diagram does not support your statement that the berm will hide the apartments from view of North Meadow residents. The apartment shows to be approximately 11 m tall and the berm only 4.5 m tall. The North Meadow properties are elevated from North Nechako Rd, equal to the south side. So how big will this "enhanced" berm be in height and width. Have you proven the sight lines to make your statement?
3. I do not believe the 50 m proposed distance from North Nechako Rd to the first proposed apartment building is adequate to maintain the greenspace buffer, a designated trail as shown in the Neighborhood plan, the increased size of the berm AND allow space for the road engineering upgrades (the turn lanes identified in the Neighborhood plan diagrams) that will be required on North Nechako as soon as the commercial property begins to be developed. North Meadows property holders should not lose their greenspace buffer on the northside of North Nechako Rd for this development. Especially when we need to retain it to reduce noise, dust etc while the Nechako Corners development is progressing.
4. I would like to see more detailed plans showing what is planned for the rest of the RM3 portion where the apartment blocks will be placed.
5. You speak to a reduction in the total number of dwelling units for the RM3 portion of the plan, but what are the plans for the rest of the Nechako Corners property, especially the RT3 portion east of your proposed apartment buildings and the remainder of the RM3 portion directly south of the Commercial portion?

You speak to the intention to develop this whole site (Nechako Corners and Nechako Terrace) as per the objectives of the Official Community Plan and the Neighborhood plan. The Plan's vision was to create a "vibrant, walkable, and connected community that seeks to respect the natural environment and maintain its natural assets and views". What specifically are the plans for Nechako Corners and Nechako Terrace to fulfill the plan's vision? You speak proudly of Nechako View and Nechako Waterfront as examples of excellence, but those developments do not instill faith that these developments will adhere to the neighborhood plan vision. Nechako View's lack of greenspace, trees and natural areas, its non-walkability, as well the lack of a buffer between the houses and the roadway makes this development an eyesore on the North Nechako road corridor. Mr. Brink and his development company will need to do much better here.

I'm sure you and Mr. Brink are aware that COVID has changed the way we look at neighborhoods, as it has increased awareness on how important opportunities for outside activity within the neighborhood is for Mental and Physical Health. Mr. Brink advertises his commitment to a healthy lifestyle through social media. Small changes from the

neighborhood plan to enhance a green neighborhood could show that commitment, and I believe it would enhance its appeal to future residents.

I look forward to your response to my questions.

Leslie Bush

Redacted