

STRAWBERRY MEADOWS

SURVEY RESULTS

February 2022

Method for Analysis

The results of the survey was compiled and organized based on all responses received as well as by geographical area. The geographical areas chosen were based on:

- (1) Responses from Strawberry Meadows residents
- (2) Responses from Kildala residents
- (3) Responses from Nechako, Whitesail, and Cable Car residents
- (4) Responses from residents outside the District of Kitimat

The respondents self-identified the neighbourhoods they lived in. Staff chose to delineate the responses by geographical area so it was clear the responses that came from the Strawberry Meadows residents and residents who lived outside of the neighbourhood. Staff decided to delineate responses from the Kildala neighbourhood as well due to the neighbourhoods proximity to Strawberry Meadows and that Strawberry Meadows has often been considered a part of the Kildala neighbourhood. District staff have consolidated the multiple choice questions and have analyzed common themes in the written comments as well as providing most of the written responses from the community for verbatim.

Please note when reviewing the graphs, that there were only 4 responses from residents outside the District of Kitimat, so one response impacts the overall response percentage greater than one response would for other areas that had more responders.

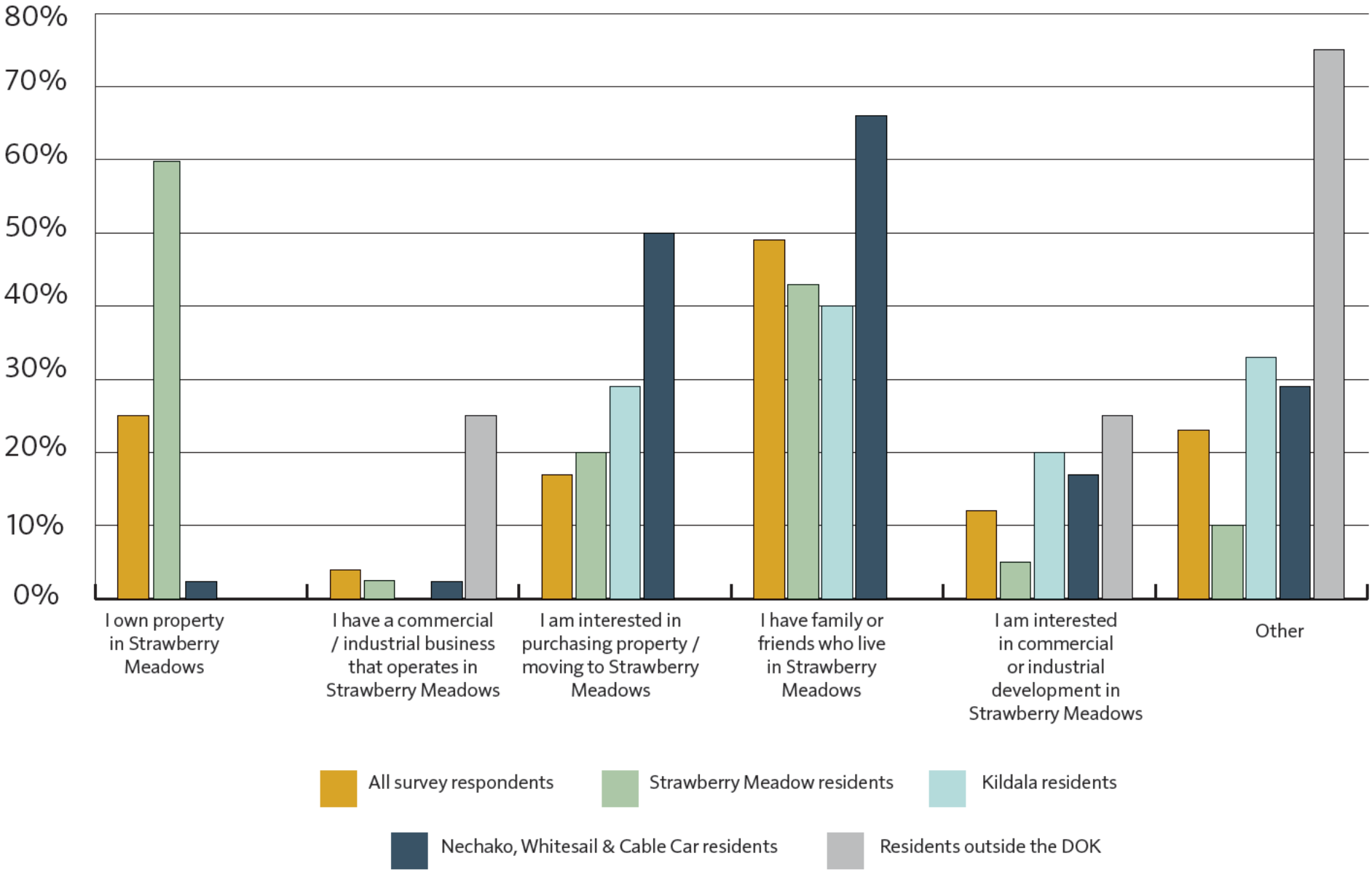
Overview

The survey was made available for 2.5 weeks and was posted online on the District of Kitimat's social media accounts and website. Hard copies of the survey were available at the front desk of City Hall, Riverlodge, the Library, and the Aquatic Centre. Notices advising the public of the survey was also posted at the bulletin boards at each noted location. The survey was also emailed directly to the Strawberry Meadows Neighbourhood Plan working group.

There was a of 101 responses for the survey and 40% of the respondents live in Strawberry Meadows. 36% of the respondents have lived in their neighbourhood for 20+ years, followed by 34% of respondents who have lived in their neighbourhood for under 5 years. The primary age cohort of respondents were between 35 to 54 years (59%), followed by 20 to 34 years (19%)

Survey Results

1.0 Please indicate your interest in the Strawberry Meadows' neighbourhood. *(check all that apply)*



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Written responses from respondents who chose "Other"

Strawberry Meadows Residents:

- "There should be a time limit for building houses after the property is purchased and there should be no commercial vehicles operating under a business in any of the residential lots"
- "Keep as a residential area"
- "Commercial lots should be grouped south of the camp only 10 to 12 lots. (at this time, another area at some time maybe required) not scattered amongst residential lots."

Kildala Residents:

- "Interested citizen in seeing the community become more modern and fun."
- "I am interested in the development plans in this community."
- "I am interested in how this may affect Kildala."
- "no real personal interest."
- "i cycle frequently-2 to 3 times a week in Strawberry Meadows; I access the Minette Bay West park through Strawberry Meados."

Nechako, Whitesail or Cable Car Residents:

- "We are interested in green areas for our community and areas where we can bird and we are keen on the critical estuarine environment."
- "Because its part of Kitimat, the town I live in. I may, in future, be interested in purchasing property in the Meadows neighbourhood."
- "Interested in how the town will evolve and what will be offered in the development."
- "General interest."
- "Strawberry meadows is very similar to cable car. Any comments I make will be in the best interest of the private home owner. I was extremely disappointed when the TSW building was approved when the so many residence of the area did not want it. I believe they were blind sided."
- "I live in whitesail."
- "Recreation: Our family walks and bikes through Strawberry Meadows as a scenic route linking other destinations in Kildala and downtown, and as a way to access Minnette Bay park and Pine Creek."
- "I am interested in community and I walk there."
- "I'm interested in seeing it made into a nature reserve area for the public."

- "I am interested in the town plan and how the town is developed."
- "None of the above."
- "I am interested in Kitimat's livability as a whole."

Residents outside the DOK:

- "Haisla resident."
- "Pipeline right-of-way."
- "I am interested in making Strawberry Meadows my permenet home but I do not want the area to become urbanized because the whole point of living there is to live rural."

2.0 What is working in Strawberry Meadows and what is not working?

Written responses from respondents

Strawberry Meadows Residents:

- "Commercial truck traffic and dump trucks pose a huge risk to pedestrians and rural lifestyle. Noise pollution is a growing concern including back up alarms all day."
- "The biggest problem is that people have been allowed to use properties in the strawberry meadows for commercial use without the proper zoning and running business without building or being a former resident and the district of kitimat is doing nothing about this major problem there are multiple commercial operating businesses causing unnecessary traffic and noise and messes on the roads putting everyone at higher risk for injury there should be not future development in strawberry meadows until all these business are removed."
- "New commercial and manufacturing developments have added unwanted noise. I would like to see better walking trails around and through the neighbourhood. I think the Dementia/Community Centre is a great idea and needs to be prioritized."
- "Residential neighborhood, not commercial….this is very discouraging for people that like a quite neighborhood."
- "It should only be a residential area. It should maintain most of its greenspace. It would be nice to have the city bus go through there for students or anyone else who would prefer not to drive or does not have the ability. A childrens playground would be nice as well. "
- "No city bus or school buses. Kids can't walk to school from here. A couple more lights would be ideal as well. A park or green area is much needed. There are so many kids, especially on elderberry."
- "If someone wants to do something different here - they can apply to rezone. If the neighbours are in agreement - it shouldn't be a problem. Except TSW building - everyone was totally against the height and it still went through. So.... I guess it ends up being what the DOK wants."

- "It's a mess. Rural here. Commercial there. I didn't buy down here to have dump trucks and semi's driving down a residential street. Also, The speed limit it 30km and I'm not exaggerating when I say people fly down here going at least 80km."
- "The backroad trail system is great.. if it can all connect but it's very rugged and rough."
- "Too many large trucks."
- "Construction businesses run out of people's homes is not working, I live on Elderberry and see trucks especially for [redacted] [contractor] flying in and out of the neighborhood, [redacted] [contractor] as well is always trucking but they do a much better job of managing speeds. This traffic also with [redacted] [contractor] trucking snow down this street makes it a hazard to be out with my kids on the street and absolutely not by themselves."
- "I like the large properties and rural feel of the area, it's nice to have that so close to town. A large issue is the amount of industrial traffic in the area (not LNG related) by local contractors. The area is a mess of development with residential, institutional, camps and industrial properties all within a small area."
- "Having large rural space in close proximity to city centre."
- "Love it here."
- "I would say the being on elderberry and such a long stretch that the lack of lights is a potential hazard, this road is pitch black, even a small amount of dim light would be an improvement."
- "Once homes are built hopefully it will be a nice quiet area with no large dump trucks, loaders etc. So far I love how helpful people are and how people look out for each other. Love the space to have chicken etc."
- "Working: space, forested, Not working: work trucks going up and down Elderberry all day long and going much faster then the speed limit No street lights."
- "The amount of heavy equipment traveling through out area is awful. Big trucks zoom by all day long at significant speed. The peaceful private serenity we once had when we first moved is gone. The camp is an eye sore for our neighborhood as well as all the machinery and piles of soil on business properties along Loganberry."
- "Working is the peacefulness and would have no objection to seeing future developments for families and individuals to use and enjoy Minimal lighting I find deters crime as perpetrators with flashlights would stand out more visibly."
- "Working: Community is aligned for 'country living'. Quiet neighborhood. Not working: Council doesn't respect residents desire to keep businesses and 'development' separate from the large single family properties."
- "Impossible to comfortably walk throughout the meadows with children. No sidewalks and often traffic driving well over the speed limit. Back Trails are nice."
- "I enjoy living in a quiet neighborhood, but do no enjoy businesses with large vehicles and machinery making the street busier than it needs to be. I have small children who walk and play near the street and the traffic does not obey the speed and often drive dangerously. I would prefer if businesses did not operate in a residential area. In the summer there is also excess traffic heading to Minette bay that speed down Elderberry as well."

- "A few things. We often walk around the neighbourhood and there are no garbage cans unless you're on the main road. Also the increase in industrial Vehicles is alarming. This is supposed to be a residential neighbourhood. Though my grandchild is not school-age yet but I am concerned for that time walking in the Meadows. I don't agree with the industrial properties here other than the original owners of the Meadows who created the neighbourhood."
- "We don't have a View of the mountains because of the high trees all around. So that is the only thing that doesn't work for me."
- "Keep the commercial properties together on both sides of the street. It will keep the neighborhood.intact. without more traffic."
- "Nice area. 3 way intersection is annoying and confusing, just make it a 3 way stop."
- "Lot sizes are good. Negatives, no sidewalks, no parks, no convenience stores."
- "1- No speed limit enforcement, start writing tickets !!!! 2- shut down commercial lots in residential areas."
- "Not much is working in Strawberry Meadows. Lots of speeders, local commercial businesses, dump trucks that work at all hours that muddy up the roads. Feels like service centre and businesses that just do what they want without repercussions. The work camp is also a eye sore and the woman's shelter is breaking ground soon is going to be towering. Hopefully Strawberry Meadows is fully developed soon so there is no more surprises to the county feel. Seems like they need actual rules to be followed down here not just do what you want. Hopefully someone other than [redacted] has a vision of Strawberry Meadows and completes it within a reasonable timeframe. Otherwise we are going to be living in a ongoing construction zone with no relaxing time."
- "The access to the river and ocean is nice. The Trucking company's are loud and disruptive all day, it has a feel of service centre with large amounts of traffic and lots of people that speed. The large trucks leave pot holes on some roads. This isn't pipeline traffic, this is local businesses."
- "Working: Rural acreages close to community amenities. Quiet. Dark (no street lamps). Not working: Telus services not extended. Completion of development will reduce/remove riding paths/trails. Concerns: changing the basic premise which would result in densification. Current zoning proposals do not impact this but if the basic neighbourhood plan in changed based on significant input from those more vocal than current residents could divert and provide avenue for zoning changes that would result in detrimental outcomes."
- "The lack of sidewalks. Walking along Loganberry Ave is wonderful but in the winter walking on streets is an accident waiting to happen. Is there such a shortage of land we can't have sidewalks ? No it all comes down to cost and maintenance. With the increasing numbers in the elder population it should be a consideration. Also safety for children."
- "Lack of street lighting and garbage cans for dog waste etc. Has been an increase in litter noted in the past year."
- "The placement of the mailboxes are great; the lack of lighting is not great."
- "For the most part it's good. Needs more street lights."
- "The DOK should be aware of said situations and provide said information to those of us in the "patch"."

Kildala Residents:

- "Lights the streets are so dark."
- "The TSW project is a good use of the municipal land on Strawberry Meadows, quiet, safe neighbouhood; not as a esthetically pleasing as it could be - nice houses but bare or undeveloped landscaping, not a lot of street lights for night time safety."
- "What is not working: the work camp. Awful decision to locate it in a new, rural residential area."
- "Not - lighting, partially cleared not built on lots, Yes - size of lots and homes, closeness to town with out of town feel"
- "To experience… price of land in a town with nothing to offer. Price of material on top. Would rather move to another city."
- "Acreage homes."
- "development is working."
- "Lack of walking trails & sidewalks."
- "The 2 way stop at Lahakas Loganberry and Quatsino I imagine will not last long as I see them measuring traffic flow frequently. This will significantly impact Kildala if it is to change. Also the Meadows is in the lower flood plain from my reading and may be significantly affected when the waters rise."
- "I think things are working out ok at the moment."
- "low traffic flow as there are no cycling lanes and no sidewalks."
- "Not linked streets."
- "I think the Strawberry meadows need more lighting, sidewalks (with lighting) and a park."

Nechako, Whitesail or Cable Car Residents:

- "Love the area, would like street lights and play area for kids."
- "The residential commercial blend."
- "No street lighting! No foot paths."
- "There should be a sidewalk or trail system installed through the neighbourhoods."
- "Too many trees are down, also alienated mud sediment and critical habitat for froaging shorebirds. Riparian zone corridors must be respected and incorporated into green spaces."
- "The camp is not working in strawberry meadows. it should be residential homes."
- "Working: beautiful homes and properties Not working: clear cuts of forest and work vehicles speeding on streets."
- "Love the country feeling while in the town. Large lots very good. Should be zoned agriculture should be able to have a farm and outbuilding. I'm not liking the drainage problems, the land is wet and lots of mosquitoes and not liking the need for septic systems. I'd like it to be on city sewer. I'd like to buy land there, but it very expensive."
- "It's a beautiful subdivision, with lovely homes and nicely laid out. Close to downtown and amenities. Homes and acreage are pricey."
- "Not sure."

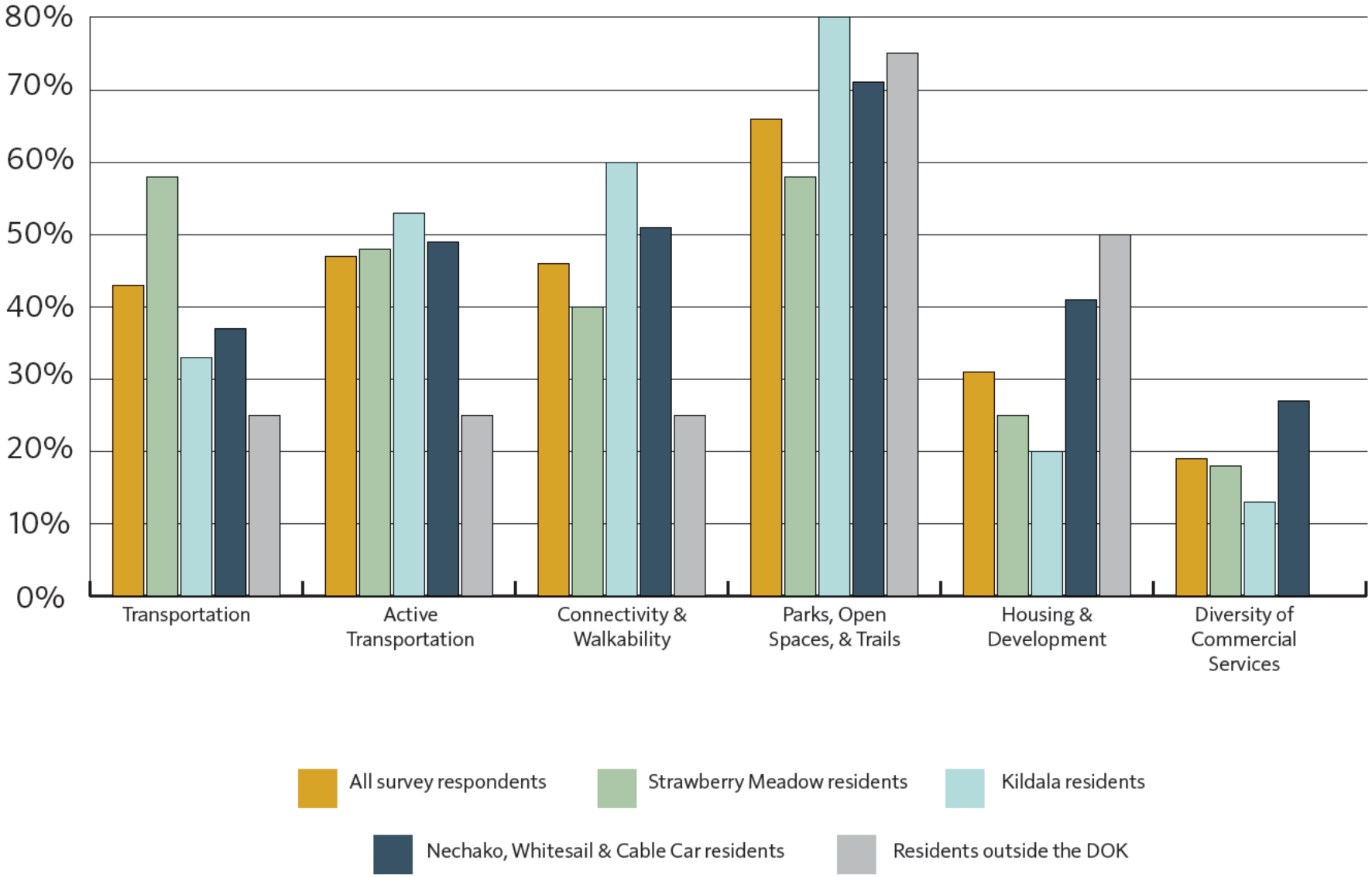
- "Strawberry Meadows just like other areas of Kitimat are great locations. What needs to be allowed is further commercial development all over the town. Let additional businesses come in to grow our town. Let some competition in to the town so that we have more options and can truly shop local."
- "I would like to see street lights at night."
- "I like the trails and the close proximity to minnette bay. I think the trails need to be maintained a lot better and maybe some benches need to placed along the trails.A network of trails all connected from minnette bay all the way to lower dyke."
- "Strawberry Meadows is a travesty to the original town plan and will significantly affect the towns growth and flow into the future. A rural sub-division of Strawberry Meadows type should have been more outside the town core, as was done with the Cable Car sub-division. It makes no sense to have a Cable Car style sub-division right beside the towns core, again this will impede the towns logical, future growth. Strawberry Meadows has been nothing more then disappointing urban sprawl. Of significant concern, a large portion of Strawberry Meadows has been built way beyond and into the flood plain of the Kitimat River and beyond where the dykes have been built and were proposed in the original town plan. This is a huge risk to the property owners of Strawberry Meadows. Further, not giving the Kitimat River a wide buffer (like was done up stream where the dykes have already been built) will negatively impact the ecosystem and health of the Kitimat River. The river buffer and flood plain as laid out in the original town plan should have been followed to protect not only property owners but the health of the river and the fish stocks in it. All that being said, the land on which Strawberry Meadows is built does have significant geotechnical issues, which is partially the reason why it was allowed to be built. As such, I think very careful planning will need to be done to ensure the future growth of Strawberry Meadows and the areas around it are consistent with adjacent developed and undeveloped areas and logically flow. - Lands to the West and East of Strawberry Meadows extending to Minette Bay and the current Dykes should likely be developed in a similar style to that of Strawberry Meadows. - Lands to the North should be planned carefully to ensure a logical transition form the Nechako neighborhood and City Center with their current semi dense Garden City urban design. - And then the lands to the south are likely undevelopable as they enter into the estuary. Since Strawberry Meadows is a Cable Car style sub-division and not the Garden City design of the rest of Kitimat; DOK will need to be very cautions as to how much infrastructure (pathways, manicured green spaces, play grounds, and lighting) is built in Strawberry Meadows. Given the density of the properties and thus the tax revenue of the area, only very limited pathway and park systems can reasonably be justified and supported in Strawberry Meadows. If people choose to live in Strawberry Meadows then they need to accept the fact that they are no longer living in the Garden City portion of Kitimat, and the DOK Council and Staff need to reinforce this as well. If not, then there could be a knock on effect of Cable Car residents also pushing for all of the many expensive amenities of the Garden City in areas that do not justify it; DOK has already seen these demands form residents and have fallen to them with the installation of a playground in Cable Car. That being said, there is some limited opportunity for unlighted gravel pathway/trail development in Strawberry Meadows that may suit the area well and be reasonable for the city to make official and maintain.

- "Nice properties with good upkeep. No lighting on roadways and still looks very 'in/under development' stage."
- "What is not working."
- "It no longer feels safe for walking and biking (compared to a few years ago, before the increase in industrial/commercial traffic). Traffic calming measures would be great, and a designated narrow lane for walking/biking in lieu of sidewalks would be even better."
- "It looks neat & tidy, is appealing."
- "I think residential properties should be limited as the threat of water is possible from the river and the Douglas Channel."
- "What is it, residential or commercial? Hard to tell these days."
- "I like lots of trees between properties, space between neighbours. I don't like how some houses are like massivve mansions and some house look like a garage with a bedroom on top where some lumberjack lives. some unsightly places."
- "Opportunities for larger lots. Looks great."
- "Just a few houses is good."
- "No parks, playgrounds or things for children to do. Property cost is extremely high."
- "Not enough amenities or street lighting."
- "Nice quiet, semi-rural neighborhood. Bike park will be an excellent addition. There seems to have been controversy surrounding a few development proposals."
- "The industrial side of strawberries is not working strawberries meadows was supposed to mirror cablecar and be large acreages."
- "Neighbor attitudes towards the vulnerable."

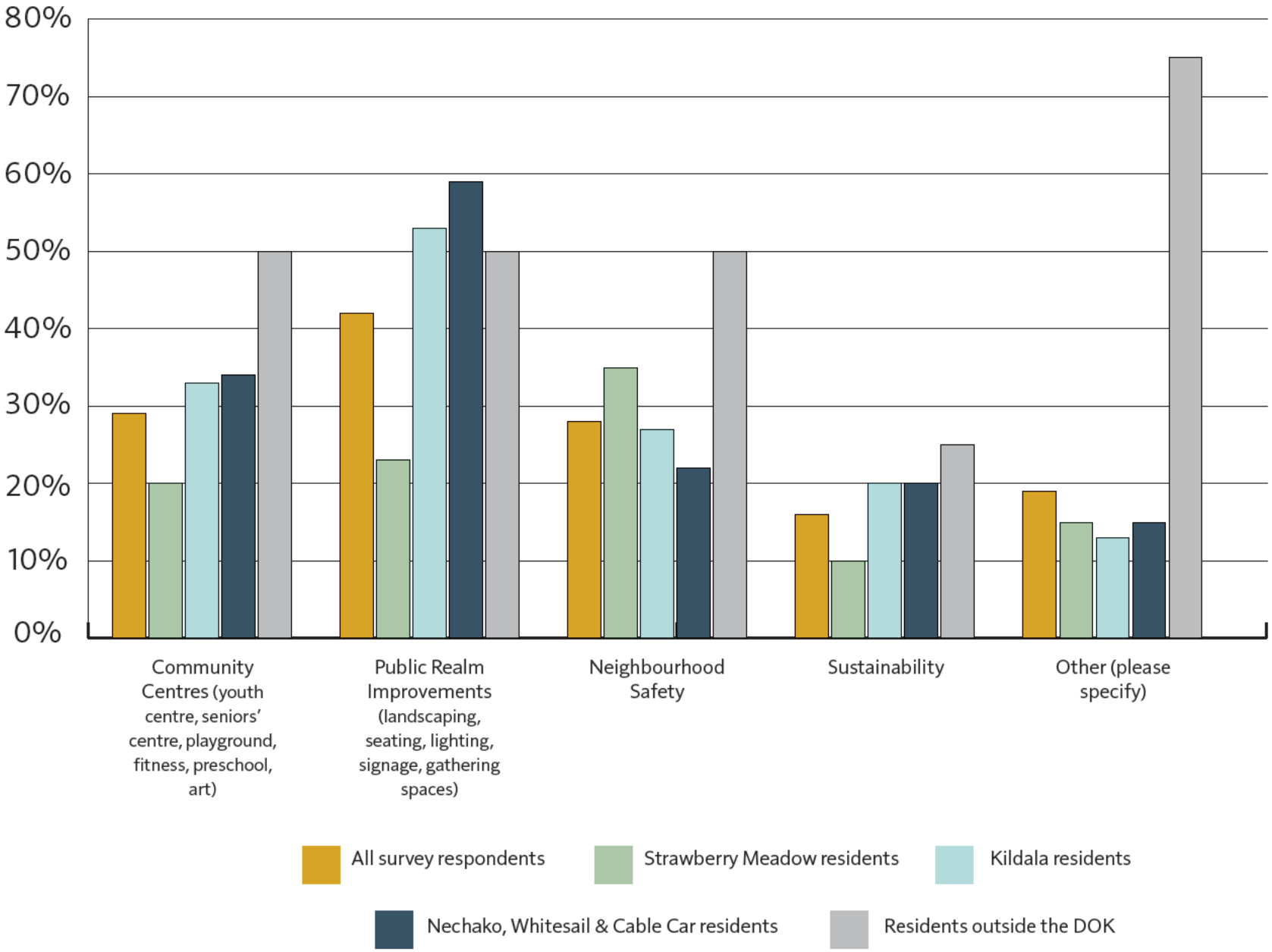
Residents outside the DOK:

- "The erasure of Haisla history & exclusion of places that will help all community members."
- "As a non-resident I cannot accurately comment on what is or is not working within the community."
- "flooding is not working in Strawberry meadows."

3.0 What are the key issues that this neighbourhood plan should address? *(check all that apply)*



3.0 What are the key issues that this neighbourhood plan should address? *(check all that apply)* *continued*



3.0 What are the key issues that this neighbourhood plan should address? *(check all that apply)*

Written responses from respondents who chose "Other"

Strawberry Meadows Residents:

- "Street lights and no commercial business on residential property."
- "The plan should focus on making the neighborhood what is was advertised to be when we purchased our homes and lot, a pristine location!"
- "Leave us alone. We don't need community centers, walkways and parks."
- "I would love to see a children's park added."
- "Keep the Zoned agriculture properties.together across from each other on Loganberry."
- "Leave things how they are."

Kildala Residents:

- "The last time I tried to park in the Meadows area to go for a walk there were numerous no parking signs and the residents were quite vocal."
- "retention of natural wild spaces, eg. trees and creeks and corridors for wildlife."

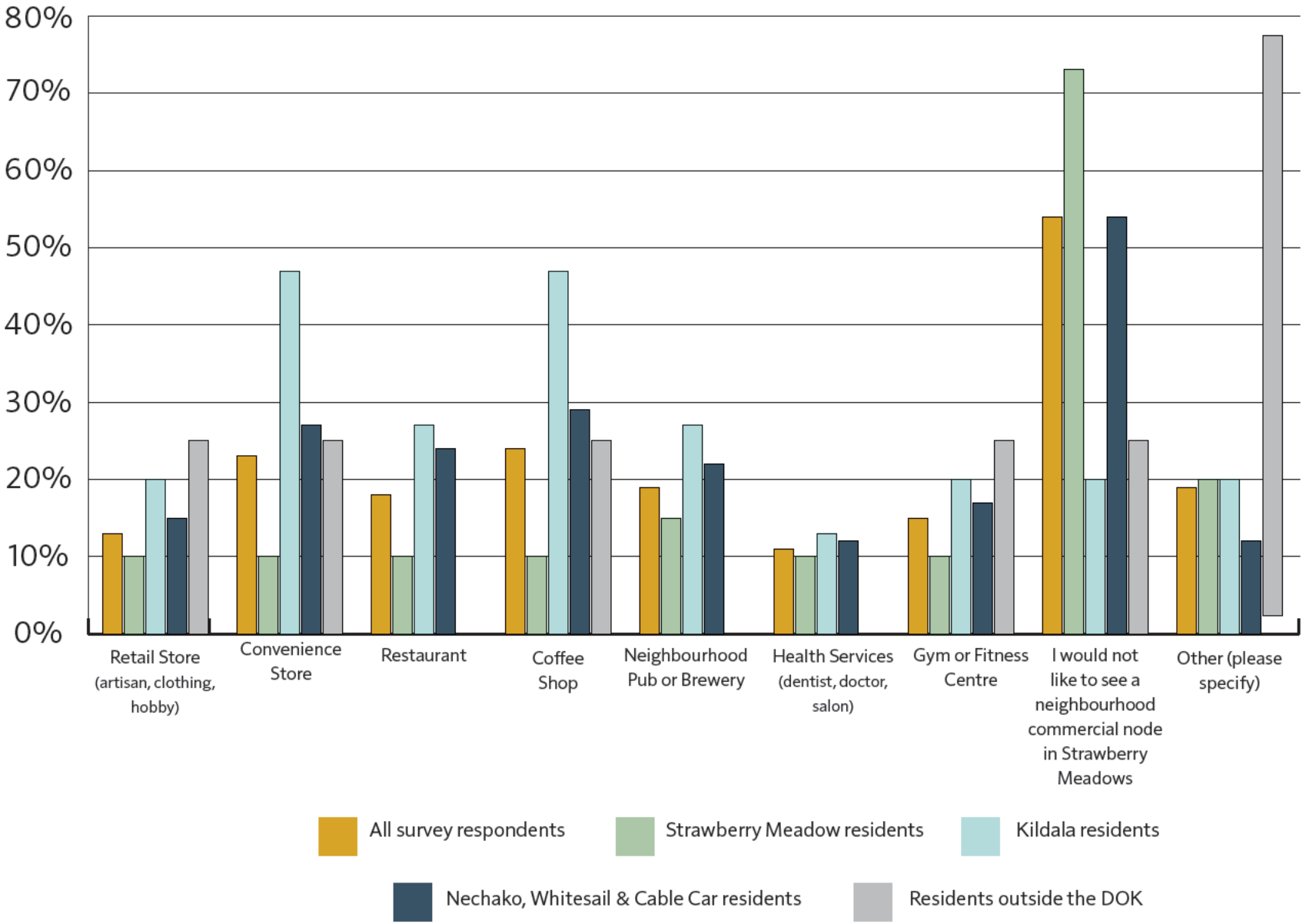
Nechako, Whitesail or Cable Car Residents:

- "Minimal wetland disturbance."
- "Healthy green spaces for aquatic and other species. Need to access and protect adjacent wetlands- viewing structures, and boardwalks."
- "A park able to accommodate Seniors and people with disabilities."
- "The least commercial business the better. I think the home owners appreciate the quietness of their neighborhood."
- "What will happen with the hideous camp once the LNG site is complete."
- "I think you should consider some commercial especially in the area of the camp."

Residents outside the DOK:

- "Inclusion & land back."
- "Pipeline development and maintenance."
- "There needs to be a late night convienant store at least."

4.0 Strawberry Meadows was designed as a low-density residential area to reflect rural living and to not exceed the capacity that the land can support. For the neighbourhood to support additional uses or increased density, the current infrastructure would need to be evaluated and potentially upgraded. If it could be accommodated, would you like to see a neighbourhood commercial node in Strawberry Meadows? If so, what type of uses do you think are suitable? ***(check all that apply)***



4.0 Strawberry Meadows was designed as a low-density residential area to reflect rural living and to not exceed the capacity that the land can support. For the neighbourhood to support additional uses or increased density, the current infrastructure would need to be evaluated and potentially upgraded. If it could be accommodated, would you like to see a neighbourhood commercial node in Strawberry Meadows? If so, what type of uses do you think are suitable? *(check all that apply)*

Written responses from respondents who chose "Other"

Strawberry Meadows Residents:

- "We're close enough to downtown, it's not needed."
- "All these things can be found in our downtown core, no need to add this commercial. A person with a small business that might want to live on the same piece of land would be an asset."
- "This would depend on specific location, obviously I wouldn't like any of these as a neighbour but would be open to areas near the camp that already have commercial lots."
- "A paved walking and riding path well lit up that goes along the water front with benches and leads to a coffe/ ice cream hut."
- "We are running part of our landscape buisness from [redacted] Longanberry it would be nice to see this small area at the start of it be designated as commercial or whatever the right terminology is."
- "new business would be great to see, but in designated properties. not where current houses are built."
- "I have no issue with development of a commercial node. I feel the wording of the question is biased to infer a correlation between commercial development, increased density and breadth of uses and that these cannot be balanced within the premise of the original design."
- "Commercial lots near the camp is a good idea. I wouldn't purchase property to live near there."
- "Light ind. and comm. allowed in/at residential locations... with neighbourly approval(s) i.e. borrow pits, i.e. music teachings, storage facilities, artisan works (to be decided upon), egg sales, garden produce, wood working / finishing, clothing (home fabrication), smoked meats/seafood, massage facility, location for Farmers Market - suggest soccer field on Quatsino (S. Meadows). Depending on infrastructure upgrading to suit increased density brought on by non-low density land use proposals would require additional stakeholder / user groups during planning / eng. etc. to reach fruition. i.e. BC Hydro, City West / Telus, PNG, Civil Eng., Contractions - various disciplines."

Kildala Residents:

- "Art gallery, venue to gather, conference space/rental hall."
- "The TSW and other planned services will require at least a coffee shop for staff and clients."
- "unsure."

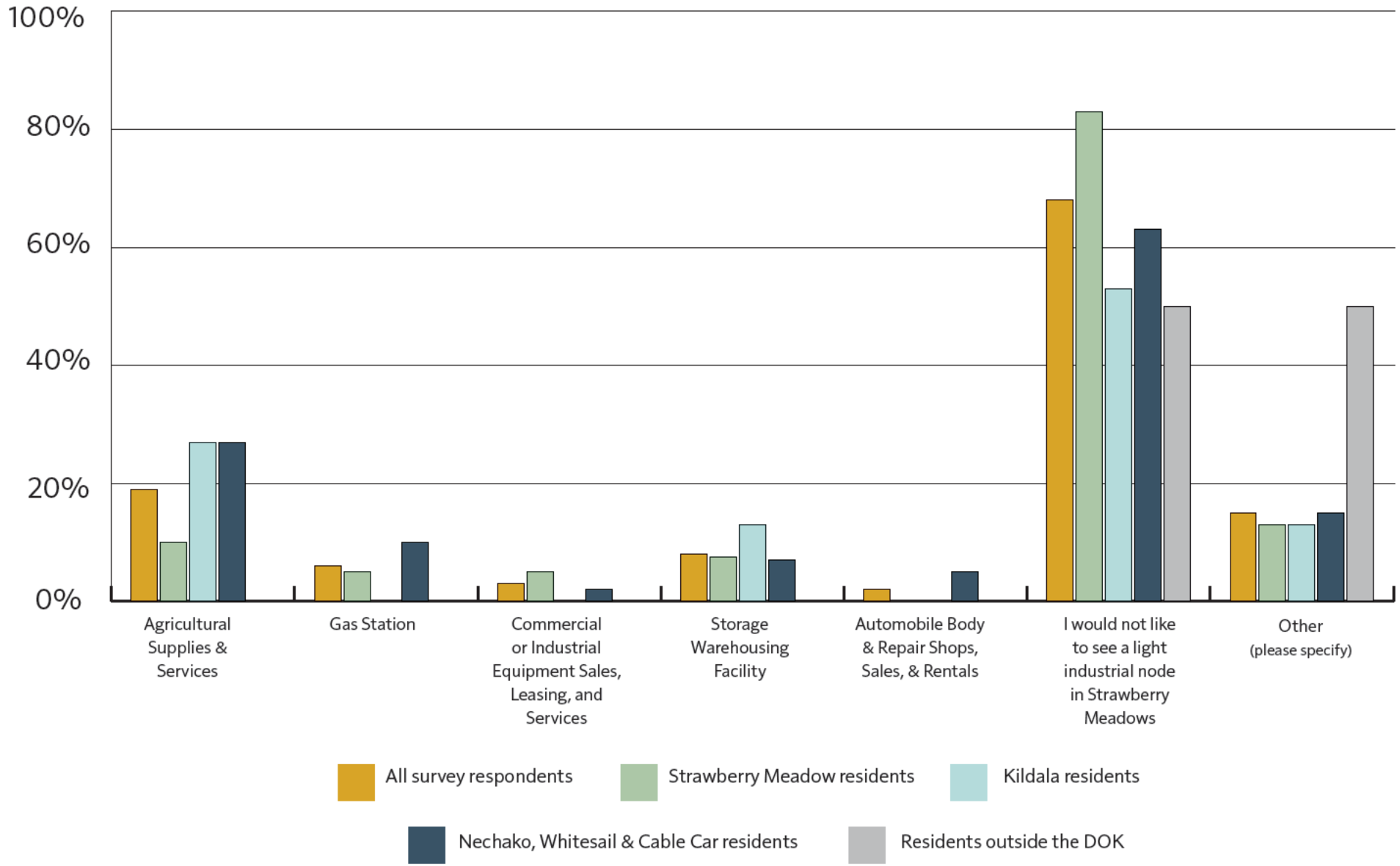
Nechako, Whitesail or Cable Car Residents:

- "I don't think we need a commercial node, maybe a coffee place, not much else."
- "I'd like it to have more green space open but landscaped grass and trees."
- "I don't think a commercial node is necessary."
- "I would not like to see a commercial node, but a convenience store intended primarily for residents of SM but not for the broader community would be great. It's too close to downtown. We need more retail, cafes, etc. in our downtown to support existing businesses with customer traffic, not spread out in residential neighbourhoods."
- "it is literally 2 minutes to the city centre - why put businesses and coffee shops in there - create a main street/area in kitimat and stop allowing all these little messed up corner stores that end up derelict and looking like garbage (doris deli, kildala grocery, kitimat hotel and liquor store - to name a few eyesores)."

Residents outside the DOK:

- "Land back to haisla."
- "No vested interest."
- "we need to keep it rural and only add what would benefit those living in the area. A late night convinece store that has a late night pharmacy would help and most definitely a recreation Centre that includes a pool and full gym with all the gym equipment."

5.0 Strawberry Meadows was designed as a low-density residential area to reflect rural living and to not exceed the capacity that the land can support. For the neighbourhood to support additional uses or increased density, the current infrastructure would need to be evaluated and potentially upgraded. If it could be accommodated, would you like to see a light industrial node in Strawberry Meadows? If so, what type of uses do you think are suitable? *(check all that apply)*



5.0 Strawberry Meadows was designed as a low-density residential area to reflect rural living and to not exceed the capacity that the land can support. For the neighbourhood to support additional uses or increased density, the current infrastructure would need to be evaluated and potentially upgraded. If it could be accommodated, would you like to see a light industrial node in Strawberry Meadows? If so, what type of uses do you think are suitable? *(check all that apply)*

Written responses from respondents who chose "Other"

Strawberry Meadows Residents:

- "There is already to much heavy equipment traffic that's not approved that should be removed before any other changes."
- "I don't think this could be foreseen - it is the individual entrepreneur that dictates if it is viable not the DOK."
- "Depends on specific location."
- "Everything else is already available in Kitimat."
- "see question 7: I have no issue with development of a commercial node. I feel the wording of the question is biased to infer a correlation between commercial development, increased density and breadth of uses and that these cannot be balanced within the premise of the original design."
- "Storage or Warehouse Facility for RV's, Boats, Quads, etc… seasonal. Depending on project outline and details."

Kildala Residents:

- "When the Service Centre lands are cleaned up then more industrial can go there."
- "unsure."

Nechako, Whitesail or Cable Car Residents:

- "Coffee Shop at New Park on Minette bay."
- "No industrial."
- "Landscaping contractors."
- "Since SM has the only multi-acre lots in the community, I would be okay with farming, ranching and agricultural-related commercial activity as it seems an appropriate fit for the character of the neighbourhood. I would like to see the other activities remain in Service Centre. There are a lot of under-utilized properties in Service Centre."
- "NO."
- "Light industrial if connected to a home business."

Residents outside the DOK:

- "Land back to Haisla."
- "No vested interest."

6.0 What are three words you would use to describe your vision for Strawberry Meadows in the future?

Times Mentioned:	Key Words:
20+ mentions	Quiet
10 - 20 mentions	Rural, Residential, Family, Nature, Trails, Safe
4 - 9 mentions	Park, Beautiful, Natural, Access, Community, Space, Green, Spacious, Peaceful, Low-Density, Kid/Family Friendly, Trees, Accessible, Affordable, Recreation

7.0 How would you like to be involved in the planning process (dependent upon Covid restrictions)? Examples: in-person or virtual open houses, focus groups, surveys, social media, email.

Times Mentioned:	Key Words:
50+ mentions,	Surveys
25-30 mentions	Virtual Open House, In-Person Open House, Email, & Social Media
20 mentions	Focus Groups

8.0 In your opinion, which stakeholders should be involved in the planning and engagement process?

Stakeholders Identified:
Current residents and property owners in Strawberry Meadows All residents in Kitimat The District of Kitimat and the Engineering, Planning, and Finance departments Haisla Existing and potential business owners Kitimat Youth Centre School youth People with diverse needs Representatives from young families and retired individuals Kildala residents Kitimat Mountain Biking Club Chamber of Commerce First Responders (search / rescue, wild fire, RCMP, Game Wardens, fisheries, local fire and ambulance) The developer of the neighbourhood Developers Coastal GasLink LNG Canada Rio Tinto Alcan Daudet Creek Contracting Civeo People who access Minette Bay through Strawberry Meadows

9.0 Is there anything else you'd like to share about Strawberry Meadows or the neighbourhood planning process?

Written responses from respondents

Strawberry Meadows Residents:

- "The residents have had to put up with poor planning and a developer who wishes to ram whatever will fit into the subdivision. Enough is enough, we have invested heavily in area that was portrayed to be residential."
- "Yes the planning process should start with fixing the current problems in the strawberry meadows before any further planning processes that place."
- "People that live in the meadows purchased land and built/ building homes to feel like a rural remote location that's quite and absorb nature. It's a lot like cable car however in town which is a bonus. Why can't the district work with investors on developing service center. It's already zoned, we do not need to over develop Kitimat with commercial land. Let's focus on the eye sores on improving those commercial areas which will attract new business/investors."
- "Its home. Residents have worked so hard to make it what it is. It does not need to be a modge podge of this and that."
- "Put a kids park somewhere."
- "Great place to live- close to facilities but country living."
- "When I built my home on Elderberry I envisioned a new neighborhood like CableCar and I'm happy now to see this neighborhood planning taking place and I hope the process goes quickly before things run amok with no guidance and then struggles follow to reverse actions or rezone specific areas."
- "Strawberry meadows is a fantastic area to raise a family and enjoy the outdoors. It has no place for industrial, institutional, or commercial operations to be placed here."
- "I would like to see Strawberry Meadows as a place our children can play safely, that the residents can walk, ride bikes, jog without the risk of being hit by big trucks. We need proper lighting to support resident who enjoy walking or have to walk at night. Let's stop industrial/business development in our back yards, it's not what we all paid hundreds of thousands of dollars for. Let's attract young families to our neighborhood and use the land we have for parks, recreation and family oriented activities. I want to thank Mayor Germuth for finally asking what do we want, thank you!"
- "This area is a jewel as far as Canadian living… we have our amenities within minutes and yet live a back country lifestyle. Making the meadows an area for people to wanna come to for coffee or a walk gives the Meadows a sense of community belonging!"
- "Leave it as a low density residential area to reflect rural living. This is what all the residents signed up for, bought into and built for."
- "The planning of the neighborhood should come from residents and property owners in Strawberry Meadows. People who do not reside here's vote/opinion should be irrelevant."
- "I would like it to stay as a quiet family oriented neighborhood where kids can play safely without excessively through traffic."
- "Keep the agriculture properties together. Both sides of the street."

- "LISTEN 1 to [redacted], he has good vision."
- "Strawberry Meadows is a active construction zone that is poorly managed. Hopefully this planning process will speed up the development process so we can walk in peace and enjoy living in the woods. Right now you can't even walk around without being stopped by commercial construction equipment."
- "When some one buys land in Strawberry Meadows and the property starts to look like an area to park trucks and equipment it doesn't look much like a quiet residential area. Questions are asked by many. Speed limits are not being observed. What will happen when Civeo camp leaves ? What will that property turn into ?"
- "I think leave things alone, I like how it is right now."
- "Large trees infringing on the plan area from adjacent properties... blow down etc. damage & danger to residents, pets, & livestock. Identify and remove is/as necessary... See typical scenario N. of Blackberry Street."
- "Since summer of 2018 exploration of the Meadows (as plan area) and neighbouring properties has led to the submission of several letters of concern(s) to whom it may concern in eng./admin with no copies retained.
    - Area of interest ranging from Kiwanis at the N.W. corner to Service Road from Haisla Hill on the N.E. side south to the east parking lot at Civeo and follows S. Mead. Plan as shown see submitted sketch (shown below).
    - Questions:
        - Soccer field N.W. corner St. Mead is part of future plans?
        - Bike Park N.E. corner St. Mead what is the plan and timeline. Part of this agenda or separate?"



Kildala Residents:

- "Not to ruin the beauty of the area."
- "No recreation department input cause they don't do anything to a respectable level just bare minimum to cross it off there list."
- "I happened to come across this as a discussion on FB and would have preferred an e-mail or mailout to ensure all who have something to say can give their 2 cents worth."
- "more public announcements so all can learn about this plan of development."
- "The Haisla Bridge has been a part of Kitimat for many years. It would be nice if at least half of the bridge was relocated in the Meadows as it would be a perfect location and setting for outdoor events."

Nechako, Whitesail or Cable Car Residents:

- "Sidewalks would be nice. Almost always run over ppl or dogs there."
- "i would like to see it stay much as it is now. a rural area but close to the features of town. i would not like to see businesses in there. or sidewalks. leave it rural and natural."
- "The newest developed street is a combination of beautiful homes contrasted by industrial type development. It's a disconnect of styles and uses."
- "It should stay country living style with a secondary suite on the property. Keep Home based business. Ability to park heavy duty equipment if the owner wants. Needs more property drainage. Needs lower lot prices to buy property. Keep the lots 1 acre or more. More lighting. Ability to have hobby farms."
- "As a future resident of the meadows I don't want to see it grow into commercial property. We plan to build a home in a quiet neighborhood with minimal traffic. With commercial property comes traffic and noise disturbances."
- "It's a beautiful area, which has kept it's rural atmosphere."
- "I would be very disappointed if strawberry meadows became an industrial or retail area. We have plenty space in town for those places. Keep it family friendly, enhance trails, keep it looking nice. Don't add in anything else such as a camp or tamitik status location."
- "Approval and support of the proposed bike park should be a priority for 2022.",
- "Keep things simple and please listen to the home owners."
- "Larger acreages would be ideal 10 acre and above."
- "It's a real asset to Kitimat, well-designed. Love that it has a historic name."
- "Let us not fall to the whims of private developers again; let us ensure we stick to the spirit of the original Kitimat Town plan and style, and subsequent studies that have followed that style, like the 1995 sub-division study. Kitimat's original Garden City Design is a core identity to Kitimat and most of it residents. Virtually all residents completely take for granted the amenities afforded to us via the Garden City design, hence why they fight for them in areas such as Cable Car and Strawberry Meadows. It would be great if money grew on trees and DOK could install all the amenities and infrastructure of the Garden City in rural sub-divisions, but they

cannot and should not without. Strawberry Meadows is a stain on Kitimat's town plan. We must make the best of a bad situation and not make thing worse then they already are. DOK must employ careful planning and apply restrictions based on the reality's of the towns finances."

- "Just needs a defined plan."
- "This neighbor allows access to Minette Bay West Park. Better signage for that should be put in place. Also everyone is up tight about the speed limits in strawberry meadows but I think they should be increased to like 50 so we can stop them whining so much. People need to get places."
- "Wondering why you haven't done anything on the Minette Bay Park? Seems there are alot of projects on the go but it would be good to finish ones that are partially completed."

Residents outside the DOK:

- "Give the land back."
- "The neighbourhood planning process should take into account future development via residential, commercial or other, and clarity around development expectations and requirements."
- "Yes please keep Strawberry meadows rural but give Strawberry meadows what the community needs so they don not have to go far to go shopping, swimming, gym etc."

KITIMAT

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