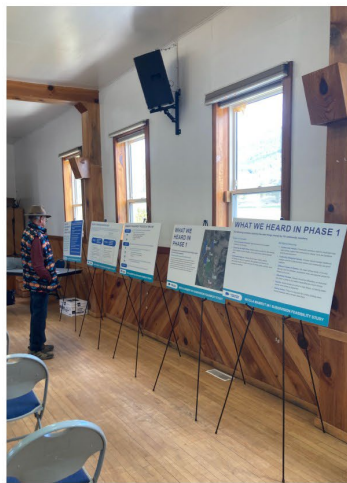




LNIB SUBDIVISION

FEASIBILITY STUDY



Phase 2 Engagement Summary May 2024

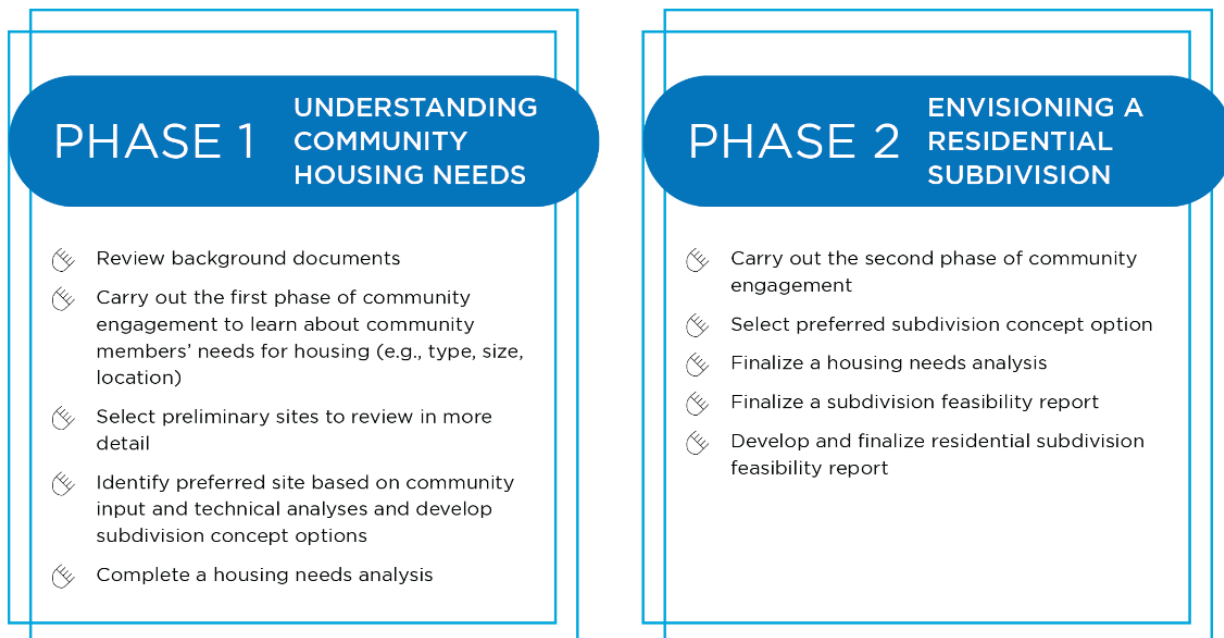
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1.0 Introduction to the Study

Beginning in the fall of 2022, the Lower Nicola Indian Band (LNIB) initiated the Nicola Mameet IR1 Subdivision Feasibility Study. As part of this study, we invited community members living on and off-reserve to share their ideas and experiences to inform future housing development and potential locations for a new residential subdivision on Nicola Mameet IR1.

The Residential Subdivision Feasibility Study aims to examine current and future housing needs. Through this process, we have reviewed potential constraints and opportunities for a new residential neighbourhood in several locations across the community. Through this work, we have selected a preferred site for future residential development.



2.0 Phase 2 Community Engagement

2.1 Engagement Approach

Based on background studies of the six sites and community preferences shared through the first community engagement phase in the fall of 2022, Chief and Council provided direction to move forward with a detailed look at site six.

Three neighborhood layout options based on the detailed on-site and background review of the conditions of site six were developed and shared with the community as part of the second community engagement phase. Each of the three neighbourhood options (See Appendix A) included:

- a variety of park space,
- trail connections,
- locations for infrastructure and servicing needs, and
- a mix of housing options, from single detached homes to townhouses or small apartment buildings.

In April and May 2024, community members had an opportunity to learn more about the three neighbourhood layout options for site six and share their preferences. We sought the community's help to confirm a preferred neighbourhood option to move forward with and complete more detailed design work. We heard from fifty-four community members.

Community Gathering

As part of a community event scheduled with other LNIB events, we held a drop-in community gathering on April 17, 2024, at Shulus Hall. Members were welcome to attend the LNIB AGM and a community BBQ dinner. The Lands Update and community gathering began after the AGM and BBQ. Through this event, twenty-four community members reviewed the options, asked questions, and shared their feedback on the three neighbourhood layout options.



24

PARTICIPANTS STOPPED BY
ONE COMMUNITY GATHERING



20

PARTICIPANTS COMPLETED THE
SURVEY (ONLINE AND HARD COPY)

Survey

From April 8 to May 6, 2024, a survey was available online and in hard copy. Twenty community members provided feedback through either an online or hard copy survey.

Communications about Engagement Opportunities


We advertised the community gathering and opportunity for people to provide feedback through email, social media (LNIB Facebook page), a community poster, and the LNIB website. LNIB staff sent emails and letter invitations to community members.



2.2 What We Asked

In the second community engagement phase, we asked 3 key things: what participants liked, how we could improve the neighbourhood layouts, and which layout participants liked best.

2.3 Overall Key Themes

Below is a high-level summary of overall key themes that emerged from the community gathering event and survey feedback. The high-level summary reflects common themes that emerged from the feedback that members shared. Some themes may contradict others, but the intent is to present an overview of what was shared. Additional information and a more detailed summary of themes follows this section.

Key Themes	Description
<p>Preferred Neighbourhood Layout</p>	<p>Most participants (60%) preferred Option C to Option A and B. A total of twenty participants responded.</p>
<p>Preferred Housing Choices</p>	<p>Most participants said that single detached homes, larger 3-4+ bedroom homes, supportive housing, and housing for Elders are needed in the community. Half of participants also indicated a need for physically accessible homes.</p>
<p>General Neighbourhood/Site Comments</p>	<p>Neighbourhood safety near the highway: There are concerns about traffic safety and access into the neighbourhood due to the highway which is a high-speed zone (90 km/h). Residents are worried about potential accidents as they access the subdivision, highlighting the need for proper turning points.</p> <p>Buffer zone: Some participants want buffers (e.g., via green space/trees) so highway noise does not disturb the neighborhood.</p> <p>Infrastructure and public services: Participants had questions about various infrastructure aspects such as water supply, wastewater disposal, access roads, how access into the neighbourhood will be managed, and whether opportunities for transit connections will be provided.</p> <p>Environmental protection: Some participants expressed the need to protect key environmentally important areas and local wildlife such as neighbouring agricultural lands and Guichon creek and springs.</p>
<p>Option A</p> 	<p>What participants liked: Some participants liked Option A layout for the large lot sizes, easy access to the neighbourhood, amount of single detached homes, trails and green space.</p> <p>Suggestions for improvement:</p> <ul style="list-style-type: none"> • Duplexes: Include more duplexes for Elders, and single parents. • Large homes: Include large homes with 3-bedroom units. • Privacy and space between homes: Provide more space (e.g. bigger yards) between homes so there is privacy between neighbours and less crowding. • Community amenities: Provide large community gathering space, such as a community center (near lot 43, 44, and 45), larger and more parks and open space, and playgrounds. • Pedestrian crossing and trails: Consider a pedestrian crossing near the pathway proposed by lot 29. Also, trails should be well-lit. • Neighbourhood access: Concerns about safety and access into the subdivision off the highway as it's a 90km speed zone and consider additional emergency exists in the northwest and southwest areas of the neighbourhood. Consider opportunities to provide bus stops for transit connections.

Key Themes	Description
<p>Option B</p> 	<p>What participants liked: Some participants liked Option B because it provides more homes than Option A and an increased variety of housing options and has more open space.</p> <p>Suggestions for improvement:</p> <ul style="list-style-type: none"> • Privacy and spacing: Increase lot sizes to have more privacy and space between homes. • Open spaces and recreation: Include more parks and trails, plus areas for children to play and community members to gather. • Diverse housing: Provide homes of different sizes to fit diverse types of families and individuals (e.g. single young people and Elders). • Environmental considerations: Protect natural areas and consider opportunities for wildfire protection around homes
<p>Option C</p> 	<p>What participants liked: Some participants liked Option C because it provides the highest number of units compared to the two other options and the most variety of homes. It also features a larger open space area.</p> <p>Suggestions for improvement:</p> <ul style="list-style-type: none"> • Privacy and spacing: Increase lot area to have more privacy and space between homes. • Community amenities: Include playgrounds or spaces for children, parks, Elders and community spaces. • Ability to further develop: Plan for flexibility in the layout for additional residential development in the future. • Environmental considerations: Include landscaping, trails, and green space.

3.0 Detailed Summary

The following section provides a detailed summary of the feedback shared through the online survey and community gathering. The detailed summary of themes represents the frequency and diversity of perspectives that emerged throughout the engagement process. In **Appendices B** and **C**, written submissions and notes taken by the project team are available.

3.1 Option A

The following is a detailed summary of Option A feedback.

What Participants Liked

- **Openness and neighborhood accessibility:** Some participants shared that they liked the open space and easy access to the neighbourhood.
- **Single detached homes:** Some participants said they liked the single detached homes.
- **Trails and green space:** Some participants liked the trails and green space.

Suggestions for improvement

- **Duplexes:** Some participants requested duplexes for single parents, Elders (e.g., single story), and duplexes (e.g., 3 bedroom or more).
- **Large homes:** Some said they would like larger homes (e.g., 3 bedrooms).
- **Privacy:** Some participants requested that the layout allow for more privacy and separation from neighbours through green space. Some mentioned that they would like to see larger lots.
- **Open space:** Some participants said that the layout lacks open space and could feel overcrowded.
- **Community amenities:** Some participants said the layout needs additional features such as community gathering spaces and recreational space. Suggestions included a community center (e.g., by lots 43, 44, 45), playgrounds, and a gym.
- **Pedestrian crossing and trails:** A pedestrian crossing is mentioned near the pathway proposed by lot 29. Trails need to be lit for people walking at night.
- **Neighbourhood exit:** An exit is needed (by lot 10/11 on the northwest corner) and another exit is needed on the southwest corner.



3.2 Option B

The following is a detailed summary of Option B feedback.

What Participants Liked

- **More units and variety of housing:** Some participants liked that Option B provides a higher number of units and more variety of housing (e.g., single detached and multi-unit) and lot sizes to meet peoples' needs (e.g., townhouses).
- **Layout of lots:** Some participants appreciated the different layout compared with Option A. There are more trails and roadways. Option B also includes a buffer to provide separation between some of the lots compared to Option A, where there is a large concentration of lots in the center.



Suggestions for improvement

- **Privacy and spacing:** Some participants prefer a layout with larger lots that allow for more privacy. Some requested the inclusion of a green space buffer along the back of lots to separate the lots that back onto each other, so residents have more privacy.
- **Open spaces and recreation:** Some participants want more open spaces, more nature trails, playgrounds, a children's water park, a pool, an adult meeting space, and a community gathering space. Specifically, there is a need for a park on the northwest side of the layout.
- **Diverse housing:** Some participants want more housing options, such as units with various sizes to cater to families, single individuals, and Elders, suggesting a broader mix of unit sizes.
- **Environmental conservation and cultural significance of Guichon Creek:** Some participants suggested removing lots 1-18 along the northwest area of the site to protect access to Guichon Creek, which is important for ceremonial, hunting, and camping purposes.

3.3 Option C

The following is a detailed summary of feedback on Option C.

What Participants Liked

- **More diverse homes and a large number of units:** Some participants liked this option's higher number of homes compared to Options A and B. Some liked the diversity of housing. They liked housing types such as townhouses, apartments, larger family homes, and other options to address housing shortages and the diverse housing needs of members (e.g., individuals, families, and Elders).
- **Open spaces and amenities:** Some participants appreciated the number of open spaces, park areas and trails.



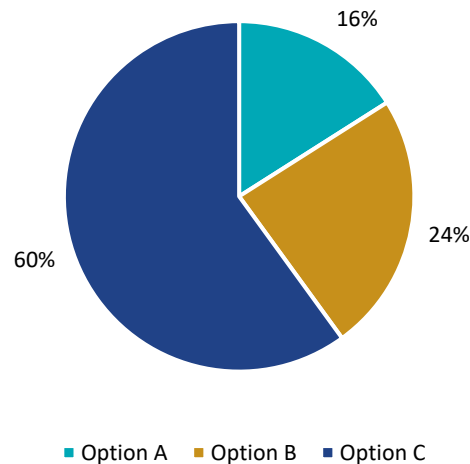
Suggestions for improvement

- **Privacy and spacing:** Some participants want more privacy and personal space, preferring a layout with larger lots with more space between homes.
- **Landscaping and trails:** Some participants suggested including more landscaping and green space to enhance the environment and more trails throughout the layout.

- **Infrastructure and services:** Some participants had questions about water sources, wastewater disposal, access roads, traffic management (e.g., future traffic and noise levels), and public transit access, emphasizing the importance of addressing these infrastructure needs for the community's well-being and potential growth.
- **Neighbourhood exit:** There is a need for an exit on the southwest corner of the layout.

3.4 Preferred Neighbourhood Layout

We asked members to share which option they would prefer if they had to choose one. Participants who preferred Option A shared that they liked it best because they felt the lots were more significant, providing more space and privacy. Participants who preferred Option B said they chose it because it allows for more housing options than Option A while also providing options for larger lots, separation from neighbors, and privacy. Those who preferred Option C said they liked it best because it allows for the highest number of units, diverse housing options (e.g., some more affordable options), and housing for Elders and young families, compared to the other options. Also, some liked the fact that it offered a decent amount of open space and privacy.



25 responses

3.5 Additional Comments

The following is a summary of additional comments shared generally about the neighbourhood layouts and the project:

- **Safety and accessibility:** Address concerns about access to the subdivision from the highway with a 90 km speed zone. Suggestions include proper turning points and possibly a bus stop for public transit access.
- **Buffer zone:** Include a green space intended as a noise buffer from highway traffic.
- **Protection of natural areas:** Safeguard the Mamit Lake back roads from increased traffic and potential hazards; ensure local wildlife, Guichon Creek access, and water spring protection, and consider downstream and off-site impacts of development of a new neighbourhood in this area.
- **Public services:** Provide safe highway access and public transportation options such as a bus stop and transit for school district #58.
- **Flexibility for neighbourhood growth:** Create a layout that allows for further residential development.

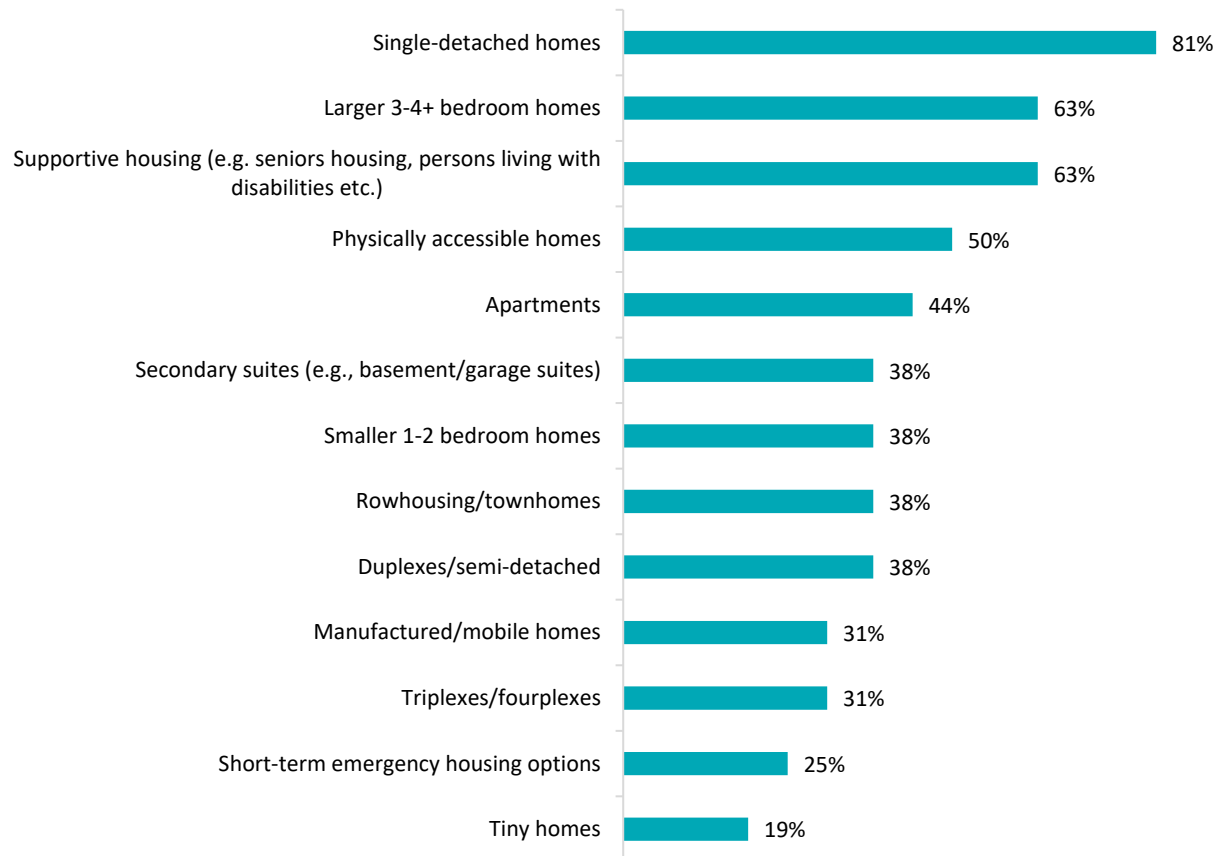
- **Proximity to key community features:** Some participants liked that layouts are close to community features such as Saskatoon berry patches, waterways, and the highway.
- **Redesign and expansion:** Ensure the plan can accommodate a growing population.
- **Housing arrangement:** Offer spacious lots versus a clustered layout that lacks privacy.
- **Family-friendly housing:** Provide homes with 4-5 bedrooms to support large families.
- **Cultural preservation:** Establish a Nicola Mameet neighbourhood to reflect the community's identity and heritage.
- **Infrastructure support:** Ensure adequate infrastructure for additional community members.
- **Health and safety:** Address sewer disposal concerns to prevent odours and pests near homes and ensure sewage disposal areas are correctly placed for each home.

3.6 Survey Demographics

The following section provides a summary of survey participant demographics. Participants were asked only to answer questions if they felt comfortable doing so.

Preferred Housing Choice

Of those who participated in the survey, most participants preferred single detached homes, larger, 3-4+ bedroom homes, and supportive housing, including housing for Elders. Half of the survey participants said physically accessible homes were a preferred housing choice.



16 responses

Suggested types of supportive housing

- Housing for Elders
- Accessible housing and assisted living

Suggested other types of housing

- Pet-friendly housing
- Community emergency services for medical and other types of emergencies

Reasons for Preferred Housing Types

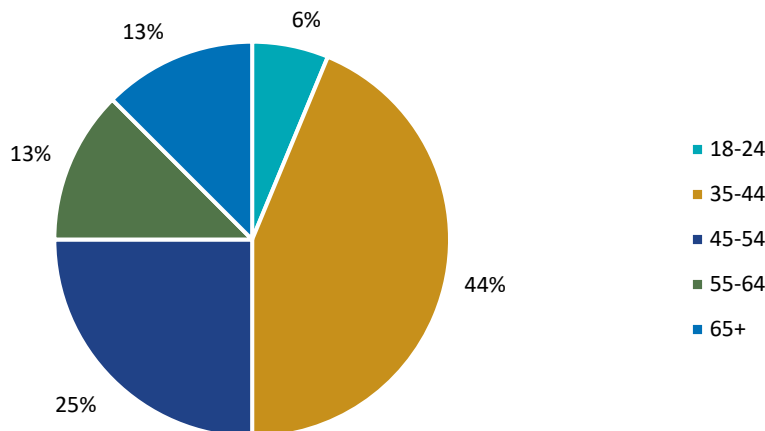
We asked participants to share what they liked most about the selected housing types. Some participants shared that they liked large spacious homes such as single detached homes with 3-4 bedrooms so that housing accommodates big families. Some said that many members want to move home but cannot because there is a lack of large homes for big families.

Those who preferred single detached homes shared that they liked this housing type because it provides more privacy and helps mitigate potential concerns with neighbours, like noise, in homes that share walls like apartment-styled homes. However, some noted that the neighbourhood should include smaller homes (1-2 bedrooms), which can accommodate single individuals and smaller families.

Some requested that plans allow community members to have diverse housing options that best fit their unique circumstances, whether for larger or smaller families or individuals. They also liked the option of having a neighbourhood that could accommodate future growth and evolving community needs.

Age

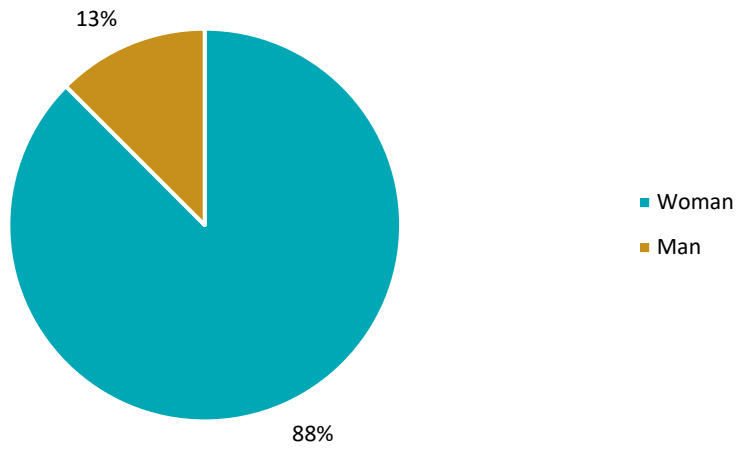
Most survey participants were between the ages of 35 and 54.



16 responses

Gender

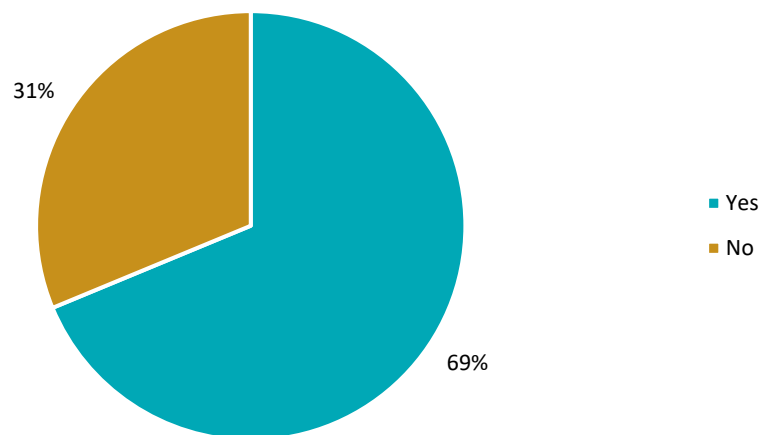
Most survey participants identified as a woman.



16 responses

On-Reserve Members

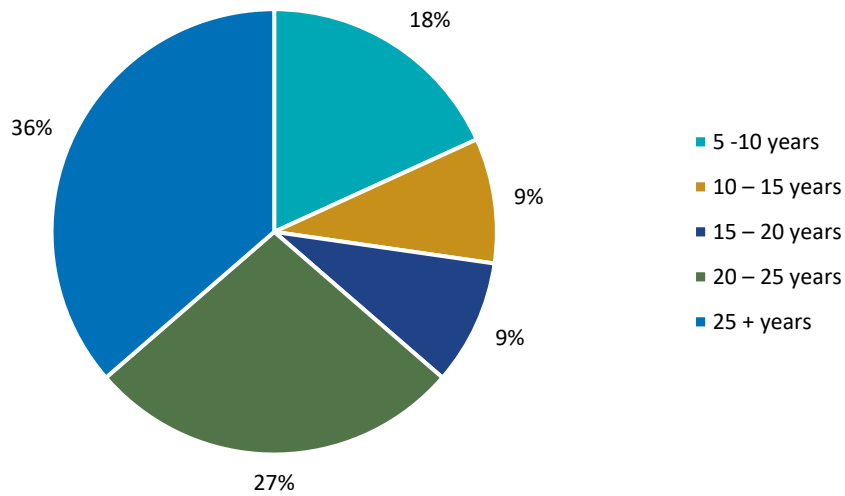
Most participants said they currently live on Nicola Mameet IR1.



16 responses

PERIOD LIVING ON NICOLA MAMEET IR1

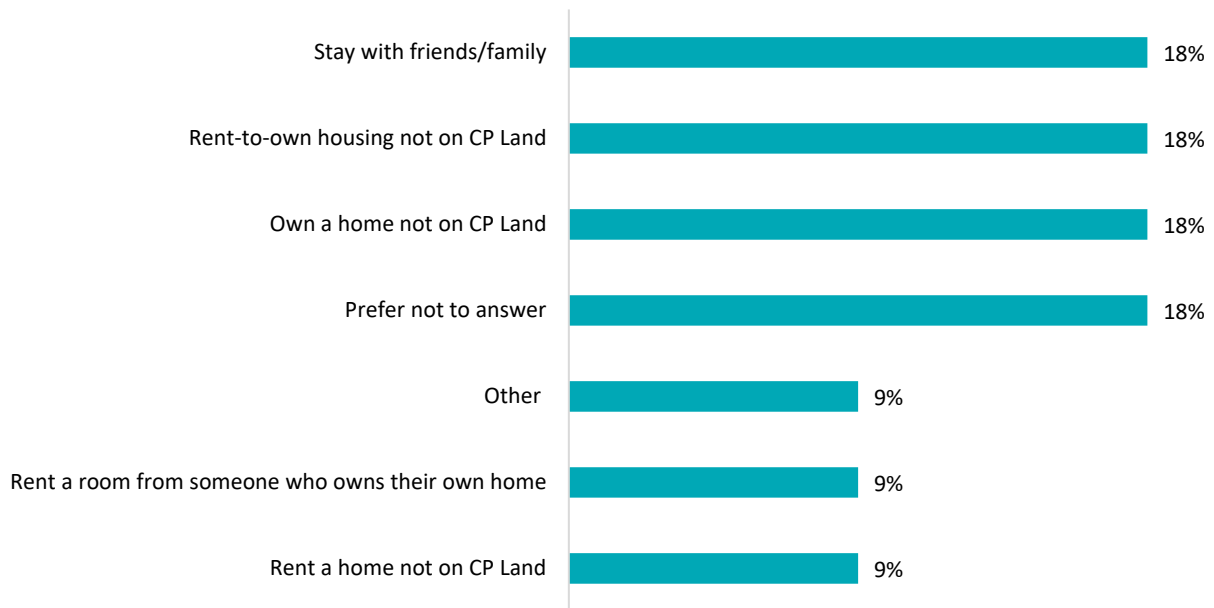
Most participants who said they lived on-reserve shared they had lived on-reserve for at least 20 years or more.



11 responses

CURRENT HOUSING SITUATION

Most on-reserve participants who responded said that they have been staying with friends or family, living in rent-to-own housing not on CP Land, or owning a home not on CP Land.



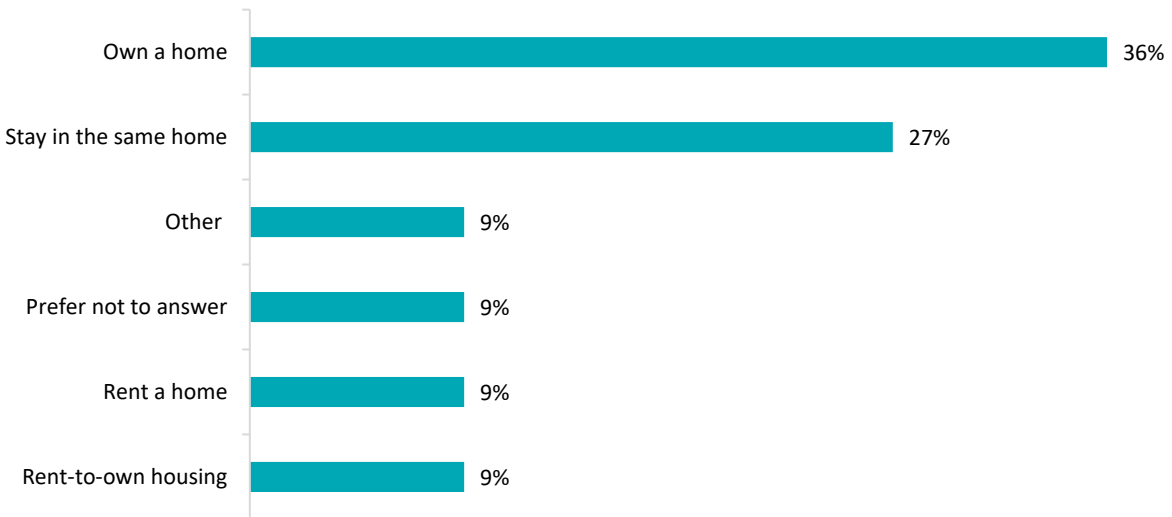
11 responses

Other

- Staying with a family member

FUTURE HOUSING SITUATION

Over half of survey participants said that they plan to own a home or stay in the same house in the future.



11 responses

Other

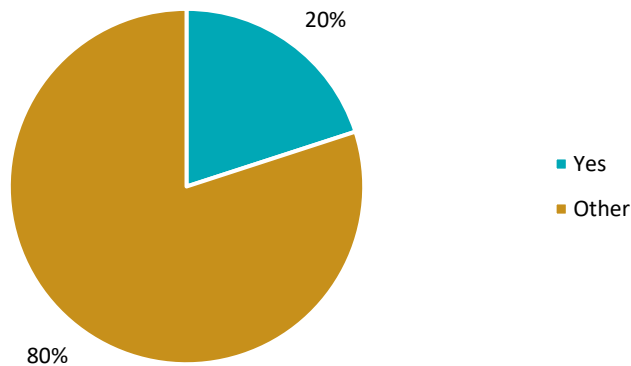
- Live off-reserve due to limited employment opportunities for people with higher levels of education

Off Reserve Members

FUTURE HOUSING ON-RESERVE

When asked if off-reserve members would be interested in moving to Nicola Mameet IR1 if housing were available that met their needs, some participants said they would move on-reserve. Some said they would move on-reserve because they wanted children and youth to grow up in the same community they did, grounded in culture and traditional teachings and close to their community.

For those off-reserve members who expressed a desire to move to Nicola Mameet IR1 but have been unable to do so, the main obstacles they identified were the lack of suitable housing and essential services, such as healthcare and education. The absence of on-reserve health services and accessible assisted living facilities, for instance, was a significant barrier for some.



5 responses

4.0 Next Steps

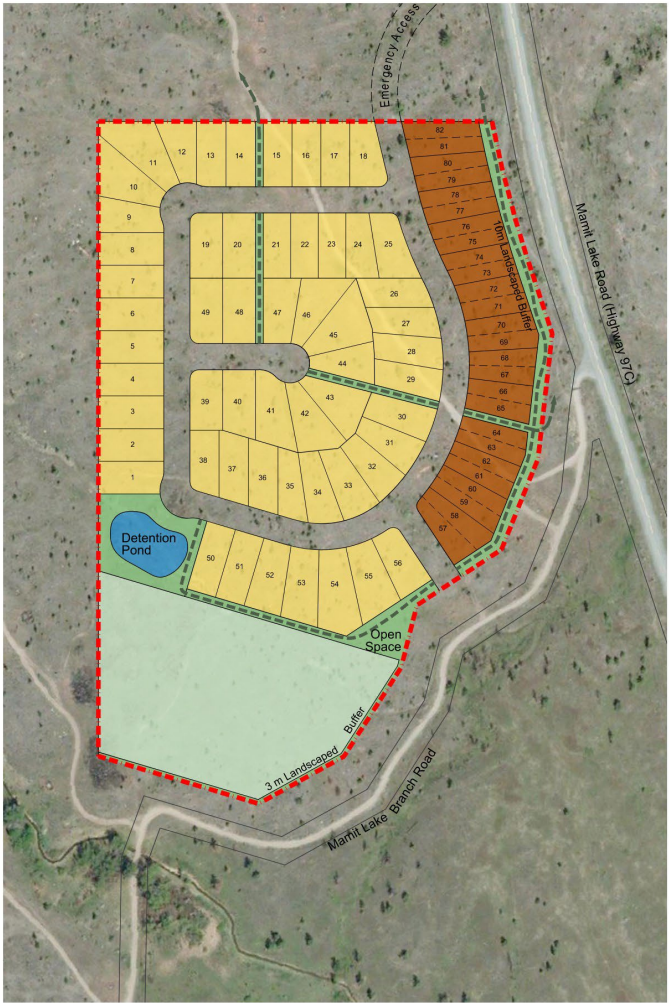
Thank you to all community members participating in this study's second phase! Your feedback will help us determine one final neighbourhood layout. The project's next stage will involve recommending a final neighbourhood layout and identifying additional work to complete as the planning for a new neighbourhood continues.

For updates and more information about the study, please go to <https://lniblands.net/Subdivision-Feasibility-Study>.

Appendices

Appendix A: Options – Key Things to Know

Option A - Key Things to Know

 <p>Lower Nicola Indian Band</p> <p>ISL Integrated Expertise, Locally Delivered</p> <p>Note: Lotting is preliminary only and subject to change at detailed design stage.</p> <p>Concept A January 2024</p>	<p>Option Overview</p> <ul style="list-style-type: none"> • Option A has mostly single-detached houses with some duplex or semi-detached options • Houses located along the highway could be built into the slope of the land to help buffer noise from vehicles on the highway • A small open space is in the south area of the neighbourhood • Main access would be from Mamit Lake Branch Road • The storm pond and area for wastewater disposal are also located in the south area • Limited infrastructure exists (would need to be extended from other locations or built new on site) <p>This option has enough houses for current housing needs.</p>
<p>Housing</p>	<ul style="list-style-type: none"> ✓ Single Detached (56) ✓ Duplex/Semi-Detached (26)
<p>Estimated Total Number of Residential Units</p>	<p>82</p>
<p>Trails, Parks, and Open Spaces</p>	<ul style="list-style-type: none"> ✓ Limited open space ✓ No formal park ✓ Trails for walking, cycling, and scooting within the neighbourhood and connections to other areas
<p>Average Cost to Prepare the Land (2024 \$) *</p> <p>*There are costs to prepare the land for building homes. This includes setting up water, storm drains, sewers, and other basic services, plus preparing the ground for construction. We worked out the average cost per unit.</p>	<p>~\$220K per unit/door</p>

Option B – Key Things to Know



ISL Lower Nicola Indian Band
 Legend:
 - Subject Lands (Red dashed line)
 - Single Family Residential (Lot width 20-25m) (Yellow)
 - Semi-Detached (Lot width approx 12.5m) (Orange)
 - Townhouses (Lot width approx 7.5m and units, 6m interior units) (Brown)
 - Park and Open Space (Green)
 - Detention Pond (Blue)
 - Public Utility Lot (Light Blue)
 Note: Lotting is preliminary only and subject to change at detailed design stage.
 Concept B
 January 2024

Option Overview

- Option B has more variety of housing options including single-detached houses, semi-detached, and townhouses
- Houses located along the highway could be built into the slope of the land to help buffer noise from vehicles on the highway
- A larger open space is in the south area of the neighbourhood and opportunity for an entrance park is provided
- Main access would be from Mamit Lake Branch Road and road layout is more grid like compared to Option A
- The storm pond and area for wastewater disposal are also located in the south area
- Limited infrastructure exists (would need to be extended from other locations or built new on site)

This option offers increased types of housing and would help address some of the homes needed to meet demand by 2032.

Housing	<ul style="list-style-type: none"> ✓ Single Family (38) ✓ Duplex/Semi-Detached (28) ✓ Townhouses (46)
Estimated Total Number of Residential Units	112
Trails, Parks, and Open Spaces	<ul style="list-style-type: none"> ✓ Small entry park ✓ Additional open space ✓ Trails for walking, cycling, and scooting within the neighbourhood and connections to other areas
Approximate Cost to Develop (2024 \$) * *There are costs to prepare the land for building homes. This includes setting up water, storm drains, sewers, and other basic services, plus preparing the ground for construction. We worked out the average cost per unit.	~\$172K per unit/door

Option C – Key Things to Know



Option Overview

- Option C has an even larger variety of housing options including single-detached houses, semi-detached, townhouses, and apartments
- Houses located along the highway could be built into the slope of the land to help buffer noise from vehicles on the highway
- A large central park open space is in the south area of the neighbourhood and opportunity for open space/park area by the apartment location
- Main access would be from Mamit Lake Branch Road and road layout is more grid like compared to Option A
- The storm pond and area for wastewater disposal are also located in the south area
- Limited infrastructure exists (would need to be extended from other locations or built new on site).

This option offers increased types of housing and would help address some of the homes needed to meet demand by 2032.

<p>Housing</p>	<ul style="list-style-type: none"> ✓ Single Family (32) ✓ Duplex/Semi-Detached (16) ✓ Townhouses (46) ✓ Apartments (40)
<p>Estimated Total Number of Residential Units</p>	<p>134</p>
<p>Trails, Parks, and Open Spaces</p>	<ul style="list-style-type: none"> ✓ Larger open space areas ✓ Larger central amenity space ✓ Trails for walking, cycling, and scooting within the neighbourhood and connections to other areas
<p>Approximate Cost to Develop (2024 \$) * *There are costs to prepare the land for building homes. This includes setting up water, storm drains, sewers, and other basic services, plus preparing the ground for construction. We worked out the average cost per unit.</p>	<p>~\$151K per unit/door</p>

Appendix B: Verbatim Community Survey Feedback

The following is a record of the feedback received at meetings, the drop-in community gathering, and survey (online and hard copy). While many of the raw comments are presented as submitted from the survey, some comments, in particular, community gathering comments are paraphrased comments of feedback heard by notetakers. All confidential information from engagement activities has been removed.

All the comments below are printed as received. The comments are organized by the questions asked. Comments are unedited as to spelling, grammar, use of contractions, abbreviations, etc. Comments are only edited to remove profanity, personally identifying information or to identify an illegible word.

Option A

WHAT DO YOU LIKE ABOUT THIS LAYOUT (E.G., THINK ABOUT HOUSING OPTIONS, TRAILS, PARKS, ETC.)

- #1-18
- Open. Accessibility
- Single detached houses
- Good
- 3 bedrooms and trails
- Easy access neighborhood
- Not enough different sizes in units to accommodate single families, Elders, large families. No park, limited open space
- I like that the amount of single detached housing
- I think the parcels are too close together, spaced out homes with larger yards and pieces of land.
- Lack of open space, and appears crowded, possible congestion within lots
- Fair size lots, but access roads to the highway should be considered as it's a 90 km speed zone. Would there be proper turning points to gain access to the subdivision. It might see vehicle accidents occur as people access the subdivision. Will there be a bus stop for transit and sd#58?
- Would this be suitable for people with large families? I think it would be a great area for sure.
- Larger green space but I believe more housing option c is better
- Too compact
- Buffer zone

WHAT COULD WE DO TO MAKE IT BETTER? WHAT'S MISSING?

- No one wants to face their neighbors; everyone likes their privacy including me. Units are all facing each other. Stretch it out, so no neighbors facing each other, just 1 long row.
- Not sure
- Open lots to keep current natural habitat
- Not to sure
- Park for kids?
- More unites of different sizes, more green space, a communitive center for all to meet.
- rec area / park. what does public utility lot entail? is that the mentioned area for wastewater disposal. are the green dotted lines running between units a trail?

- It is neighboring agriculture use lands how will you protect and guard these specific areas and old heritage logging roads, from traffic and vandalism, they are beautiful.
- Reduce crowded layout, open space necessary for health and well-being. How much is left for individual green space (home gardens, play areas for children)
- Fair size lots, but access roads to the highway should be considered as it is a 90 km speed zone. Would there be proper turning points to gain access to the subdivision. It might see vehicle accidents occur as people access the subdivision. Will there be a bus stop for transit and sd#58?
- A park, water park. Something the small community can use. Shulus does not have a playground or a water park. Rocky pines is the only area that is/has accommodating things for children. A gym would be good too!

Option B

WHAT DO YOU LIKE ABOUT THIS LAYOUT (E.G., THINK ABOUT HOUSING OPTIONS, TRAILS, PARKS, ETC.)

- #1-11
- It looks good. I like the idea that it will give homes to 82 families. The location is good
- Open
- Town houses all together
- More housing great
- Looks like more housing availability's
- The layout is good for what is needed for eighty-two units but the options for trails and parks etc. are limited (small outdoor areas)
- offers more housing options to meet multiple members needs. and has more open space
- This is a bit more spaced out.
- More open space, and greater variety of housing
- Fair size lots, but access roads to the highway should be considered as it is a 90 km speed zone. Would there be proper turning points to gain access to the subdivision. It might see vehicle accidents occur as people access the subdivision. Will there be a bus stop for transit and sd#58?
- This one is more suitable. Just needs a playground/water park for the kids.
- Option B; Close to Saskatoons; Close to water; Close to hwy.
- Has Flo

WHAT COULD WE DO TO MAKE IT BETTER? WHAT'S MISSING?

- Same as my last comment, stretch it out one long row. No one wants to face their neighbor. Everyone wants their privacy including me. So, if you sit on your porch front or back, no neighbor just facing your unit.
- Cannot think of anything right now.
- I'm not sure
- More open spaces
- More roomier
- More family home
- Parks for kids

- I believe more units of various sizes for families, single young people and for Elders. The nature trails and open space should be larger.
- I think this model is fine w the addition of outdoor rec spaces
- I would remove parcels 1-18 and keep homes within the initial road, to protect the Guichon creek access. Many of our grandparents used to use the Guichon creek for ceremony, hunting and camping. I am still so concerned of this in particular.
- Noise level from highway will need walls or some structure to buffer; walls make a huge difference for those in the highway section of the layout; are play areas for kids near this highway?
- Fair size lots, but access roads to the highway should be considered as it's a 90 km speed zone. Would there be proper turning points to gain access to the subdivision. It might see vehicle accidents occur as people access the subdivision. Will there be a bus stop for transit and sd#58?
- Playground/water park for kids. Storage area possibly to prevent fire hazards around the homes
- Playground space; G Pool; Adult meeting space; Communal gathering space;
- Balanced Greenspace

Option C

WHAT DO YOU LIKE ABOUT THIS LAYOUT (E.G., THINK ABOUT HOUSING OPTIONS, TRAILS, PARKS, ETC.)

- #1-11
- I like that it has more homes
- More housing. Town houses. We do not have enough homes for larger families.
- Looks good
- Big open central space, apartment complex
- I like the in and out access
- Trails and a park
- the open spaces
- Layout is more ergonomically situated. Preference for more family housing options makes this a better plan.
- Best option.
- I like C Layout. 134 units of various sizes which fits all sizes of individuals, families, Elders. Also, larger space areas. Larger central amenity space. Trails of recreation of all sorts.
- I like again the amount of units, and variety in units, along with a lot of open spaces!
- I would remove parcels 1-18, and keep the rest, it is more spacious.
- More housing options, better options for physical activities, trails and gathering spaces, like this one best
- Condensed and good for transitional homes.
- The second and third option is better. Apartment could be used for single people, Elders that want to come home/stay home.
- I believe option C so best for having more housing options
- For me, too many units but a much-needed idea; there needs to be a process where LNIB members have priority. There needs to be a specific section in any of these units that make space for the hard to house sector of our members.

- Makes sense

WHAT COULD WE DO TO MAKE IT BETTER? WHAT'S MISSING?

- Cannot think of anything
- More landscaping
- Not sure
- Wider trail open space and a few more trails throughout the layout
- Speed bumps
- Water park and should be LNIB members first
- less houses
- At this point in time, I believe it is a good layout and I like you could expand when needed. Good job
- Maybe a survey in the current apartment building in rocky pines to see how members like their living conditions to find out if more units or more space is more important, and to see if they would continue living there given the opportunity to move into a townhouse or something g else
- Remove parcels 1-18 keep the rest
- Noise containment as traffic may increase in future, needs of the community need to be addressed - compatibility of the layout with the social levels: Elders, young families, singles, etc.
- Fair size lots, but access roads to the highway should be considered as it is a 90 km speed zone. Would there be proper turning points to gain access to the subdivision. It might see vehicle accidents occur as people access the subdivision. Will there be a bus stop for transit and sd#58?
- Where would water come from; Is that spot on map (Brown) wastewater disposal or is that XX waste. Cannot tap into RP as there is a water shortage on a regular basis.
- Balanced green space

IF YOU HAD TO CHOOSE ONE, WHICH OPTION DO YOU PREFER THE MOST AND EXPLAIN YOUR SELECTION?

Option A

- I like the layout
- Spread out and potentially able to extend in different directions.

Option B

- Looks like more housing and park
- Variety in housing options with decent amounts of open space. not too crowded but still holds a lot of units.
- Option B and C have more housing options. B is more spaced out with a buffer for privacy. In case members want a fenced yard.

Option C

- Looks like it offers the most privacy. No one wants to live like they're in a fish bowl.
- Offers town homes
- Apartment complex

- I think option C is better for the Elderly and young families
- The layout and the availability for families that need more space (families with more than 3-4 household members).
- We need housing. Different affordable options for individuals to families.
- Different sizes in units to accommodate different size families and individuals also our Elder population can be safe and comfortable. Has larger green space available. Pricing per unit is lesser in costs then A and B. I think C is a win win!
- More housing options, more open space, may be more adaptable to future needs depending on areas surrounding this layout
- Larger central amenity space

IS THERE ANYTHING ELSE YOU WANT TO SHARE ABOUT THE FUTURE NICOLA MAMEET NEIGHBOURHOOD?

- Stretch it out, scrap A, B, C. Redo it. Just a long row of houses. Or else it's a fishbowl.
- Great idea providing the current infrastructure. An adequately support more additions and more members.
- No
- Preference for family dwellings that can accommodate families with more than 1 or 2 children (4-5-bedroom spaces)
- I believe it is time for a Nicola Mameet neighbourhood. Population of our LNIB band is getting larger, this furfure plan is needed. Thank you
- no
- I want to make sure there is a protection plan for the Mamit Lake backroads, for hunting and ceremony. I could see with the increase of dirt bikes and other offroad vehicles this area will become high traffic with garage or fire susceptibility, with all the dry brush. We also have tons of wildlife in this area, such as white tail deer along the Guichon, this water system as well was used to flood the Moses and Swakum field. So, you would be disrupting this historical trench, just making sure down stream water users are aware of any changes to protecting springs and Guichon.
- Include input from those who may be occupying the chosen location: such as the wastewater areas and their effect on the residence near them, pest control - insects, etc.,
- Fair size lots, but access roads to the highway should be considered as it's a 90 km speed zone. Would there be proper turning points to gain access to the subdivision. It might see vehicle accidents occur as people access the subdivision. Will there be a bus stop for transit and sd#58?
- Option C
- Be mindful of saskatoon bushes up in that area
- Local bus transportation; Proper resources

ARE THERE ANY OTHER TYPES OF HOUSING THAT WE SHOULD HAVE INCLUDED IN THE LIST ABOVE?

- N/A
- Ya. Housing that allows companion animals.
- No

- That's a big list you already have
- Not at this time I believe the layouts are well put together. I do like The C layout the best
- Emergency space needed for basic medical needs and community emergencies.
- Not into comments, this lags and sucks

PLEASE SHARE WHAT YOU LIKE MOST ABOUT THE HOUSING TYPES YOU SELECTED ABOVE.

- Spacious, NO duplex, NO apartment. Neighbors can be rude, inconsiderate, loud, obnoxious. Etc. I can't stand apartments.
- We need more family homes. Stop being cookie cutter single units. Open your eyes and look at who needs housing and who wants to come home. FAMILIES!
- We need a variety of homes
- We have a lot of membership with big family's that want to move home but they cant.
- 4+ bedroom options would meet my needs so I appreciate this option.
- Everyone has different reasons they have selected the housing to accommodate their needs. To these plans you offered are perfect for people to choose exactly what they need to live in.
- Allow space for bigger families, smaller families and individuals.
- The ability to build on site for updates in the future - acquiring nearby land, or increasing amenities.
- What is common but is what is needed for the community members to have proper accommodations
- Individual homes
- Single detached homes 1-2 or 3/4 rooms with the option of having secondary suites

IF HOUSING THAT MET YOUR NEEDS WAS AVAILABLE, WOULD YOU LIKE TO MOVE TO NICOLA MAMEET IR1? PLEASE SHARE WHY OR WHY NOT:

- I would like my children to grow up close to where I grew up with culture and traditional teachings in the area
- When built it well put together and I would feel safe having units close around me for I am an Elder (70 years). I would not be lonely for sure.
- I would probably just live with them. but it would be nice to have my own place
- Due to health conditions and age - Heart attack survivor from 2014. Loss of mobility, and age-related problems.
- Have my own home

IF YOU WOULD LIKE TO MOVE TO NICOLA MAMEET IR1 AND HAVE YET TO BE ABLE TO, PLEASE SHARE THE MAIN REASONS WHY YOU HAVEN'T BEEN ABLE TO (E.G., JOB OPPORTUNITIES, CHILDCARE)

- Housing availability
- I do live in Alberta at the moment. But ever I choose to move back to my band I feel comforted to know I could look up the Nicola Mameet IRI to see if there is a opportunity for a unit for me.
- N/A
- Retired since 2009; need daily care.

Appendix C: “A Place to Call Home” Community Gathering – Written Documentation of Community Feedback & Photographic Images

During the Community Gathering, feedback was collected through written comments on post-it notes that were placed on display boards and maps and written content was collected from feedback forms. Team members also wrote verbal comments down and on behalf of members. The following summarizes the information captured during the open house.

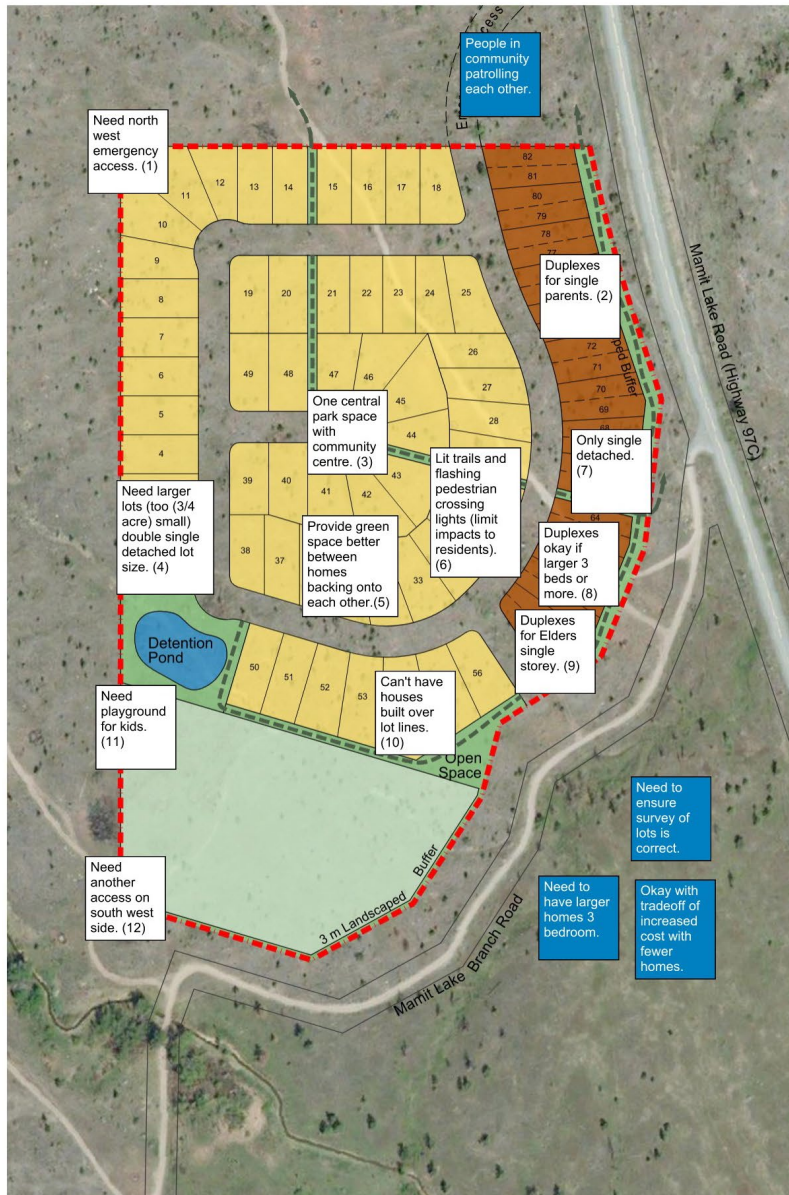
All Options

WHICH OPTION DO YOU LIKE BETTER? WHAT ARE THE MAIN REASONS FOR YOUR CHOICE?

	Which option do you like better?	What are the main reasons for your choice?
Option A	2 participants	No comments
Option B	3 participants	Middle ground option
Option C	7 participants	<ul style="list-style-type: none"> • A mix of housing • Better sense of community • A mix of housing to accommodate members • Mix of accommodation • Single family

PLEASE TELL US WHAT YOU LIKE AND HOW WE CAN IMPROVE THIS NEIGHBOURHOOD LAYOUT.

Note: For location specific comments, review map of option A (left side) with white comment boxes and corresponding numbers.

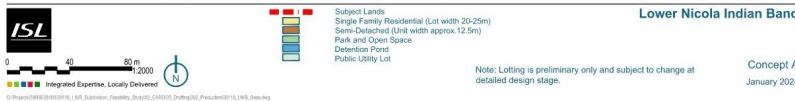


Option A – Location Specific Comments

- Need emergency access (1)
- Duplexes for single parents (2)
- One central park space with community centre (3)
- Need larger lots (too small (3/4) acre small), double single detached lot size (4)
- Provide green space better between homes backing onto each other (5)
- Lit trails and flashing pad crossing lights (limit impact to community members) (6)
- Only single detached (7)
- Duplexes okay if larger 3 beds or more (8)
- Duplexes for Elders single storey (9)
- Can't have house built over lot lines (10)
- Need playgrounds for kids (11)
- Need another access on the southwest side (12)

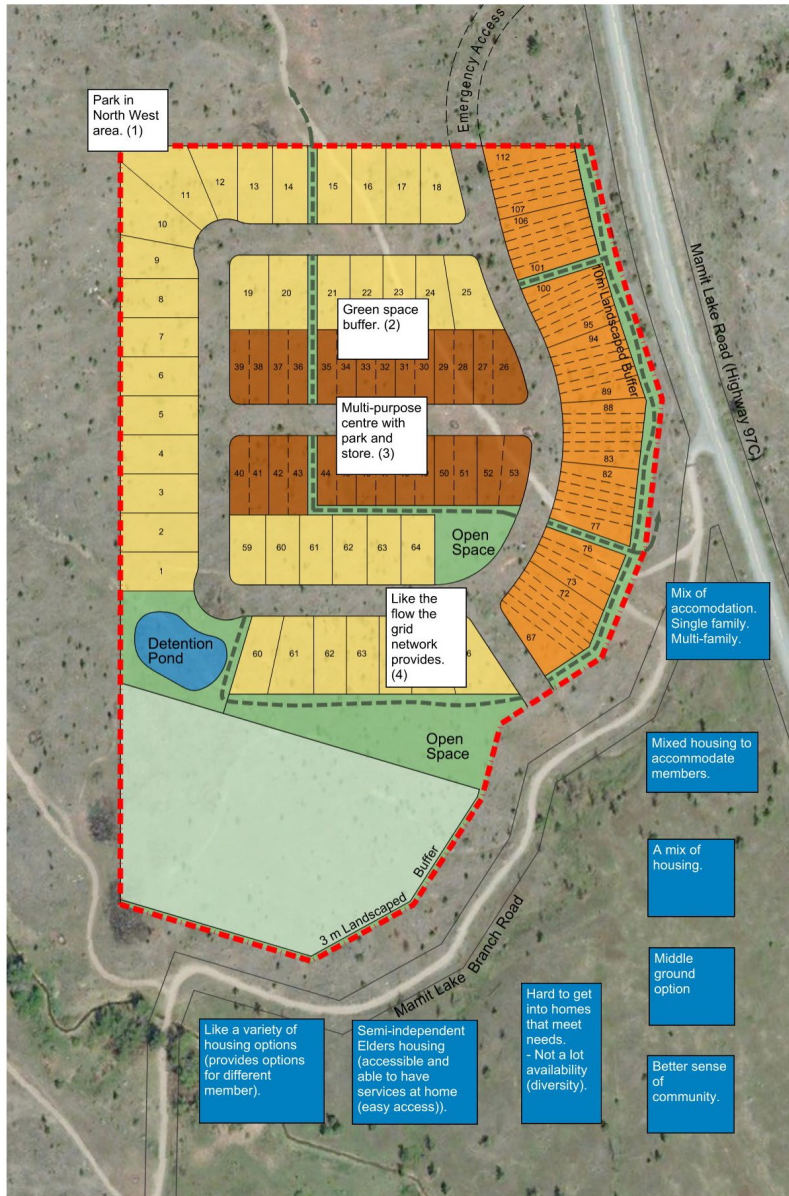
Option A – General Comments

- Need to have larger homes (Three bedrooms)
- Need to ensure survey of lots is correct
- Okay with trade-off of increased cost with fewer homes
- People in the community patrolling each other



PLEASE TELL US WHAT YOU LIKE AND HOW WE CAN IMPROVE THIS NEIGHBOURHOOD LAYOUT.

Note: For location specific comments, review map of option B (left side) with white comment boxes and corresponding numbers.



Option B – Location Specific Comments

- Park in new west area (1)
- Green space buffer (2)
- Multi-purpose centre with park and store (3)
- Like the flow the grid network provides (4)

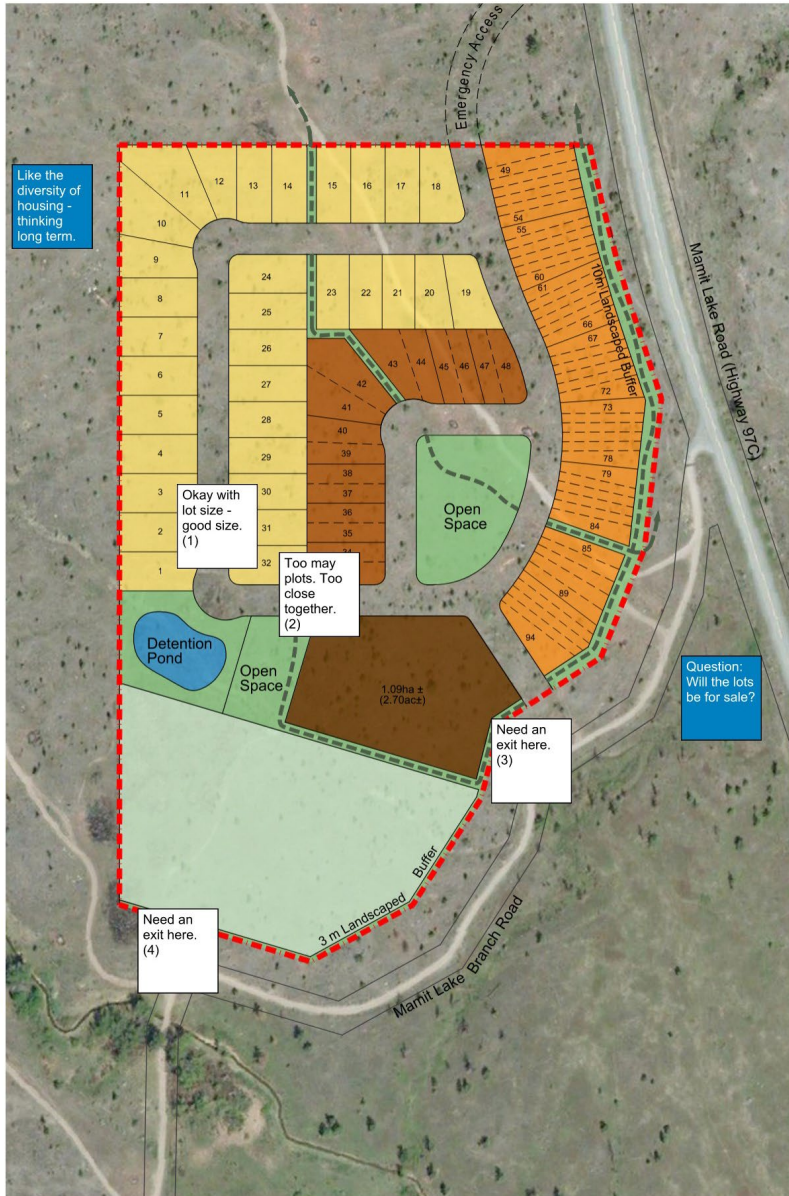
Option B – General Comments

- Mix of accommodation. Single family. Multi-family.
- Mixed housing to accommodate members (x2 comments).
- Middle ground option
- Hard to get into homes that meet needs. Not a lot available (diversity)
- Semi-independent Elders housing (accessible and able to have services at home (easy access))
- Like a variety of housing options (provides options for different members)
- Need to get into homes that meet needs. Not a lot available
- Semi-independent Elders housing (accessible and able to have services at home (easy access))
- Like a variety of housing options (provides options for different members)
- I'd like to see a breakdown of population/ family makeup
- Think more for families and the Elders too
- Need shuttle connection



PLEASE TELL US WHAT YOU LIKE AND HOW WE CAN IMPROVE THIS NEIGHBOURHOOD LAYOUT.

Note: For location specific comments, review map of option C (left side) with white comment boxes and corresponding numbers.



Option C – Location Specific Comments

- Okay with the lot sizes (good sizes) (1)
- Too many plots. Too close together. (2)
- Need an exit here (3)
- Need an exit here (4)

Option C – General Comments

- Need 3 units
- Question: Will the lots be for sale?
- Like the diversity of housing
- Think long term
- Recycling space
- Arts/music
- Elders space
- Kids space
- High energy, efficient, solar power
- Community space
- Parks
- Playgrounds
- 2 reserves (4x14 units)

