



# **City of New Westminster McBride-Sapperton Residents' Association**

## **McBride-Sapperton Residents' Association Public Meeting Minutes**

**Location:** Knox Presbyterian Church  
**Date of Meeting:** Tuesday, September 20, 2016 - 7:15 PM  
**Attendance:** 28 residents  
**Executive:** Anita, Lutz, Babar, Rnold, Monica  
**Regrets:** Catherine, Geoff, Kevin, Jerry  
**Presenters:** 4  
**City Representative:** Rupinder Basi

- 1. Welcome and Introduction of Executive** **Rnold**
- 2. Approval of Minutes from May 17, 2016 Meeting** **Rnold**
- 3. Wesgroup – Update on Brewery District** **Evan Allegretto, Wesgroup**

### **A. Main Project**

- Evan showed an updated rendering of the whole Brewery District project
- The building that has just started being constructed will now be all rental (it is about two years from occupancy)
- The next building will begin the building/permitting process soon: it will be a 26 storey building (Evan showed a new image of the building); the Sapper sign will move down to the parkade level
- Evan talked about the open space/plaza being designed; it will be for multiple usages, eg. food cart festivals, family picnics, etc. The Lot Owners Association within the Brewery District will run/manage/administer this plaza. He showed a rendering of the plaza design.
- Building 6 will offer sales discounts of \$5,000 - \$20,000 for local residents.
- October 17 is the date that people can make comments before Council.
- The final building has yet to be designed.
- A brief discussion was held on the connection between the BD and Sapperton Skytrain Station.

## **B. 201 E. Columbia Street**

**Evan Allegretto**

- Wesgroup has a proposal to build a 6-storey building on this site, with commercial space on the bottom, and residential rental space above
- Evan said that it is really early in the process for this proposal, and that Wesgroup will be “flexible” moving forward with the project
- He showed the current Draft OCP land use map and discussed the Health Care Cluster being built around RCH
- Currently, the area along E. Columbia Street by RCH is proposed for office space
- Wesgroup did an analysis, and believe that 8 storeys are needed for office space to financially feasible to build for developers
- He suggested this area will become the “new downtown” of Sapperton
- He talked about a “transfer of density” down E. Columbia, and feels that it is “good planning”
- In developing this new building, they would also construct 3-storey townhomes behind
- He said he feels Wesgroup’s 6-storey proposal is a “fair” one from their perspective
- He showed a visual board indicating the elevations of the building
- He also showed pictures showing views from different points in the neighbourhood with a 6-storey building, and feels there wouldn’t be much obstruction to views from the above neighbourhood.
- He emphasized that there will be plenty of opportunity for public consultation, and that Wesgroup will be “flexible” in moving forward with this.
- He said there are 3 parties involved in this process: residents, the City and Wesgroup.
- The proposed building would have ground floor retail, and five storeys of residential rental units above, with the top two storeys set back
- 6 storeys = 70 units of rental, with 1 parking stall allocated per unit
- There was a question about how the OCP consultation affects this project; he replied that Wesgroup actually wanted to work on this 1 ½ years ago, but the City told them to wait for the OCP process to get underway before they did so.
- Rupinder noted that current zoning allows for a variety of heights in this particular area; the new zoning requirements will limit these heights to a midrise height.

## **4. OCP Consultation Process**

**Monica**

- Monica reported back from the OCP Advisory Committee:
- City is planning OCP Draft Land Use Designation Map workshops in October; the City is hoping to have 100 people attend each of the six meetings. Format was discussed.
- The City would like people to provide detailed feedback for each neighbourhood so they can refine this Draft before presenting a revised version to Council by December.
- Monica emphasized to the Advisory Committee the need to determine who is giving feedback in order to differentiate between the feedback of those who live in an area and those who do not.
- Significant changes are proposed for Connaught Heights; three options are still being discussed for that area.

- The City is hoping that developers interested in townhome developments would even look at two or three properties to develop small townhome developments in neighbourhoods.
- The area around Braid and Sapperton Stations is being designated Frequent Transit Development Areas; the City hopes this will send a message to developers that there is an “envelope” around those stations and that development should not encroach into single-family home neighbourhoods nearby
- Laneway and carriage homes will be included as permissible under the new Residential-Detached and Semi-Detached definition. However, these types of homes may not work within the context of a neighbourhood or property, and would be approved on a case-by-base basis.
- The same applies for any neighbourhoods designated for duplexes, townhomes, and so on.
- We encouraged Sapperton residents to look at their current FSR. Many Sapperton residents wouldn't qualify for carriage and laneway homes under current guidelines.

#### **5. Sapperton Transportation Study Lisa Leblanc, Manager of Transportation Planning - City of New Westminster**

- Lisa reminded us that in October, there will be a second round of consultations on the Patullo Bridge replacement
- Also, the Ministry of Transportation will possibly be having consultations in October for the Brunette Interchange
- The City is hosting a workshop as part of its Sapperton Transportation Study on October 1 at the Sapperton Pensioners' Hall, starting at 9:30 am
- At the workshop, they want to talk about the RCH development, Brewery District, Sapperton Green, and the 100 Braid Street development as part of the overall Sapperton Transportation master plan
- She emphasized that this is a “listen and learn” phase. The Transportation planners want to know what's working well, what problems there are and where, when, and how; they also want to know possible ideas about sources of the traffic problems, and what people feel are the transportation needs in our area.
- They also want to know what we are prepared to consider in terms of hard infrastructure, such as diversionary measures, blockages, etc. She gave the example of the West End of Vancouver, where there are significant physical blockages to traffic in the West End neighbourhood.
- They will talk about what they can do, and what they are prepared to offer.
- They want to know what everyone hopes to achieve at the end of the Transportation Study, and try to find a happy middle ground between various positions that people have about traffic in Sapperton.
- The City has ambitious traffic goals, including eliminating traffic-related deaths, seeing significant shifts in the modes of travel from cars to transit, car-sharing, cycling, and walking.
- They want to know what the City can do to encourage people to reduce the number of trips made by car, and how to shorten these trips.
- Lisa brought feedback forms to the meeting, and will also make available an online feedback survey.

- In relation to the Brunette Interchange project, the City can make recommendations to the Ministry of Transportation, but ultimately the MOT “trumps” the City in terms of decision-making. The MOT ultimately decides what they what to put in front of people for their consultation process.

## 6. Urban Academy Project

**Cheryle Beaumont, Head of School**

- A community consultation will be held on October 4 between 6 and 8 pm at Sapperton Pensioners’ Hall.
- The project is headed to Council this Fall for the final reading.
- Ms. Beaumont and the architect showed the artistic rendering of the school with the front facing Rousseau Street.
- The building will be 50,000 square feet; it is a non-combustible building.
- There will be 20,000 square feet of outdoor playspace on outdoor terraces.
- They are “very conscious of community’s concerns about the traffic and parking” impacts, but feel they have a very good traffic plan in place.
- They are planning to enter into an agreement with the City on how to have community interaction and allow members of the area to use parts of their facility.
- The building will be approximately 60 feet in height.
- The top roof will be a green roof for senior students to use for science classes, and other purposes.
- There will be fences/safety enclosures around the rooftop outdoor playspaces.
- There are no current plans for a pedestrian overpass from the school to the Sapperton Green site.

## 7. NWTAC

**Babar**

- At the last NTAC meeting, there was a discussion about air quality.
- Babar will send the presentation made at the meeting to the membership.
- There was also a discussion of the City’s signal timing policy at Brunette and Braid.

## 8. NWCPC

**Lutz**

- There has been a rash of crime and break-ins in Lower Sapperton recently. The police are aware of the situation, and have increased patrols in our area. The caught a suspect recently who was involved in a recent break-in.
- Lutz reminded people to call the police and **report everything**.

## 9. Old Business

**Rnold**

### A. Garage Sale

- Everything went well until the watermain burst.
- There were a few more sites this year compared to last.

### B. Trash Mob

- We normally have one in the Fall. This year, it will be postponed until the spring.

- We will hopefully have a date ready to announce early in the New Year.

## **10. New Business**

### **A. Urban Forest Management**

**Rnold**

- Rupinder brought a flyer with frequently asked questions about this Policy. It is also available online.
- He will try to get a Parks and Recreation representative to come out to a future meeting to explain the policy in more detail.

### **B. "Big News"**

**Rnold**

- Catherine and her husband, Ken, have made the big decision to move to Ladysmith on Vancouver Island.
- We thank Catherine for her incredible dedication and service to the MSRA and to Sapperton community over the past several years, and wish her and her family well as they enter this new, exciting phase of their lives.
- Rnold will move into the President's position in an Acting role for now, and vacancies will be opening up on the Executive as a result. Residents are encouraged to let Rnold know if they are interested in becoming part of the RA Executive.

**Meeting adjourned:** 9:14 pm

**Next Meeting:** Tuesday, November 22, 2016 @ 7:15 pm