



Sapperton Residents' Association

The purpose of the association is to preserve and enhance the livability and quality of the Sapperton neighborhood.

Sapperton Residents' Association Public Meeting Minutes

Date: Wednesday, November 13, 2024 @ 7:30 pm **Location:** Virtual via Zoom

Attendance: 17 residents

Executive: Wilf (Chair), Anita, Eileen, Sandra, Jerry, Monica (minutes)

Guests/Presenters: RCH Redevelopment – Carol Swan (RCH), Michael Kazda (EllisDon)

City Representatives: Coun. Nakagawa and Coun. Fontaine

1. Welcome and Introduction of Executive

Wilf

- Update on Positions of Chair and Co-Chair: Jacob and Sandy have stepped down from their positions of Chair and Co-Chair due to family commitments. We are so grateful for the time, dedication, and energy they gave during their time leading the RA Executive and hope that one day they will be able to rejoin the team.
- Reminder that the AGM will be held after the meeting and anyone interested can put their name forward to join the Executive.
- Reminder to pay \$5 annual dues to Anita, either in person or by sending an etransfer to the RA email.

2. Adoption of Agenda

Wilf

- Motion to add two items to the agenda. Seconded. Vote: Carried.

3. Approval of September 18, 2024, Minutes - moved; seconded; carried

Wilf

4. RCH Redevelopment Project Update -

Michael K. (E.D.)

- Construction is going as planned. Substantial completion is on track for the end of May, 2025.
- Most deliveries are now going to the permanent delivery bay behind the hospital.
- Work continues on E. Columbia Street with concrete going in soon.
- The multi-use pathway behind the hospital should be open before Christmas.
- Work on City property adjacent to residents' homes along Sherbrooke will start in December with the work along Sherbrooke Street finishing roughly in March. Quite extensive work needs to be done. They will go from the West to East end of Sherbrooke, starting on the North side.
- A reconfiguration will be done at the intersection of Sherbrooke and Brunette to allow for safer turns, especially for larger vehicles. The City has purchased a bit of land at the auto dealer in that area to allow for safer right-turns in and out.
- One resident gave kudos to the flaggers for their professionalism and for keeping a difficult traffic situation along Sherbrooke under control.

- One resident expressed concern about cars coming down Keary Street; Michael said it is likely due to the Wesgroup construction project on E. Columbia Street rather than the hospital work.
- One resident asked about parking in the hospital parkade. Michael indicated there will be an extra 350 parking spots in the expanded parkade.
- Anita asked for better signage at Kelly and Major Streets to prevent traffic from trying to access Sherbrooke Street as there have been several harrowing incidents involving cars ignoring the “Road Closed” signs.
- Michael said he will be on site this coming Friday and offered to meet with anyone who wish to discuss concerns. He also again offered to take people on tours of the site. He put his email in the chat for anyone to contact him.

5. Transit-Oriented Development

- Lynn Roxburgh and Jessica Glover,
City of New Westminster

- Lynn and Jessica presented on the new Provincial Government housing legislation and its impact on development in New Westminster
- They noted that this is from the Homes for People Action Plan to increase supply to address the housing crisis
- Some of the highlights of this legislation, which focuses on the next 20 years are: no more public hearings on developments; cities are required to take evidence-based approaches to development; fewer approval barriers; focus on small scale multi-unit housing to provide more housing options for residents; transit-oriented development areas; changes to Short Term Rentals; new local government tools to give cities and municipalities greater ability to bring projects online more quickly; set housing target orders, which indicates the minimum number of housing units required in each city
- Transit-Oriented Development – in New Westminster, this means any area within 800 metres of a Skytrain Station. These guidelines provide new minimum density requirements and heights. Residential parking minimums are removed. There are 3 tiers as follows:
 - Tier 1 – within 200 metres of a Skytrain Station – heights up to 20 storeys are allowed
 - Tier 2 – within 400 metres of a Skytrain Station – heights up to 12 storeys allowed
 - Tier 3 – between 400 – 800 metres of a Station – up to 8 storeys allowed
- Lynn showed a diagram with circles to indicate the areas in Sapperton that would be affected by the above Tiers. It includes areas touched by the rings on the circles.
- The Tiers are focused on land that is zoned for residential development, not park land nor industrial land.
- Sapperton Green is not currently included because it is currently zoned Industrial.
- Heritage protection homes cannot be superceded by the new legislation.
- Development Applications are still required by developers.
- Projects cannot be turned down based on height and density, but they must also comply with other City policies/guidelines.
- There is concern with how such development could impact neighbourhoods – eg. Lane requirements, topography, etc.
- Next steps: in the New Year, there will be consultation on New Westminster’s response to this legislation, an OCP Update, new design guidelines (needed for 8-12 storey buildings), and the implementation of new tools (eg. Tenant protections)

- More information is available on the Provincial Government website and the City website
- The City is hoping to establish a mapping system on the website that will help residents see how their area might be impacted by these Tiers.
- A Question and Answer session followed the presentation.

Question 1: Do we have the infrastructure and amenities for this growth:

Answer: The City is studying this. Long range planning is needed by the City but developers may need to contribute and pay for upgrades to make the planning work.

Question 2: What amenities are needed:

Answer: Fire, parks, community centre, etc.

Question 3: What kind of housing is included in this?

Answer: Province is encouraging cities to provide a variety of housing types in the 'housing continuum'. The City may need to require developers to include a certain number of affordable housing units, etc.

Question 4: How will people's properties be assessed re: property taxes? (ie. Potential value?)

Answer: BC Assessment says it is based on sales in an area.

Question 5: What happens if half a block is affected?

Answer: This is being discussed. City is required to update their planning/policies by the end of 2025 but CNW is hoping to do so by summer, 2025.

- Properties in Sapperton are relatively shallow, so that may slow down potential developments by developers.
- One resident noted that a land assembly has already started by Hume Park along Garrett and Wilson Streets.
- Further questions can be sent to Lynn via email: Iroxburgh@newwestcity.ca
- She encouraged everyone to be involved in the public consultations and discussions. Look at BeHeardNewWest for information on the consultation process.

6. Police Committee Meeting – the minutes are available and will be posted on the RA website.

7. Pumpkin Carving and Trash Mob Update

Anita

- The pumpkin carving event was cancelled this year due to tight timelines following Jacob and Sandy stepping down.
- The Trash Mob has been postponed until the Spring. The RA can still receive a portion of the grant for the supplies.

8. Trash Mob

Anita

- Date: Saturday, Nov. 2; details TBA
- EllisDon will provide support and participation
- **Note:** Subsequent to the meeting, due to unforeseen circumstances, the Trash Mob event was postponed until Spring, 2025.

9. Gift Bags for Elizabeth Fry Society

Anita

- Anita provided a historical overview of this event.
- Putting it out on the radar that collections will start in late November/early December.
- She invited anyone who wishes to help to do so.

10. Urban Academy Traffic

Anita

- Following up on a concern raised at a previous meeting regarding the traffic and parking situation surrounding Urban Academy, Monica sent an email on behalf of the RA to the principal of the school outlining residents' concerns.
- The principal responded to this email by acknowledging concerns and indicating he is willing to come talk to residents at a future meeting.
- He suggested that residents take notes of offending cars and call CNW By-law Enforcement. He also asked that residents send an email to the SRA so we can keep a log of offending vehicles.
- Some residents expressed concern that this is shifting the burden to the RA.
- Councillor Nakagawa said that this is a "heavy ask" of the RA to keep track of vehicles. She suggested that we should loop City Engineering on this issue. She also noted that By-law Enforcement is short-staffed.

11. E. Fry Holiday Gift Bags

Eileen

- Eileen described this initiative that the RA has undertaken for the past few years in support of residents at E. Fry during the Christmas season. She has spoken to the E.Fry program director and they have requested 19 bags this year.
- In the past, we have included gift cards for coffee shops, personal items, soaps, shampoos, chocolates, transit vouchers, and so on.
- Anyone interested in contributing to this year's gift bags can donate cash or e-transfer funds to the RA and we will buy items to include in the bags. Alternatively, people can donate items, which Eileen will collect. Eileen indicated where people can drop off items and also said people can contact her via the RA email address. She has also volunteered to put the bags together. Anita will make greeting cards for the recipients.

12. Light Up Sapperton Event

Anita

- Anita described this event, which is being coordinated by the Sapperton Business Collective in partnership with the City's Shine Bright Initiative, which has placed lights around Lower Sapperton, including at the plaza by Starbucks.
- The event will be held on Sunday, Dec. 8 from 12 – 7 pm.
- Passports to local businesses will be handed out at the Holland Shopping Centre. There will also be a holiday market at the Brewery District and a light-up ceremony.
- Residents can walk along E. Columbia to visit local businesses and receive stamps, shop, and sample local products.
- The organizers are looking for sponsors, contributions, and volunteers.
- Anita has suggested that we collect items for the Food Bank at the information booth. She will organize for this. She also suggested that we consider using the money raised at past Sapperton Days Pancake Breakfasts (the intended purchase target of which was Christmas lights for the area) to contribute to the event. She will talk to Geoff P. (past president of the RA) about this.

- The contact information for anyone who wishes to volunteer is: wasteknot@gmail.com

AGM and Elections

1. Anita provided a summary of the Financial Report for the past year. The current balance of the RA account is \$4,276.28, which doesn't reflect November deposits. There were twenty membership renewals and four new members this year. A motion to accept the Financial Report was made, seconded, and carried.
2. The Executive formally thanked Jacob and Sandy for their hard work, energy, dedication, and vision over the past couple of years. We will miss them as our Chair and Co-Chair, wish them well, and hope to see them back on the Executive in future!
3. Elections:
 - The Executive stepped down. Wilf conducted the elections.

Executive Positions:

Chair – no one stepped forward for this position. It is currently vacant.

Co-Chair - no one stepped forward for this position. It is currently vacant.

Secretary – Monica was nominated for the position and accepted. Vote by acclamation.

Treasurer/Membership - Anita was nominated for the position and accepted. Vote by acclamation.

Directors at Large – Wilf, Eileen, Sandra, Jerry and Alysia Ker stepped forward for these positions. They were voted in by acclamation.

- A huge thank you to Alysia for volunteering to be a Director at Large! We look forward to working with her.
- Any resident who is interested in joining the RA Executive is encouraged to do so and may contact the RA via email.
- Danielle Connelly indicated she can help as much as needed.

Meeting adjourned: 9:07 pm.

Upcoming Dates:

Next Public Meeting: Wednesday February 12, 2025 at 7:30 pm – via Zoom