



City of New Westminster
McBride-Sapperton
Residents' Association

Knox/ East Columbia St. Meeting Minutes

Location: Knox Presbyterian Church

Date of Meeting: Tuesday 16 November 2004, 7:00PM

1. Introduction

Neil Powell introduced; For DCP Developments Doug Massey (Architect) and Vince Davidio (Development Marketer)

2. Development Proposals

- Development is comprised of 2 lots. Columbia & Knox St.
- Building will have 8 stories along East Columbia St. stepping back to 4 stories to Knox St.
- 102 Units
 - 19 -1 BR (800 sq ft)
 - 36 -1 BR + Den (920 sq ft)
 - 9 -3 BR (over 1000 sq ft)
- Developer looks to pull heritage details from existing buildings in neighbourhood. Pictures were provided.
- Building will have brick finish from ground level to below first level balconies. 2-tone stucco will finish off the rest of the building. Colors have been muted since last development presentation.
- Window frames will be black.
- Balconies have been changed from Plexiglas to black wrought iron
- Parking will be below ground, alley access only. 160 spaces.
- 4000 sq ft of commercial space at ground level.
- Developers have been asked by the planning department to rework Sapperton Plaza & work with Knox Presbyterian Church which is in favour of development.
- Building has been stepped back along the East Columbia St. Frontage.

3. Zoning Information

Jim Hurst from New Westminster City

- ❑ In 1965 the west side of East Columbia St. was zoned C3 High rise. Buildings could be built as high as 18 stories.
- ❑ East side of East Columbia St. is zoned C2a. Buildings could be up to 4 stories with commercial property on first floor.
- ❑ Knox St is zoned RM2-Medium density residential development.
- ❑ In 2001-the official community plan called for 4 story developments on both sides of East Columbia St. with commercial property on first level.
- ❑ The zoning along the west side of East Columbia St. was never changed as it is difficult to change the zoning as the city may be sued by property owners.

4. Community Concerns

- ❑ Residents on Buchanan & streets around the development are concerned about loss of views.
 - Presenters have tried to show what the views would look like through pictures provided.
- ❑ There is concern about the shadow the development could cast on the rest of East Columbia St.
- ❑ There is a concern that the height of the development will be precedent setting for the neighbourhood for future developers.
- ❑ Concerns about the parking entrance in the alley would lead to a lot of congestion in the area. There is a telephone pole impeding the way.
 - City engineers have not completed the engineering requirements for development as of yet.
- ❑ Residents are concerned about having even more delivery trucks in the alley as the current ones for the Pub & Liquor store block access at times.
 - Development has its own loading dock for commercial space.

5. Motions

Motion was made: Are we in favour of the development?

- For – 14
- Opposed – 3

Motion was made to ask the City to do something about the telephone pole in the alley behind the proposed development.

Motion was seconded and passed.

Motion was made to send a letter to the city to change the zoning on East Columbia St.

Motion was seconded and it passed.

6. Meeting Dismissed