



City of New Westminster
McBride-Sapperton Residents' Association
Annual General Meeting Minutes

Location: Knox Presbyterian Church

Date of Meeting: Thursday, 19 Jun 2003, 7:00PM

1. Introduction and Welcome.

Neil Powell welcomed everyone to the MSRA Annual General Meeting. Mayor Wayne Wright and Councillor Casey Cook were in attendance.

2. Development Proposal Presentation by Chandler Associates.

Sheldon Chandler and Augustine Hii from Chandler Associates Architecture Inc., and Hugh Carter from Empire West Equities (604-534-2788) made a presentation regarding their proposed development at Keary St. and Brunette Ave. Empire West plans to purchase the property from Translink and they have hired Chandler Associates to be the architects for the project.

Advantages of the property are the view and the proximity to the Skytrain, Royal Columbian Hospital and Sapperton. Challenges include the grade of Keary St. and the incorporation of the Skytrain bridge and access to Royal Columbian Hospital.

The proposal calls for a nine story building (84 apartments and 188 parking stalls and townhomes on Keary St.) at the east end of the property and a four story building at the west end of the property. The Skytrain bridge access will be incorporated into the design. A retail component is proposed and RCH and Labatt Brewery are both interested in office space.

The final elevation of the tallest structure is ~100', which will appear from Columbia St. as a 4-5 story building.

Empire West will be making their rezoning proposal to New Westminster City Council in July 2003 and expect a public hearing would be held in September. Construction is expected to start in spring 2004.

The presentation was well received by those in attendance.

3. New Businesses in Sapperton.

Neil Powell noted several new businesses in Sapperton, including the new Sprouts Farmers Market and Temptations Gelato, both of which are located in the old Caps bike store. Neil introduced Bob Prover from Temptations Gelato.

4. Traffic issues.

Faye Olson noted the following traffic issues:

- The greening of the lower Sapperton traffic circles will not proceed this year and apparently the City wants to resurvey the residents.
- There are up to 10,000 vehicles per day crossing the United Boulevard Connector bridge. The impact on the traffic flows on Braid St. is unclear. No traffic counts have yet been done to determine the impact of these vehicles and if they are heading up Braid St. and through Sapperton.
- A suggestion to widen the turning lane southbound on East Columbia St. onto McBride Boulevard was denied by the City as it would impact the heritage fence in front of Woodlands. The idea was that truck traffic would be encouraged to use this route in preference to Braid St. / 8th Ave.

5. Financial Report.

Emma Peelstreet prepared the following financial report, subject to verification by bank records. The actual report will be posted on the website.

Opening balance (2001/2002 year)	\$1000.00
Hall rental for All Candidate's Meeting (Sapperton Pensioner's Hall, fall 2002)	\$75.00
Misc. expenses (thank you cards, postage, refreshments)	\$20.00
Hall rental for public meeting (Knox Presbyterian, 15 May 2003)	\$50.00
Hall rental for public meeting (Knox Presbyterian, 19 Jun 2003)	\$50.00
Balance	\$805.00

6. Election of MSRA Executive.

Per the McBride Sapperton Residents' Association bylaws, the executive must resign at each Annual General Meeting. Members present were requested to put their names forward for consideration. As no new names were forwarded, the existing executive agreed to remain in their positions. Geoff Pinkerton agreed to take on the Vice President role and Kevin Little agreed to take on the Treasurer role.

2003/2004 Executive:

Position	Name
President	Neil Powell
Treasurer, Membership	Kevin Little
Heritage representative	Emma Peelstreet

Traffic and Parking representative	Faye Olson
Vice President, Secretary, Website coordinator	Geoff Pinkerton
Past President	Ken Barclay

7. Announcements.

The following announcements were included in the agenda:

- Planting event of Native Plants in Hume Park, Jun 21st.
- 3rd Annual Central Valley Greenway Ride, Jun 21st.
- Royal City Education Foundation Golf Invitation, Jul 2nd.

It was noted that the Brunette-Fraser Regional Greenway in Hume Park is mostly complete from the park to the Braid St. Skytrain station. The crosswalk across North Road is in the process of being completed.

8. Development proposal presentation by Brian Drummond.

Brian Drummond (who is one of the directors of The Urban Academy) presented his plans for building a heritage Craftsman-style home for his family on the vacant property at 330 Richmond St. (next to the store across from the Richard McBride School).

He is working with the City to obtain a development variance permit (rezoning) application for this specific property. The property challenges include encroachment from adjacent structures and the fact that it is a narrow and steep lot.

The presentation was well received by those in attendance.

9. Next public meeting.

It was announced that the next public meeting has been scheduled for 7:00PM on 4 Sep 2003 at the Knox Presbyterian Church hall.

Post Meeting Note: The Knox Church hall is booked on that day, so the date was changed to 11 Sep 2003.