



City of New Westminster
McBride-Sapperton
Residents' Association

Public Meeting Minutes

Location: Knox Presbyterian Church

Date of Meeting: Thursday, 1 March, 2007 7:00PM

In attendance: 28 plus reporter from CKWX 1130.

1. Introduction and welcome

Neil Powell

- Neil welcomed those in attendance. There were 28 people plus the development proponents and a reporter from CKWX 1130.
- No City Councillors attended.

2. New Westminster Police Services

Staff Sgt. Casey Dehaas

- Paul Callow, the “balcony rapist” has recently moved to New Westminster, causing great concern among residents. Casey had been invited to discuss crime issues before the Callow issue came up.
- Casey advised that the Community Policing Committee was our way of sending concerns to the police.
- The Police Service website is once again posting crime stats, but Person Crimes are not posted. A number of people requested that they be posted, but for some reason, the Police do not release these.
- Casey indicated that a lot of people don't report petty crimes but encouraged people to do so – “no crime is too small”. A number of people responded by saying it was difficult to report small things or they have been discouraged to do so.
- Casey encouraged people to start Block Watch in their area. People responded by saying that there has not been much City support or involvement in block watch in the last few years.
- Casey recommended that people participate in the Community Policing program.
- We have about the same per capita police officers as other communities, but the per capita crimes are higher than other communities. Casey indicated a large problem with this is the high number of bar seats in the City (14,000 in New Westminster), low

income BC Penitentiary families (who stayed after the prison closed), Woodlands residents, we are on a transit corridor, and 1 in 9 residents in new Westminster are on social assistance.

- He also noted that a report by Dr. Clyde Hertzman indicated that our School District was one of the most vulnerable in BC – it is on par with aboriginal schools. That was shocking to most in attendance. The report can be found at <http://www.help.ubc.ca/unit/sd40.htm>
- Sapperton is a low crime area, but it has increased in the last year.
- He also talked about the “NEWS” Project – Neighbourhood Early Warning System, that is planned to be set up

3. Development – 326 Hospital St.

Devinder Maan

- Wants to redevelop the property into a 6 townhouse complex.
- Current zoning is for single family dwelling; all others around the property are apartment buildings. He advised that the City is in favour of rezoning the property if the MSRA is in favour.
- He has owned the property for 4 years.
- The complex will be 36’ high (four stories plus the roof), which was a concern for some of the audience. Setbacks of 25’ will be maintained.
- He advised he will bring more sketches to the next public meeting.
- It appeared that the audience was generally in favour of this as the property has been a problem for years.

4. Development – 333 Keary St.

Paul Young

- Paul Young spoke briefly and let his designer present the plans.
- Property is 65’ x 132’ and has an older home on it with five rental units in it. He wants to divide the property into two lots and build two new homes matching the homes beside it. This would involve rezoning from RS1 to two RS5 lots.
- He called the house an “old timer” that had “no heritage merit” and should be replaced with two new houses “to improve the environment of the area”. These comments were not well received by the residents of the area, many of whom live in older homes and like the older style homes and don’t want 2007 Vancouver specials in the area.
- The overall reaction of the audience was quite opposed to this project unless the building would fit in better with the historic homes in the area, and not the two modern boxes on the property beside it.

5. Traffic Update

Dana Hings

- Presentation was skipped because the meeting was running late.

6. Elizabeth Fry

Neil Powell

- They want to add a floor to the building. They presented the plan to us last fall at the 19 October 2006 public meeting.
- The reasons that they presented (needing more space) do not match with the fact that they have now leased out the first floor.
- The property is zoned for 4 stories and they want to go to 5. Concern was expressed that this, along with the property across the street (the San Marino), will set a precedent of buildings higher than 4 stories along East Columbia that no-one in the area seems to want.
- A motion was put forward to write a letter to the City: “The McBride-Sapperton Residents’ Association is opposed to allowing the Elizabeth Fry Society add a floor to the building at 401 East Columbia St. and is also opposed to changing the current zoning of this side of the street”. The motion was voted on and out of 20 people present, 19 voted in favour and one abstained.

7. Sapperton Island

Neil Powell

- There has been an idea floated lately to develop the sand bar known as Sapperton Island into an industrial park. One of the reasons cited was a lack of industrial land in the Tri-Cities. This is not logical because Surrey, Coquitlam and New Westminster are all allowing development of their industrial lands for other uses – for example the property along Scott Road in Surrey, the Fraser Mills area in Coquitlam, and the Labatt site in New Westminster.
- A motion was put forward to write a letter to the City: “In view of the recent City endorsement of the Green Action Plan, the McBride-Sapperton Residents’ Association is opposed to any development of Sapperton Island into industrial lands. Changing the zoning to an industrial use from parkspace is contrary to the Official Community Plan. The City should follow the Official Community Plan and not change it at will.” The motion was voted on and out of 20 people present, 20 voted in favour.

8. Sapperton Days

Geoff Pinkerton

- Planning is ongoing
- Will be similar to last years Sapperton Days
- City will be donating \$500.
- Looking for any and all ideas.

- Next meeting is next Thursday at 7:00PM.

9. Other Business

Neil Powell

- Labatt site OCP change is going before council on Monday.
- There will be a public hearing later in April at which we can speak to the building heights.
- GVRD Air Quality. Further to the issues raised last meeting, Peter Van Garderen would like some base line monitoring done.