



City of New Westminster McBride-  
Sapperton  
Residents' Association

## Public Meeting Minutes

**Location:** Knox Presbyterian Church

**Date of Meeting:** Thursday, 9 Sep 2004, 7:00PM

### 1. Introduction & Welcome

Neil Powell welcomed the 30+ people who attended tonight including Councillor Cook.

### 2. Membership Update

There are about 25 paid members and about \$700 in the account.

### 3. Emergency Preparedness

Kevin stated that the city has set aside an emergency preparedness kit for the MSRA and we need to decide where to keep it.

### 4. City Issues – Middle School

The land use study was defeated. Councillors Cook and Dobrovolny wanted a land use study.

Last week the City refused to amend the OCP, but the School Board will still make an application to rezone the land.

There is a lot of public concern about the three 25 story buildings (700 units), underground pay parking in a public park, loss of greenspace, eliminate the future possibility of twinning the ice rink, not enough open and honest public consultation and long range visioning.

The “west side” middle school will actually be in the east side!

Riverside Park was talked about at one point as a good location for a middle school, but the School Board dropped it.

There was a motion put forward, seconded and approved to write a letter to the City asking them to readdress the land use study between 8<sup>th</sup> to 10<sup>th</sup> Ave. and 6<sup>th</sup> to 8<sup>th</sup> St. The letter will be forwarded to other resident associations and the local papers.

### 5. Sapperton issues and resident concerns

- Traffic Circles in lower Sapperton.

These were put in in 2001 and were never made permanent. The City may not have funds to complete this in 2004. They are still talking about re-surveying the neighbourhood too see if we still want the traffic calming measures.

- Bailey Bridge Upgrade.

A traffic light was to be constructed in June 2004, but nothing has been done to date. Flaggers were there part-time in the summer. In the 8 Sep 2004 Record, it noted two lights and roadwork is now required. Coquitlam is expected to pay half the cost and they are meeting on 13 Sep 2004 to discuss whether funding is available.

- Crosswalks.

We are pursuing illuminated crossing at crosswalk at Hospital St. and East Columbia St. with the City Planning department and Mayor Wright. We are also discussing two intersections on East 8th Ave., but usage is an issue - if not enough people use the crosswalk, the City can't justify an illuminated crossing.

- Labatt's.

It was announced on 8 Sep 2004 that the Sapperton Labatt Brewery will be closing in Apr 2005. 180 will be losing their jobs. A portion of the land (1/4 acre) will be donated to the Royal Columbian Hospital Foundation.

They will not sell to a competitor and will gut the buildings.

According to news reports they are looking to rezone the property to residential.

The industrial tax base offloads the residential taxes. Loss of industry from the City will increase the residential tax rates.

## **6. Knox St. Development Presentation**

A detailed discussion on this development is found elsewhere on the MRA website.

Doug Massie (architect), Dan Funaro (developer) and Vince Devioio (real estate and marketing) made a presentation on the Knox St. proposal at 309 to 311 Knox St. and 411 to 419 East Columbia St.

This is the first major development on the street in many years.

This development will encompass the vacant lot on Knox and the building that recently housed Boneshakers, the martial arts place and north to and including the cold beer and wine store.

They propose over 100 suites that are from 1 bedroom to 3 bedrooms in size. They propose a structure that is 8 stories on East Columbia St., stepping down to 4 stories on Knox St.

Rezoning of the land is required.

They suggested a sitting area outside near Sapperton Plaza and a coffee shop on the southeast corner. They propose upgrades to Sapperton Plaza, to be partially paid by the developer.

The development is in the approval process now. The public hearing will be in October. Construction is expected to start in the spring of 2005 and take 9-12 months to build.

The parkade is off the lane at the back. All vehicle access will actually be off the lane behind East Columbia St. The residents will be able to access the building via Knox or East Columbia St.

The building plans are available at City Hall.

Residents brought up the ongoing Skytrain station area visioning process and the fact that the design of this building is preceding any recommendations. Smart Growth was also brought up. The developer indicated that they will contact the Skytrain station area visioning group and will meet all requirements from the City regarding Smart Growth.

They advised that they are working with Archie Miller regarding the name and connection to the area history, colours, etc.

A number of concerns were brought up by residents including:

- ❑ Not a heritage looking building – it looks too industrial.
- ❑ Resident understanding was that there was to be 4 story maximum on the street. The developer advised it would be economically unfeasible to build only to 4 stories.

## **7. Sapperton Development issues**

Recent development issues were discussed including the following

- ❑ \$100k available for enhancement of the Sapperton business district.
- ❑ Property at corner of East Columbia and 8th/Braid.

Construction is proceeding. Expecting completion by November. The sign in front will read "Historic Sapperton".

- ❑ Construction on the house on Fader St.

Construction has started again after being shut down by the City a number of times. Diligence by neighbours about ensuring that the City addresses foundation and other safety concerns is to be commended.

- ❑ Woodlands.

Construction is proceeding. The Onni group of companies ([www.onni.com](http://www.onni.com)) is doing the development.

- ❑ House at 330 Richmond St. is coming along.

The proposal was presented to the MSRA on 19 Jun 2003.

- ❑ Sherbrooke lands below the hospital.

The City has a tentative deal to sell the land. The potential purchaser submitted a design for review by the Consultative Design Committee at its August meeting. They will be deciding on the purchase in the next few weeks. They will meet with the MSRA and have a neighbourhood meeting if they go ahead.

□ Keary St. property

The land was rezoned and the developer now is trying to sell the idea as his financial situation has changed. This was first presented to the MSRA on 19 Jun 2003.

## **8. Sapperton Day**

We are forming a volunteer group to coordinate Sapperton Day. We will call for a meeting later in the month.

## **9. Heritage and Signs**

Neil and Emma will organize a meeting to deal with only signage ideas to spend the City's allocated \$4,000. Some ideas were included at the back of the agenda package.

The date will be noted on the MSRA website.

A motion we put forward to donate a copy of the Sapperton aerial photo from the mid 1920's to the New Westminster library. Once we are sure that the library wants a copy, Geoff will get a copy made, framed and a plaque attached. Emma was encouraged to contact the library, and eventually Neil did and they would love the photo.

## **10. Traffic Issues**

Residents brought up traffic concerns in the lane between Rousseau and Wilson. A child was hit there recently. The MSRA has been pursuing traffic calming measures in the area and is pursuing the speed bump program. In the meantime residents are encouraged to follow up with the City using their Action Request Forms. See the MSRA website for a link.

## **11. Election of officers**

Current executive offered to stand for another year.

The existing executive is willing to stand for another year, but if someone new wants one of the positions, today is the day!

Geoff would like to pass the secretarial duties onto someone new. This involves attending executive and public meetings, typing and printing the agendas, taking minutes at meetings, writing letters, etc.

Additional directors were encouraged to put their name forward.

Current 2003/2004 Executive:

- o Neil Powell – President.
- o Geoff Pinkerton – Vice President, Secretary, Website coordinator.
- o Ken McIntosh – Traffic and Parking representative.

- o Ken Barclay – Director.
- o Kevin Little – Membership, Treasurer, Alternate Traffic and Parking representative.
- o Emma Peelstreet – Heritage representative.

Dave Mullane put his name forward for the secretarial position and Cynthia Hamilton put her name forward as a director. Ken Barclay was removed at his own choice.

Elected 2004/2005 Executive:

- o Neil Powell – President.
- o Geoff Pinkerton – Vice President, Website coordinator.
- o Dave Mullane – Secretary
- o Ken McIntosh – Traffic and Parking representative.
- o Cynthia Hamilton – Director.
- o Kevin Little – Membership, Treasurer, Alternate Traffic and Parking representative.
- o Emma Peelstreet – Heritage representative.

## **12. Other Business**

Dog bags are not being supplied in Hume Park. Follow up with Andrew Banks at Parks and Recreation has resulted in them being there more consistently. On 18 Oct 2004, he advised they would check every day.

It was suggested that a contact list be added to the MSRA website. This was done.

## **13. Future meetings**

The next meeting is scheduled for 4 Nov 2004. Will be announced in the Record and posted on the MSRA website.