



City of New Westminster McBride-Sapperton Residents' Association

Public Meeting Minutes

Location: Knox Presbyterian Church
Date of Meeting: Thursday, January 20, 2011 7:00PM
In attendance: 25 including MSRA Director

1. Elizabeth Fry – Development proposal for 2373/275 Sherbrooke

Bonnie Moriarty

Shawn Bayes

- **Proposal to build another building across the lane from their building**
- **Parking lot is already owned by society**
- **2 community meetings held already**
 - **12 people total**
- **Three story building**
 - **Main floor would be daycare**
 - **25 toddlers, 12 infants**
 - **Would have afternoon daycare**
 - **E Fry offices to be moved over to the third floor**
 - **10 non market residential units for long term independent housing for women on the second floor**
 - **5 studio, 4 1BR, 1 2BR**
 - **Underground parking (23)**
 - **No models available as costs are large to produce and they want to ensure it is going through first**
- **Current property is a non-conforming drug recovery home**
 - **Will not reopen somewhere else**
- **John Stark-Senior Social Planner present to record community comments**

- Rezoning would be required for building
- Zoning would be specific

Comments

- **Sounds like City staff are already on board for this.**
 - We just offer advice towards city policy
 - Council makes final decision
 - We are here to record comments only
- **Worries about zoning changes once it is changed this time.**
 - Worries of creep as other people may want to rezone other pieces of land.
- **Is there any risk from the people in the facility?**
 - Currently 39 people living in the blue building
 - No known incidents around violence from men associated with the clients
 - Not many incidents
- **Concerns about the half-way house beside the daycare**
 - Already have children in the building – no issues
 - Half-way house has 12 rooms – 3rd floor
 - 13 on the 4th floor
- **What is the most important part of the project-Have you looked at having the City designate some of the new developments for social housing**
 - The office space is important
 - Doing that can reduce the cost of market housing – developers do not usually like the idea
 - Looked at the idea of purchasing housing
 - Costs were prohibitive
 - Suites were too large
- **Site line concerns – how it affects neighbours**
 - Currently no scale drawings
 - Design does not show impact on neighbours or neighbourhood
 - Building will be 30' tall

- **Would need OCP amendment**
- **We would like to have some input into design of building**
- **Daycare is needed for the area**
- **Concerned about the height on Kelly – Could be very blocky looking**
 - **Would like it terraced back – even to 4 floors**
 - **Needs to be designed properly to fit in with neighbourhood**
 - **Could act as buffer from the increasing development at hospital**
- **Concerns around the underground parking off alley causing problems- congestion**
 - **Pick-up and drop-off of children**
 - **Will be off Sherbrooke**
 - **Sidewalk will be cut in for stopping and dropping off**
 - **City requires transportation assessment for the number of pick/ups drop/off**
- **Would like this not to be the last time Elizabeth Fry comes to meetings**
 - **Would like to see more detailed plans**
- **Had you thought about the vacant lot on E. Columbia**
 - **Land cost is beyond our abilities to afford**
- **Show of hands - Do you oppose Elizabeth Fry moving forward in the design process**
 - **9 opposed out of 21 eligible people**

2. United Boulevard Extension

Geoff Pinkerton

- There may now be a hybrid solution to some of the designs
- There will be a public announcement next week
- City has not changed their minds on the North Fraser Rd position
- Residents Association need to make sure that our neighbourhood is protected

3. E. Columbia St. Mosaics

Peter Van Garderen

- There are blank spots for new Mosaic tiles
- Neil/ Geoff and Dana have been working on this
- Ward and Cedar – City funding
- Each tile cost is \$6000 with artist fees

- Caps stores has funded one – City has funded 3
- Wesgroup has funded 2 more to be put in later
- We have photos we will send around
- May be money left over for banners (not sure)

4. Other Business