



City of New Westminster McBride-Sapperton Residents' Association

McBride-Sapperton Residents' Association Public Meeting Minutes

Date: Wednesday, September 17, 2014 @ 7:00 pm
Location: Knox Presbyterian Church
Meeting Chair: Catherine Cartwright, MSRA President

Attendance: 29 people (including 4 presenters and City Representative)

Agenda

1) Welcome and introduction of Executive – Catherine Cartwright

2) Adoption of Previous Meeting Minutes - Catherine

**3) Update on Royal Columbian Hospital Project - Hal Collier,
Project Director**

- Reminded us he was here one year ago, and stated that there has been much progress made since then
- Have just completed the Business Plan for Component A of the project; this was submitted to the Ministry of Health in April, 2014
- Current capacity of the hospital is 446 beds. Hospital has been over 100% capacity for past 5 years.
- Stated that a key issue in planning is sensitivity to the surrounding neighbourhood.

RCH Master Plan:

- Acute care to be concentrated in the south-central portion of the site
- A “green corridor” through the site will be placed closer to Sherbrooke

- “Future Community Services” will be planned for the strip along Sherbrooke; possibly will be 4-storey buildings
- Hal stressed “interface and integration” with the neighbourhood

Component A: Heliport, MHSU, combined parking and energy centre, site prep

Component B: New acute care tower

Component C: Renovations to HCC and Columbia Tower

- Future capacity: will provide additional acute care beds and a “community wellness home”
- Plan to relocate the Heliport to the top of existing building at south end of the site
- New mental health building will be on the current Allen Street parking site and will be tied into the new energy centre and parking
- Final state of Component A is to demolish the Sherbrooke Building; area may be used for temporary parking and construction staging
- “Community Wellness Zone” will ultimately extend down Sherbrooke from E. Columbia down to where the current laundry building is
- New parking structure will add 450 parking spaces and the new acute care tower will have added parking as well
- Current demand is for 1200 parking stalls; expected demand is to rise to 1600 parking stalls by 2034
- During construction, contractor parking demands should be “neutral”
- Will try to accelerate parking construction to minimize impact on the surrounding area
- Timeline for Component A construction: 2014 – 2018
- During the project tender process, they will develop a route plan for trucks that will ensure they do not run through the Lower Sapperton neighbourhood.
- Residents in attendance stressed that the general contractors will need to ensure enforcement of the above.

- Significant and repeated concerns were expressed by residents in attendance around the amount of extra traffic and disruptive traffic that construction will bring into our community.
- Actual construction will probably start in summer, 2015, at the earliest.

4) Update on Brewery District – Harrison Han (Development Manager),

Bob Nicholson (Dir. of Leasing), and

Trevor Clarke (Development Coordinator)

- Wesgroup is currently in process of working with City of development of the first residential building
- Just submitted the development permit application in mid-August; it is still early in the process, and changes will be still be made
- Tower 4, located off Alberta Street will hold about 140 units, and will be approx. 16-17 storeys (within approved zoning guidelines)
- They are hoping to start selling in Spring, 2015, and hope to be through the permit application process by then
- Need to go through the Urban Design panel in October to get feedback on the design, style, etc.
- They hope to have the Building Permit by late summer, 2015; construction would take about 18 months
- This will be the shortest building on the site.
- Parking access will be from inside the site, off Columbia St.
- Unit mix and pricing hasn't been determined yet; they are in on-going discussions with the City about the unit mix.
- Will open a dedicated presentation and information centre by November 1.
- Residents in attendance were very vocal in expressing their significant concern over the changes Wesgroup has made from their original proposal that was presented a few years ago to the RA. At that time, the proposed building heights were 8, 16, 24, and 30 storeys. Now they are 16, 20, 24, and 30.
- Residents were very upset and some felt that they had been lied to and misled by the marketing presented by Wesgroup when its representatives first came to the RA about this project.

- Particular concern was expressed that the initially-proposed 8-storey building is now going to be 16-17 storeys.
- Kevin Little showed a pamphlet handed out by Wesgroup in 2006 that indicated the lower tower heights proposed by Wesgroup at that time.
- Developer's reps at tonight's meeting say they are within the approved zoning and allowable height limits as determined by the City in the 2006 zoning by-law; first 3 buildings are zoned for 180 feet, 4th tower could go to 300 feet.
- Wesgroup reps say they are committed to coming back to the MSRA to present the "whole picture" with concept drawings for the remainder of the buildings.
- Catherine recommended that people get involved in going to the City during the permit process to express their concerns.
- Kevin put forward a question: Who in attendance is in favour of a 17-storey building? **No one raised their hand. Opposed: Unanimous.**
- He then asked the MSRA to write a letter to the City indicating the RA's serious concerns with the developer's latest plans.
- A suggestion was made that the developer come back to share more information with us. An idea was floated that a special meeting could be held before November; could be an open house. It was also suggested that they come back to the regular meeting in November.
- A request was made that the City be asked to provide full disclosure of all the records in existence on this file.

5) NWCPD Police Report/Update – Lutz

- No report tonight as Lutz will be attending the NWCPD meeting tomorrow night.

6) Traffic Update – Babar

- He was not here to present as he was attending Traffic Committee meeting being held at the same time as our RA meeting.

7) City-wide RA Forum – Catherine

- Catherine reported back on this meeting
- Intelligent City Initiative was presented by Blair Friar, the Economic Development Advisor for the City
- Initiative is still conceptual at this point, but the idea is to develop broadband fibre infrastructure to attract new businesses that rely on this to increase the corporate tax base
- Catherine wants to invite him to present to the RA

7) Follow-up Issues

A. Harvest Power – Chris Bell was going to come tonight to express his concerns about this project, but he wasn't present at tonight's meeting.

B. Patullo Bridge – running out of time to discuss this issue tonight.

8) New Business

A. Trash Mob - Anita

- Will be held Sunday, October 5, 2014, from 1:00 – 2:30 pm
- Anita will send out an info note via MSRA email

B. Catherine received an email from a resident regarding the smell of “smoked meat” and wood burning.

C. Election – November 15, 2014

- Catherine is planning to run for Council
- She has checked and can remain as President until the election is over, but she asked for residents' input on this matter.
- Based on feedback from those in attendance, Catherine feels she should step down temporarily, and then did so.
- Ross nominated Kevin to step up as Acting President; discussion over whether Ross' position as Vice-President necessitates that he step up as Acting President.
- Ross agreed to step up as Acting President until the election.

Meeting Adjourned: 9:05 pm.

Next meeting: Wednesday, November 19, 2014 @ 7 pm