



# **City of New Westminster McBride-Sapperton Residents' Association**

## **McBride-Sapperton Residents' Association Public Meeting Minutes**

**Date:** Tuesday, January 20, 2015 @ 7:00 pm  
**Location:** Knox Presbyterian Church  
**Meeting Chair:** Catherine Cartwright, MSRA President

**Attendance:** 24 residents (excluding 2 presenters)  
Jim Hurst, City Planner  
Jerry Behl, City Transportation Engineer  
Rupinder Basi, City Representative

### **Agenda**

#### **1) Welcome and introduction of Executive – Catherine**

- Catherine also introduced Rupinder Basi, our new City Rep

#### **2) Adoption of Previous Meeting Minutes - Catherine and Executive**

#### **3) Brewery District Update – Wesgroup (Beau Jarvis and Evan)**

- Beau Jarvis quickly reminded us that they have had “several consultations and a longstanding relationship with the MSRA”
- He said that comments from residents that they had “breached trust” with residents “hurt their feelings”
- Wesgroup has proposed a “compromise”: they have taken 3 storeys off their recently proposed 18-storey building
- He stated they need to “move this project forward” as Translink and the retail companies located in the BD are “demanding it”
- The tower will be just under 150 feet in height
- 3 storeys that are being removed represents 24 units
- He argues that this action enables Wesgroup to “barely” meet their economies of scale

- Jim Hurst made a point of mentioning the common amenity area that is being built along Brunette Ave.
- In cutting the 3 storeys, Wesgroup is not planning to widen the building
- There was a heated discussion over the history of the process; residents and Jarvis re-debated versions of past representations by Wesgroup to the City
- This tower goes to Council on February 2nd for approval; Wesgroup hopes to start the project on the ground this summer. This will be an 18 month-long construction timeline
- They hope to finish by late 2016 or “perhaps early 2017”
- Question from resident about build-out time for all 4 towers; Beau’s response: “Who knows?” He said it’s dependent on market conditions
- Ross suggests that any further comments should be made directly to City Council
- Jim Hurst stated that no further reports on this tower will be forwarded from the Planning Dept. to Council

#### 4) City Plans for Traffic Mitigation – Jerry Behl

- Jerry was here tonight to hear questions and concerns. He will take these questions and concerns away and then collect data. The City has independent consultants lined up to help analyze the data and suggest solutions
- Concerns expressed:
  - Cars racing down Alberta, Hospital and Simpson Streets
  - Rat-racing through all neighbourhood lanes and streets
  - The effect of the light installed at Alberta and E. Columbia Streets
  - Suggestion that there needs to be a master transportation plan for Sapperton in order to be proactive rather than reactive
  - Suggestion to plan for transportation issues first before development, rather than wait for development and then deal with traffic impacts afterwards
  - Request for enforcement of existing stop signs, parking regulations, and so on
- Question from resident re: the possibility of speed bumps and/or making Alberta, Simpson, and other streets a 30 km/h zone. **Jerry’s response:** speed humps on a hill are challenging and may slow traffic down but may not deter it.

- Jerry emphasized the need for empirical-based decision-making
- Re: Brewery District – access through Alberta Street was part of the 2006 agreement (i.e. the BD’s Master Plan)

## **5) Historical Neighbourhood Context Study**

### **– Denise Cook and Elana Zysblat from Denise Cook Design**

- Denise Cook has been hired the City of New West to go into neighbourhoods to collect information about their areas: stories, things they value, heritage, history, and so on. From this, they will develop a Community Values statement.
- They will take all this information back to the City and the City will use it as part of its planning.
- Denise and Elana usually hold a Community Values workshop to get input from local residents to do this; they are wondering if there is an appetite in our neighbourhood for this. They emphasized “values-based conservation” by speaking to individuals within communities.
- They want to hear from as many people as possible.
- There was discussion around perhaps also having an online option for people to upload comments, photos, etc.
- Timeline – ideally the City would like to complete this by March, but this may not be realistic.
- They included 5 questions for people to start thinking about:
  - What is McBride-Sapperton’s heritage? Why is it important?
  - What words best describe McBride-Sapperton?
  - What do you particularly value about the McBride-Sapperton neighbourhood?
  - What are some of the important features of McBride-Sapperton? Why are they important? Where are they located?
  - What are some of the big stories or historical themes of the neighbourhood?
  - Do you have any concerns about changes to the neighbourhood?

- Residents gave advice to them about who to contact to arrange a location and publicize this workshop in the City Page

## **6) NWCPD Police Report – Lutz**

- The NWCPD met on January 15, 2015
- Lutz reported to that Committee a rash of break-ins that have occurred in our area over the past six months
- There will hopefully be increased patrols in our area as a result.
- Any residents' concerns should be addressed to Lutz before the next NWCPD meeting.
- He will forward residents the minutes of the NWCPD meeting via the RA email.

## **7) NWTAC Traffic Update – Babar**

- No meeting has been held since September.

## **8) New Business**

### **A. Schnitzer Steel - Catherine**

- An email came from this company in December re: their application for an air quality permit. The deadline for feedback on this was Jan. 2, 2015.

### **B. Train whistler cessation flyer - Catherine**

- A flyer regarding this issue arrived in the mail with residents' electrical bills recently. The flyer mentions that studies were done on rail crossings. Catherine had a question/concern over why detailed explanations were given for some of the crossings, but for ones that most directly relate to Sapperton, the information given is vague.
- Rupinder reported on the "complex issues" related to the following railway crossings:
  - Spruce St. ramps – steep with sharp turns, poor sightlines
  - Four crossings have challenges with vehicles that routinely try to outrun trains and get caught between the safety gates
  - City is working in consultation with Transport Canada and the railway companies. Rupinder will report back to the RA when he hears anything new.

### **C. Kinder Morgan**

- A townhall meeting will be held on Jan. 22, 2015
- If anyone attends and wants to report back to the RA, they are welcome to do so.

### **D. Motion regarding Brewery District Tower**

- Extensive discussion/debate regarding whether to write a letter to the City regarding the RA's position on the latest height of the building.

**Motion:** That the RA will send a letter to the City expressing opposition to the height of the first residential building.

**Vote results: Yes: 15 No: 0 Abstentions: 1 Motion carried.**

**Meeting Adjourned:** 9:06 pm.

**Next meeting: Tuesday, March 17<sup>th</sup>, 2015 @ 7 pm**

### **Notes:**

- a) The AGM will be moved to May as a result of the March meeting falling during Spring Break. Many residents and members of the Executive will be away.
- b) All meetings from this point forward will be on Tuesdays instead of Wednesdays as Knox Church cannot accommodate us on Wednesdays.