



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

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

**Date:** Tuesday, September 22, 2015 @ 7:00 pm  
**Location:** Knox Presbyterian Church  
**Meeting Chair:** Catherine Cartwright, MSRA President

**Attendance:** 10 members + 3 presenters  
Rupinder Basi, City Staff Representative (Senior Planner)

**Executive Members Present:** Catherine, Babar, Lutz, Rnold, Anita,  
Monica, Jerry

**Regrets:** Kevin, Ross, Geoff

## **Agenda**

- 1) Welcome and introduction of Executive – Catherine**
- 2) Adoption of Previous Meeting Minutes - Catherine and Executive**
- 3) Heritage Revitalization Agreement – 335 Buchanan Avenue**
  - Presented by Dave Guiney of the Planning Dept., speaking on behalf of the applicants. Jacqueline Arnouse left prior to the presentation.
    - Dave presented drawings and pictures of the proposed design.
    - The Land Use Planning Committee met on Sept. 14 and saw this proposal for the first time
    - The style of the house is called “moderne”, a “modern era heritage style”. It is not a typical New West heritage style, but is considered to have heritage value nonetheless.
    - A Statement of Significance has been submitted to the City, and was prepared by a freelance heritage consultant

- The proposal involves adding a floor to the house.
- However, the grade of the site is so steep that adding a floor won't affect the view of the house behind it.
- An Open House was held tonight, prior to the MSRA meeting, but only 5 people attended.
- The square footage is allowed to be higher due to the HRA with the City. There will be a 40% increase in floor space ratio. 0.71 FSR is not uncommon for an HRA.
- The house was built in 1937, but the age of the house doesn't automatically guarantee heritage status.
- If the HRA is approved, any further changes to the house in future would have to be approved by Council.
- Next step: owners will attend the Heritage Planning Commission.
- People living within 100 metres of the house were invited to the open house, and will be invited to provide input/feedback.

#### **4) Sapperton Landing – Pump Station and Green Space**

- Presented by Sean Tynan, Policy Coordinator for Metro Vancouver, and Chris Squire, Senior Project Engineer.
- They provided information and drawings for this proposal.
- The current pump station pumps sewage from our area and Tricities to the Waste Water Treatment facility at Annacis Island.
- The project would involve replacing the pump that is currently located just slightly north of the proposed site.
- It would also involve creating green space and extending the current greenway to ultimately link up with the one that connects to Hume Park.
- The project is subject to a development permit from the City of New Westminster.
- An Open House will be held Tues., Sept. 29 and information will be provided at Riverfest on Saturday, Sept. 26. There will be an opportunity for the public to provide feedback, either on paper or online. Feedback is due back by October 6, and they are particularly interested in feedback on Concepts 1 or 2 for the Cumberland Point Green Space.
- There are plans to expand/extend the bike path to make the connection to Braid Station smoother and complete.
- The presenter fielded questions re: the bike trail extension, and the impact on juvenile salmon.
- The public cannot access the site directly from Sapperton Station.

- A green roof was considered for the pump station, but has been decided against because of the cost of maintenance.
- A question was asked re: whether this project will be tied in with City plans for Waste to Energy use in the local area. Chris Squire stated that they have been in discussions with the City about this, but nothing has been decided yet. Chris indicated that the City is leaning towards using sewer heat rather than burning wood chips.
- Timeline: currently, they are halfway through the design process and hope to be done this part of the project by April, 2016. If all goes well, they hope to start construction in the late summer, 2016. The pump station will take two years to build. Cumberland Point green space would start mid-late 2017, with a shorter timeframe to complete.
- The presenters encouraged people to attend the Open House and provide feedback either online or on paper.

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

- Babar attended the NTAC meeting last week.
- The City has done a traffic survey on Alberta St., and has found that traffic is down 30% since the diverter went in.
- The City will do another traffic count on Alberta St. in January and decide at that time whether to make the diverter permanent.
- Babar noted there is no update on Sapperton Parking Demand Study. Rupinder will check in on this and give Babar a status update.

#### **6) NCPD Police Report – Lutz**

- Lutz attended the NWCPD meeting last week; he was told that, overall, crime in New Westminster is down.
- However, there have been break-ins in the area.
- NWPD has a new mobile app for smart phones that anyone can use to see where, when, and what type of criminal activity has been happening in New West.

#### **7) Old Business**

**A.OCP –** The process is ongoing. In November, there will be another public workshop, and the focus will be on laneway and infill housing.

- If people are interested, but cannot attend the workshop, forward ideas and suggestions to Catherine, and she will bring these to the workshop.
- The attendees had a discussion over laneway housing.

**B. Sapperton Green** – The developer will be going for an OCP amendment soon.

- An Open House was held in Sapperton on Sept. 10. The biggest change in their plan is transportation. They have taken the original plan of an extra traffic light on the Brunette overpass off the table. The new plan is for traffic to enter the site off Brunette at the same point as buses currently enter the site. To exit, cars will go under the site, loop around like the buses currently do, but there will be an entry point farther north on the overpass.
- Building heights will range from 3 – 35 storeys. The site will house an anticipated 7500 residents.
- The next step is a public hearing in November.

**C. Garage Sale – Review**

- 30 families participated in this year's garage sale, held June 27. 2 families came from Victoria Hill (but they came down to Lower Sapperton).
- Interest expressed for next year. People seemed happy with the date, so it was decided to do this again next year.
- Steve Kasper provided signage to advertise the event.
- Marnie from Space Solutions offered to come to the RA in the Spring to do a workshop on decluttering and downsizing.

**8) New Business**

**A. Integrated Liquid Waste and Resource Management – Catherine**

- Catherine has already sent out an email to the RA members with a link to the report. If anyone is interested, they can check it out and submit comments by October 5.

**B. Alzheimer Society of B.C. - Catherine**

- The society is offering to hold an education workshop for the RA.
- The City is currently offering a workshop on Dementia Friendly New Westminster.

### **C. Sapperton Trash Mob**

- The annual Sapperton clean-up event will be held Sunday, Nov. 1 between 1:00 – 2:30 pm. All are welcome and invited to participate.
- Starting point will be Hawkes Martial Arts on E. Columbia St.

### **D. Emergency Preparedness Seminar - Catherine**

- Are we interested in having the lengthier version of the Emergency Preparedness Workshop presented to the RA? This is a follow-up to the workshop that was presented last year.
- Interest was expressed by residents in attendance in having this workshop.
- Catherine will look into booking the presenter for the January meeting.

### **E. Railway Committee – Brian Vogler**

- Brian is the citizens' representative on the Railway Committee
- Sapperton is the biggest railway junction in Canada. It handles 2000-3000 cars per day. All major rail companies go through here, and it's also a hazardous goods route.
- The plan is to triple rail traffic through our area.
- The Railway Committee is appealing for a horn cessation program, and has made some progress in this area.
- However, we need to deal with the federal government in this matter, as the City of New Westminster has very little power over this situation.
- He urges people to put pressure on the local candidates running in the federal election to express their positions on this issue.
- The next Railway Committee meeting is in January.

**Meeting Adjourned:** 8:58 pm

**Next meeting: Tuesday, November 17, 2015 @ 7 pm**