



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

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

**Date:** Tuesday, January 19, 2016 @ 7:15 pm  
**Location:** Knox Presbyterian Church  
**Meeting Chair:** Catherine Cartwright, MSRA President

**Attendance:** 15 members + 6 presenters  
Rupinder Basi, City Staff Representative (Senior Planner)

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

**Regrets:** Geoff, Kevin

### **Agenda**

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

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

**3) Brewery District Presentation – Bldg. #5**

- Presented by Evan Allegretto, Wesgroup Senior Development Mgr., Ryan Sekhon, Development Analyst, and Richard Bernstein, Architect

#### **A. Master Development Permit**

- Wesgroup is proposing to change the rules around the development slightly
- They want to delete the existing office space requirement for now; they have built 66,000 square feet, and are supposed to build 125,000 square feet. Currently, there is no market for office space. They want to “delete” the remaining office space for now; it will eventually be built, probably once the hospital is redeveloped.

## **B. Building #5**

- This building will likely have 50% market rental housing if the proposed rezoning goes ahead.
- Evan discussed the landscaping around Bldg. 5 and highlighted a few public spaces being developed around the site.
- There will be 184 units in the building.
- Bldg. 5 height won't change regardless of whether the rezoning goes ahead.
- He stated there is strong City demand for market rental housing; Wesgroup would like to "do whatever it can to increase its portfolio in the area".
- Wesgroup will get 90 units of market condos in exchange for market rental units through this rezoning.

## **4) Sapperton Playground and Spray Park Redevelopment**

- Presented by Jay Young, Queen's Park Arenex Mgr., and Ericka Mashing, Parks and Open Space Planner, City of New West
- Introduced the presentation by saying that the field and washrooms will remain.
- This past summer, some of the playground leaders talked informally with parents and kids at the park to get some early ideas about how to redo the splash park and playground area.
- They then held the first Open House and did an activity with the students at McBride School at which the children gave some creative ideas.
- They did a second Open House at McBride in December, and there will be a third one soon (in January/February, 2016).
- They emphasized that this is a community park rather than a regional park.
- Currently, there is no major entrance to the play park. The trees are a prominent part of the park; all are healthy and will be preserved in the new park. The majority of the play structures need replacing.
- The parent feedback was they want nature-based play areas. They expressed a desire for rubber bases in the spray park rather than asphalt.
- The children's feedback focused on the materials to be used, the types of play structures they preferred, and so on.

- As a result of the feedback from the various consultations and Open Houses, the presenters showed the RA two options:

#### **A) Play Pods**

- These would preserve the current circulation pattern in the park and would work with the grade change in the park.
- The main play areas would be water play, sand play, toddler play, adventure play, and a social gathering area. There would be a bridging structure to allow a connection between the older kids' play area and the younger kids' play area.
- This design has a mulch walking trail around the perimeter with the opportunity to establish exercise stations. There would also be a water channel.

#### **B) Park Terraces**

- This design changes the circulation of the park much more.
- The play areas would be more separated.
- There would be the opportunity for "trike" paths.
- Both design options create a more welcoming and prominent entry to the park.
- The ideas presented are highly conceptual at this point.
- The presenters stated they hope to have a unique playground structure.
- Questions from residents in attendance had to do with the possibility of fencing in the whole play area and putting in a crosswalk across Sherbrooke Street, as well as the "boginess" of the grass. The presenters stated that the boggy grass by the swings will be dealt with by improving the drainage in the area.
- **The timeline:** February – April: finalize design and construction documents; Late Spring – construction; Summer, 2016 – hopefully the grand opening will take place.

### **5) Sapperton Parking Study and Joint City/RCH Transportation Study**

- Presented by Lisa Leblanc, Manager, Transportation, City of New West

#### **A. Existing Conditions Parking Study**

- she is currently putting together the final report for Council
- overall, the study findings indicate there is sufficient pay parking in area
- however, there is not enough parking for RCH employees

- in most areas, there is enough on-street parking for residents, except for Keary, Alberta, Hospital and Simpson Streets
- currently, there is no movement towards increasing parking rates for residents
- the majority of the residents on the four streets noted indicated a desire for Resident Permit Parking only, but other respondents were not in favour
- Lisa will recommend that more work be done with residents of those four streets to see if there is a definite desire for Resident Only parking
- suggestions: reword the parking survey petition; don't do the petition during summer months
- concern expressed over enforcement; Lisa will ask James Dobie (head of enforcement) to submit to us a description of their enforcement strategy
- Lisa will share the concerns expressed at the meeting about (lack of) enforcement with James Dobie

## **B. Larger Neighbourhood Transportation Study in Conjunction with RCH**

- emphasized the focus on walking and taking transit as part of the Master Transportation Plan goals; the City is aiming for 60% participation in those Areas (current levels are at about 30%)
- she wants to “get to know” Sapperton and its challenges, and hopefully try to strike a balance between keeping out through traffic and allowing people to gain access to their homes
- need to look at the short term (RCH Construction period), medium term (development in the neighbourhood, staff parking, and emergency access on Brunette Ave.), and long term as part of the planning
- Ministry of Transportation announced today that they will be “rethinking” the Brunette Interchange with plans for a proposal by April
- she articulated two long term visions with regard to through traffic in the area:
  1. To push traffic to the northern edges with the objective of taking 8th Avenue, E. Columbia Street and Front Street off truck routes
  2. Building a tunnel underneath the City
- she stated that the City is continuing to work toward a long-term vision with its partner agencies (Translink, the Ministry of Transportation, etc.); she emphasized this process will not be easy and will not be quick).
- question from a resident re: the connection of the Patullo Bridge to Hwy 1; she responded that the City consistently lobbies for this, but the MOT says this idea is not feasible

- Question: “With a reconfigured Brunette Interchange, will we be revisiting the United Boulevard Extension issue?”

Response: “No, but we will need to look at options.”

- she wants the larger neighbourhood study running by April, 2016
- she wants to consult with the local community through meetings or other creative measures
- linked to this discussion was a proposal by resident Deb Little; she has a proposal for Garrett Street: that there be no right-hand turn onto Sherbrooke or Major Streets from E. Columbia between 3-7 pm unless cars display a residents’ decal.
- concerns were expressed over enforcement as well as what to do about taxi drivers, visitors, and others who need access to the area
- Lisa stated that she will take this proposal into consideration as part of the larger traffic study

#### **6) NTAC Traffic Report/Update - Babar**

- All issues covered by the above item.

#### **7) NWCPD Police Report/Update - Lutz**

- Crime is down overall in New West, except for downtown
- Provided a number to call if we see homeless who need help:  
(604) 726-8775
- Lutz attended a presentation on the “invisible homeless”; Seniors’ Services Society is having a walk on February 20 to fundraise for this

#### **8) Old Business**

##### **A. OCP Process - Catherine**

- The last round of workshops in our neighbourhood is being held February 6.
- Catherine emphasized the importance of attending as our area is at risk of change with rowhouses and townhouses.
- Catherine will be sending a letter to the City re: our concerns over the OCP process.
- Catherine also stressed that the RA will support any neighbourhood within our area that wants to present a position to the City for their area, but the RA can’t fight every neighbourhood’s individual battles.

- Concern was expressed over the date chosen in February, as it is the Family Day weekend. However, Catherine noted that we can attend any of the other two workshops being held in other neighbourhoods.

## **B. Sapperton Trash Mob Debrief - Anita**

- This event was held on November 1, 2015, in the pouring rain
- 13 residents participated; they divided into four groups and picked up: 1.58 kg of recyclables and 21.35 kg of garbage as well as approximately 2500 cigarette butts.
- Volunteers noted that there were piles of cigarette butts under the bins provided by the hospital for its staff.
- A special thank you to Sensei Cody Hawkes of Hawkes Martial Arts for allowing the group to use his business as their home base.

## **New Business - Catherine**

### **A. Urban Academy School**

- The school is making a development proposal for 100 Braid Street
- The school made a proposal to Council last night for a school and housing development in conjunction with Wesgroup at this site.
- The school is looking for an OCP amendment for this project.
- Council instructed Urban Academy to move forward with their plans. As part of this, they will have a neighbourhood engagement session on February 17, 2016, at the Sapperton Pensioners' Hall.
- They will be doing a parking and traffic management study.
- It would likely be a phased development with the school first and condos, townhouses, and so on, later.

### **B. Sapperton Neighbourhood Garage Sale**

- Date has been set for Saturday, June 25, 2016

**Meeting Adjourned: 9:18 pm**

**Next meeting: Tuesday, March 22, 2016 @ 7:15 pm**