



City of New Westminster McBride-Sapperton Residents' Association

Public Meeting Minutes

Location: Translink Bldg., 8th Floor, 287 Nelson's Court

Date of Meeting: Tuesday, March 22, 2016 - 7:15 PM

Attendance: 10 residents

Executive: Catherine, Lutz, Jerry, Kevin, Babar, Rnold, Babar

Regrets: Geoff, Anita, and Ross

Presenters: 3

City Representative: Rupinder Basi

1. Welcome and Introduction of Executive - Catherine

- Catherine noted Ross' absence due to his recent accident, and passed around a card for those in attendance to sign and offer well-wishes

2. Approval of Minutes from Jan. 19, 2016 Meeting - Catherine

- A resident asked where the money for the membership dues goes. Catherine explained that there have been, and are, ideas for various projects or items that residents wish to purchase to enhance the neighbourhood (ie. Christmas lights or banners, benches, and so on), but that no decision has been made. She encouraged anyone who has ideas and time to do research to forward those ideas to the RA for consideration.

3. Brewery District – Presentation of Final Submission for Proposed Rezoning

Presenters: Evan Allegretto, Director of Development, Wesgroup

Ryan Sekhon, Development Analyst, Wesgroup

Allan Lal, Project Manager, Chris Dikeakos Architects Inc.

- Evan encouraged us to come look at the scale model and the panel boards as he explained the latest developments with the Brewery District project.
- Last August, Wesgroup submitted a rezoning application to add secured market rental housing to one of their buildings.
- They held two open houses later in the year, and took the proposal before the City's design panel.
- What they are presenting today is the preferred option based on the feedback they received.

- They propose substituting 84,000 square feet of strata condo space for market rental housing.
- They want the zoning to be specific. There will be no changes to the square footage allowances so when they go to public hearing, there will be no changes.
- They also would like to add a potential for school use (eg. a Spratt Shaw-type school, or UBC satellite classrooms), a brewpub use and parking.
- They would like to add density to the office building (this would involve adding 5 storeys).
- The tallest building will be 32 storeys instead of 30, the next tallest will be 6 storeys taller than originally proposed, and there will be no changes to the other 2 buildings.
- The buildings will be skinnier and will be comparable to Burnaby highrises rather than those built in Vancouver.
- They would like to increase the number of parking stalls from 1786 to 2075.
- Community Amenity Contributions would include 84,000 square feet of secured market rental housing and a community amenity cash contribution of \$200,000.
- Evan showed how the site massing would look using the large scale floor model.
- Wesgroup would be the landlord for the secured market rental housing.
- All parking will be underground; he showed the access points for the parking for each tower: Keary Street, Nelson's Crescent and ???
- He stated that traffic generated from this development will be a "drop in the bucket" in relation to overall New Westminster traffic.
- Rupinder Basi said there can be no new right-turns onto Brunette Avenue due to Translink restrictions, but the City is looking at "amending" the intersection at E. Columbia Street and Brunette to perhaps include a left-turn onto Brunette.
- Timeline: the rezoning public hearing will probably be held toward the end of May or early June. There will be a chance for people to give their input into this.
- Some residents made comments about the architecture of the buildings; Evan said the design will evolve over time.
- Building 5 will be going for the development permit on April 18.

4. NTAC Traffic Report/Update - Babar

- The Sapperton traffic study is ongoing, but there are no updates yet.

5. NWCPC Police Report/Update - Lutz

- There was an incident on Kelly Street on Saturday night. Police were responding to a person in distress. Sherbrooke Street was closed between E. Columbia and Kelly Streets during the five-hour standoff.
- Concern was expressed by residents over lack of police communication to local residents about what was going on.

- A suggestion was made that Shelly Cole could liaise with Victims' Services to talk to the community about any such events that happen in communities.

6. Old Business

A. OCP Process – “where it is at” - Catherine

- Catherine asked Rupinder to give an update on this. He said that Lynn Roxborough and her team is compiling the feedback from all the workshops, and this will be presented to Council in March or April.
- After that, the draft OCP guidelines will be developed.
- Concern was expressed by some residents in attendance over the OCP process, and some said that it was frustrating.
- Catherine talked about how neighbourhoods within our area have “self-identified” and started petitions to maintain the status quo in their area.
- Rupinder said that once the draft is presented, the City will be soliciting further feedback. The ideal timeline for the completion of the OCP would be early 2017.

B. 2nd Annual Sapperton Garage Sale – June 25th

- A suggestion was made to approach Sapperton Pensioners' Hall to use it as extra space for people to sell items, especially for people living in apartments.
- Marnie from Savvy Space Solutions will do a decluttering workshop at our next RA meeting.
- Steve Kasper will provide some signs; Catherine encouraged others who can make signs to do so to advertise the event.

7. New Business

A. Urban Academy School Proposed Development

- Urban Academy was going to present tonight, but were not quite ready to do so.
- The first public engagement in February was well-attended.
- April 5 – the next public engagement will be held at Sapperton Pensioners' Hall. Evan said he hopes many of the concerns people have raised will be addressed at the next public engagement.
- The traffic study has been completed.

Meeting adjourned: 8:35 pm.

Notes:

- 1) Rnold put in a special request for everyone to invite a neighbour to the next meeting.
- 2) A special thank you to Evan and Wesgroup for hosting us for tonight's meeting.

Next Meeting (will include AGM): Tuesday, May 17, 2016 @ 7:15 pm

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