



# City of New Westminster Sapperton Residents' Association

## Sapperton Residents' Association Public Meeting Minutes

**Date:** Thursday, June 06, 2019 @ 7:00 pm

**Location:** Knox Presbyterian Church

**Attendance:** 12 residents

**Executive:** Dee, Anita, Wilf, Gerry, Kevin, Monica (minutes) **Regrets:** Geoff, Leslie, Ross

**Presenters:** William Hyde and Matt Hoover, Fortis BC; Fabian and Ryan, Wesgroup; Sharat Chandra, Interim Project Officer, RCH Redevelopment Project

**City Representatives:** Rupinder Basi

### 1. Welcome and Introduction of Executive

Dee

### 2. Approval of Minutes from April 4th, 2019 Meeting

Dee

### 3. Fortis – Patullo Gas Line Replacement Project

William Hyde and Matt Hoover

- William and Matt gave a presentation on the upcoming replacement of the Patullo Bridge gas line
- The existing gas line on the Patullo Bridge serves 30,000 homes in New Westminster. The line was built in the 1950s.
- This line will need to be replaced due to the new bridge. The line cannot be put on the new bridge.
- Two options are being considered, which involve horizontal directional drills being used under the Fraser River. Other options are being considered (including overland), but these are not as feasible.
- **Option 1:** Transmission Pressure Option – the site would be at Dufferin and Agnes Streets and would require a permanent station on the site. The presenters said this site would have minimal noise impacts on immediate surrounding neighbourhood.
- **Option 2:** Distribution Pressure Option – the drill worksite and pipe layout would be along McBride Blvd. It would not require a permanent station but will affect traffic along McBride during construction for three months (traffic will go down to one lane in each direction).
- They are continuing community and Indigenous engagement throughout the project.
- They would like to have the preferred route option selected by late summer, 2019, with public consultation sessions taking place in Fall, 2019, and the construction of the new gas line starting in late 2021. The existing gas line will be decommissioned in 2022.

- They encourage feedback and offered three separate options:  
Website: [talkingenergy.ca](http://talkingenergy.ca)  
Email: [Patullogasline@fortisbc.com](mailto:Patullogasline@fortisbc.com)  
Phone: (604) 576-7208
- They are looking to gather as much feedback as possible.
- They also noted that there will be Ministry of Transportation work happening in the area at the same time as the Fortis project.

#### **4. Wesgroup - Brewery District – Building 8**

#### **Fabian and Ryan, Wesgroup**

- Wesgroup has initiated the process of applying for a text amendment to the rezoning for the whole Brewery District site.
- It wants to convert 300,000 square feet of Health Services to 200,000 square feet of Omnibus Zoning and 100,000 square feet of Health Services. They are keeping the same density but changing its uses on the site. The presenters suggested that this could be strata residential or market residential or commercial use; they are looking for flexibility in their usage.
- They propose that, in exchange, they would convert 81,050 square feet of strata residential in Building 5 to secured market rental housing and 260,000 square feet of Omnibus zoning to 210,000 square feet of secured market rental housing in Building 7.
- They would be putting 100 more parking stalls into Building 7. They stated that their residential tenants drive less and they believe this proposal will decrease the demand on parking.
- The proposal includes changes to the height of the building; although there will be the same square footage, the height of Building 8 will increase from 14 to 30 storeys.
- Kevin then gave Fabian a history lesson on how Wesgroup came to the RA in 2007 and sold the neighbourhood a vision that keeps changing. The feedback from residents in attendance was that there is a lack of trust of Wesgroup based on these constant changes taking place to the proposals by Wesgroup and the City; thus, cynicism is strong.
- Questions raised about the impact of the height change proposal on the Medivac helicopter flight path to and from the hospital, and over the reverberations from the choppers on the buildings.
- Residents also suggested that the rental housing being proposed is expensive; what “market” are they aiming for? How does this fulfill the City’s housing goals?
- A comment and question was also raised about CDCs; how and where will these be applied to the community?
- A Public Open House will be held Wednesday, June 19 between 5 – 7 pm at the Rental Center Display in the Brewery District.

#### **5. RCH Redevelopment Project**

#### **Sharat Chandra, Interim Project Officer**

- Sharat Chandra introduced himself as the Interim Project Officer for the project as Tom Sparrow is no longer with the project (no explanation was provided for this change in leadership).
- Sharat will be taking over until a permanent hire is found.
- He stressed that he is committed to transparency and community with the community.

- The Transportation Plan is still under way. The Transportation Working Group will probably meet in August with further public consultation after the Labour Day Weekend. This will just focus on transportation and parking.
- In terms of ongoing construction in the neighbourhood, the crews continue working on drawing the cables in the manholes.
- Sharat thanked Rick at Bird Construction for his work.
- A resident raised the issue of a tandem truck parked on E. Columbia yesterday; this issue was raised with Matcon and has been dealt with.
- Sharat and Leslie-Ann would like to come to our September meeting to address the transportation and parking issues before the Open House.
- The lease on the Braid Street parking lot is expiring, but RCH wants to work on extending this with the City.
- Sharat was asked about Tom's previous offer to work out a parking arrangement with Urban Academy at the Braid Street lot. Sharat stated that space has not been given to UA and priority is currently for construction vehicles.
- Anita asked about the dumptrucks on Kelly Street.
- The executive thanked Sharat and Leslie-Ann for providing pizza for tonight's meeting.

## 6. New Westminster Police Committee

- Leslie Malcom, our new Police Committee representative, was not in attendance tonight.

## 7. New Westminster Traffic Committee

**Wilf**

- There will be significant traffic disruption to Canada Games site once construction on the new pool and community centre starts. Parking will be at a premium for the whole period of construction.
- The gravel field will become a parking lot. There will eventually be a right turn in, right turn out on McBride to where the recycling facility is currently located. The front parking lot will be gone. The recycling centre will be gone and New West's facilities will be consolidated with the TriCities facility on United Boulevard.
- In relation to the above point regarding the recycling facility removal, a motion was proposed: That the RA send a letter to the City and other Ras expressing support for having a centrally located recycling depot in New Westminster. **Motion seconded and carried.**
- The City is looking at traffic flow around all schools in the City.

## 8. Old Business

### A. Urban Academy

**Dee/Monica**

- Rupinder explained that the proposed expansion to a fifth floor is delayed due to a transportation review.
- Dee encourages residents to continue gathering evidence and information regarding parking and traffic issues related to the school.
- One resident expressed concern about the painted yellow island at Rousseau and Braid that is causing more traffic to back up on Rousseau.
- Residents expressed comments about things they have observed: parents idling for lengthy periods of time (violating City's idling by-law) as they wait for their kids, parking

in front of residents' driveways, parking in lanes, leaving garbage in front of residents' homes (eg. on Wilson Street).

- Rupinder stated that he will take this feedback to the City Transportation department and the applicant.
- In relation to a resident's question, Rupinder stated that the Patullo Bridge construction is supposed to start in 2019.

#### **B. Continuation as a Society**

**Dee**

- If we continue as a society, it will cost \$100. It is \$15 to decertify.
- Wilf asked a question regarding checking into the legal liabilities for a Society's directions. Dee will ask the City rep at the RA forum.
- Currently, we are overdue to file our reports (which we need to pay to do).
- Dee noted that the name of the RA is now officially changed to the Sapperton Residents' Association.
- Motion made: To decertify the Sapperton Residents' Association as a Society. **Motion seconded and carried.**

### **9. New Business**

#### **A. Annual Garage Sale – Saturday, June 22 from 9 am to 3 pm**

- Residents should send an email to Steve Kasper if they want to be included in the list of addresses he will publish in the advertisement of the sale in the The Record.
- Dee can forward an email to the RA once Steve's ad is ready.
- Knox Church will have tables available to rent for people who want to sell their wares inside.

**Side note:** Steve noted that he has received a note from the City that as of June 1, all homes with an attached garage will need to consider the garage as part of their FSR.

#### **B. Sapperton Clean-up and Picnic**

**Dee**

- The date for this event is Saturday, September 21.
- Dee has received a \$500 grant to cover the costs of the event.
- She is hoping to engage McBride School and perhaps Urban Academy students to help.
- Steve suggested connecting with Gord Hobbs and the Business Association for help.
- Steve can provide tents.
- It was suggested that we ask Rupinder to check with the Engineering Department to arrange pick-up of the garbage collected during the event.

#### **C. Other**

- **McBride School Replacement** – Open House was last night. They will present at our September meeting.

**Meeting Adjourned:** 9:12 pm.

**Next Meeting:** Thursday, September 05, 2019 at 7:00 pm – Knox Presbyterian Church.

**Sapperton Clean-up and Picnic:** Saturday, September 21