



Sapperton Residents' Association

The purpose of the association is to preserve and enhance the livability and quality of the Sapperton neighborhood.

Sapperton Residents' Association Public Meeting Minutes and AGM

Date: Thursday, September 10, 2020 @ 7:00 pm

Location: Virtual via Zoom

Attendance: 20 residents

Executive: Wilf (Chair), Dee, Gerry, Sandra, Anita, Geoff, Monica (minutes) **Regrets:** Kevin

City Representatives: Councillor Chinu Das, Rupinder Basi (Planning Dept.)

Presenters: Sharat Chandra and Carol-Ann Swanson, RCH Redevelopment
Ryan Sekhon, Wesgroup

1. Welcome and Introduction of Executive

Wilf

2. Greetings from Councillor Chinu Das

Councillor Das

3. Adoption of Agenda

Wilf

4. Approval of February and June minutes

Wilf

- Jerry noted a date error on the June minutes.

5. Annual Dues

Anita

- Anita noted that several new members may not be paid members. For today's meeting, if people want to vote or run for an Executive position, they should e-transfer \$5.00 to Anita or drop cash off at an Executive member's home, which will be deposited into the RA account.

6. 100 Braid Street Development

Ryan Sekhon, Virginia Bird, Dean Johnson, Wesgroup
Peter Joyce (Bundt & Assocs.)

- Ryan gave background on Wesgroup's involvement in Sapperton
- He noted the development's close proximity to Highway 1 and the Braid Skytrain
- The 100 Braid Street property was rezoned in 2016-17 for a 20-storey market condo building.
- Wesgroup wants to amend the zoning to a 34-storey secure market rental housing tower in alignment with the City's Family Friendly development policy.
- The proposal would include: 424 secure market rental homes (57 studio apartments, 260 1-bedroom, 86 2-bedroom and 21 3-bedroom).
- The proposal allows for 422 parking spots (345 for residents, 28 for visitors, 9 for the art gallery and 40 for Urban Academy School).
- The development would provide 4200 sq ft of art gallery space at secure market rates.

- The timeline of the process is as follows: 1) May, 2020 – formal submission of proposal to City 2) Sept. 2020 - Communication Website launched 3) Fall, 2020 – Virtual Communication Outreach for 3 weeks.
- Wesgroup is exploring options to increase affordability of units through government partnerships. They are trying to work with CMHC. They hope by doing so that they will have 96 below-market rate units (which would be 20% of the total units). Their other goals are adaptability and energy efficiency of the units.
- The presenters showed the site plan and traffic circulation for the site. The building's main entrance is on the NE corner of the site.
- Urban Academy and the condo building would share the same access point off Rousseau Street.
- Peter Joyce from Bundt & Associates spoke. He called the site a “strategic transportation location”.
- He said the developers are looking for a 20% relaxation of the required parking. One slide in the presentation stated that “Parking studies have shown that many rental buildings are oversupplying parking...”
- He said a TDM plan will be developed to further encourage sustainable travel modes through car-sharing, cycling, transit, etc.
- The presenters showed visuals of the proposed project.
- A resident expressed concern about the lack of parking and asked to see the Transportation Plan but Wesgroup said they will share this “at the appropriate time” as it's currently a “first draft”.
- There were lots of questions and concerns expressed in the Chat Function of the Zoom call.
- **Action:** Dee plans to transcribe these questions and provide them as feedback to the City.
- The City will be starting their virtual consultation process on the project on September 28 and it will run for 3 weeks.

7. RCH Redevelopment

Sharat Chandra, Head of RCH Redev.
Carol-Ann Swan, Victoria Morrison and Matthew Chan

- Sharat provided an update on Phase 1 (the Mental Health Building). In mid-July, the building was open to outpatients. Since mid-August, all major operations of the building have been underway. Some deficiencies remain to be dealt with, such as landscaping along Keary Street.
- He then provided an update on Phase 2: the Acute Care Tower. By the end of the project, the plan is to have 675 patient beds. The project is currently in the procurement phase. Rodent mitigation is a requirement for the successful contractor. The design-build is “unique”.
- They are still going through the rezoning process for this phase.
- Four levels of the Sherbrooke Building have been vacated. The intent is for demolition of this building to take place by the end of 2020.
- The Province wants construction started by the end of 2020. The Province is targeting 2024 as the completion date for the new Acute Care Tower.
- Ongoing traffic work on E. Columbia: the work has been put into 6 phases with the estimated completion being the end of November.

- A question was asked re: City's concern about access from the Sapperton Skytrain Station to the hospital. Sharat says they are currently working to address this concern.

8. Traffic and Parking Issues

Lisa LeBlanc, City of NW, Transportation

A. Traffic Management Plan – Sewer Work for RCH

- The work is progressing from the South end of E. Columbia to the North end.
- Ellison and the City are working on the Traffic Management Plan. Lisa acknowledged they got off to a shaky start with traffic issues resulting from the construction work.
- E. Columbia carries 10,000 – 12,000 motor vehicles per day so the project has a “major impact”. The City and EllisDon are communicating with the Trucking Association and trying to communicate via Twitter, radio alerts, and signage.
- A priority during the project is maintaining access to RCH.
- The objective is to get traffic onto collector streets and not local streets. The City and contractor want to mitigate impacts on the hospital and residential streets, and they have worked on doing so “actively”. They will continue to monitor the situation.
- They are currently using a “carrot vs. stick” approach, but if things worsen, they may need to be more punitive with speed humps, etc.
- Question was asked re: disappearing “Local Traffic Only” signs. Lisa said they are aware of this occurrence and the City and Contractor are trying to replace them, but it takes time to do so.
- Wilf requested more forward-looking information regarding traffic routing related to the whole RCH project. In particular, he would like information about the future of Sherbrooke Street.
- The 6 Stages of the RCH Traffic Plan are to be sent to the RA via Dee (will be sent from Fraser Health).
- New Westminster Police have been out monitoring truck activity (ie. Trucks who are going off the designated routes).

B. Streets for People Initiative

- On May 11, City Council passed a motion allowing City staff to take initiative on projects related to climate change. The Streets for People Initiative fell under this category.
- The Fader Street road closure resulted from a request from a Fader Street resident to turn it into a “slow street”.
- It is a temporary plan. Fader Street was also chosen because it is on the Central Valley Greenway cycling route.
- Since then, “Local Streets Only” signs have been placed throughout Lower Sapperton.
- On Wednesday, Sept. 16, there will be an opportunity for residents to experience the Fader Street “slow street” and give feedback. There will be a temporary full closure of Fader Street that day with City staff on site to receive feedback between 3-5 pm. [Note: This event was subsequently cancelled due to the poor air quality warnings resulting from the Pier fire].
- Staff will report back to Council in early 2021 with feedback on the Streets for People initiative.

C. Proposal for 2-Hour Parking Zones Being Used for Pay Parking

- Lisa stated that this proposal is “just an idea” and is “not a done deal”.

- The proposal is meant to encourage turnover in 2-hour parking zones “within a block of the hospital”.
- Concern was expressed by a resident that local residents are having to pay significantly increased parking pass fees but with little enforcement of existing parking by-laws.
- Numerous questions, concerns and comments were posted in the Zoom Chat function regarding this proposal.
- **Action:** Dee will transcribe these questions and comments and forward them to Lisa so she can follow up with answers.

9. Update on Ongoing Projects

Rupinder Basi, City of NW Planning Dept.

A. New Building at 406-412 E. Columbia Street

- Construction is underway.

B. Urban Academy – Text Amendment Application

- Staff have flagged transportation concerns.
- UA has done their own transportation study.
- UA has offered to do a Zoom meeting to answer residents’ concerns.
- The Virtual Public Hearing will be on September 30.

C. Brewery District

- The next parcel that Wesgroup is working on is by Keary Street.
- Next steps: Obtaining the development permit, which will involve consultation.

D. Sapperton Green

- The developers presented a revised concept to Council in February.
- They have requested an increase in the allowance of residential housing on site.
- Consultation will begin on this project in the Fall, during which time the developers will contact the RA.

E. Capital City Arcade

- The owners are pursuing a rezoning application to allow for an amusement arcade with a liquor license.
- The consultation process is online via a survey, which will remain open until Sept. 28.

Rupinder encouraged residents to send him questions about any of these projects.

10. New Business

A. Trash Mob

- Due to Covid-19 protocols, the event has been re-organized to take place over the period of Sept. 16-20.
- Dee provided details on how groups can pick up the equipment and return the garbage to her place, where it will be picked up by City Engineering employees once the event is complete.
- She provided information on how to sign up. People will need to sign up in their individual “bubble groups”. Interested residents can send an email via the RA website to sign up.

- **[Note:** This event was subsequently canceled due to the poor air quality warnings resulting from the Pier fire].

Elections

At the conclusion of the Public Meeting, Geoff Pinkerton took over the meeting to run the Executive election. The entire Executive stepped down.

- Dee nominated Gagan Sivia for Chair. Gagan accepted. Gagan was elected by acclamation.
- Dee nominated Rob White as Co-Chair. Rob declined. Andrew Kroll offered to run for position of Co-Chair. He was elected by acclamation.
- Dee nominated Monica for the position of Secretary. Monica accepted. She was elected by acclamation.
- Wilf nominated Anita for the position of Treasurer. Anita accepted. Anita was elected by acclamation.
- Past-President position: Dee.
- Wilf nominated Jerry for the position of Member at Large in charge of the Website. Jerry accepted and was elected by acclamation.
- Dee nominated Sandra for the position of Member at Large on the Police Committee. Sandra accepted and was elected by acclamation.
- Dee nominated Wilf for the position of Member at Large. Wilf accepted and was elected by acclamation.
- Dee nominated Geoff for the position of Member at Large. Geoff accepted and was elected by acclamation.
- Anita nominated Eileen Brown for the position of Member at Large. Eileen accepted and was elected by acclamation.

Meeting Adjourned: 8:46 pm.

Upcoming Dates:

Next Meeting: Thursday, November 05 at 7:00 pm – likely via Zoom unless circumstances improve significantly with the pandemic.