



# 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

**Date:** Thursday, February 04, 2021 @ 7:00 pm

**Location:** Virtual via Zoom

**Attendance:** 26 residents

**Executive:** Wilf (Chair), Andrew, Jerry, Dee, Eileen, Anita, Sandra, Geoff, Monica (minutes)

**Regrets:** Gagan

**City Representatives:** Janet Zazubek (Planning Dept.)

**Presenters:** Nell Gasiewicz and Erika Mashig, City of New Westminster  
Sharat Chandra and Carol-Ann Swanson, RCH Redevelopment  
Maureen, Protect the Planet  
Joelle Calof, Bruce Hicks and Chris – I4 Development

- 1. Welcome and Introduction of Executive** Wilf
- 2. Adoption of Agenda** Wilf
- 3. Approval of November minutes** Wilf
- 4. Annual Fees** Anita
  - Reminder from Anita that Annual Fees are due. Residents attending the meeting can only vote if they are paid members.
  - Residents can etransfer fees to Anita or drop off cash or cheque to her home.
- 5. Hume Park Redevelopment Master Plan** Nell Gasiewicz and Erika Mashig  
City of New Westminster
  - Nell reminded residents that this is a three-phase process that started in late 2018
  - Phase 1 started in 2018 with an environmental and transportation assessment
  - Phase 2 started in early 2020 with a Needs Assessment that involved a workshop with invited stakeholders
  - Covid interrupted the process at the time so they are now finally at the late stage of the Phase 2 process
  - They are currently working on organizing an Open House and are trying to set up an effective virtual method
  - Phase 3 will be the Master Plan Development. It will include Open House #2 and they will use the BeHeard New Westminster platform.

- The entire process is about establishing a long-term vision for the park. They want to make sure it's done in a phased process in collaboration with the community. They will develop a planning document to look ahead over twenty years.
- It will be a "living document" that will be revisited as the community develops.
- The "Inventory Analysis" included various stakeholders who had a wide-ranging discussion on the various needs/uses of the park that covers four main topics: 1) Transportation 2) Circulation within the park 3) Amenities and facilities 4) Ecological considerations. There is a need to balance all four of these elements.
- The Sapperton Green Development will play a major role in how the park takes shape.
- The park is naturally divided into three zones: the Upper Terrace, the Lower Terrace and the Bluffs.
- Hume Park carries a "big load" of uses, including sporting and community activities.
- At the upcoming Open House, the City staff will be presenting their findings to date and seeking input on the needs of the community for the park, and then using this input to inform their next steps.
- City staff are actively working towards an Open House date in early Spring in a virtual format.
- They will also be going back to the Stakeholder group to report on their progress and invite them to the Open House. They will reach out to the RA to let us know about the Open House date.
- They are also reaching out to local Indigenous groups as part of the Stakeholder group.
- One resident asked about the possibility of a turf field being included at Hume Park. Response: City staff do not know yet what is on or off the table for consideration.
- The presenters emphasized that currently, this is a planning process rather than a design process.
- Question asked: Has Coquitlam been invited to be part of this process given its proximity along the border of Hume Park? Response: Coquitlam has shared data with New Westminster and the two cities are in communication although New Westminster has not formally invited Coquitlam to be part of the Stakeholder group.
- Parks and Planning have been in discussions with New Westminster School Board about the new middle school that will eventually be built on the south side of the park, although nothing definitive has been decided about locations, etc.
- One resident suggested it would be nice to have an amphitheatre at the lower part of Hume Park. Presenters said it is precisely this type of feedback they are looking for.

## **6. RCH Redevelopment**

Sharat Chandra, Head of RCH Redevelopment

- Sharat gave some key updates on the project
- As of early January, Sharat has taken on a temporary role within Fraser Health on the vaccine rollout and will be in this role for six to eight months
- Sharat introduced the RA to Gregg Cernes, who is the Deputy Chief Project Officer for the next six to eight months, temporary taking on Sharat's role.
- Sharat thanked residents for their patience during the storm line work that has caused so much road disruption over the past few months.
- On January 11, the Design Build Agreement for Phase 2 of the project was signed and awarded to EllisDon Construction. He emphasized that this is a major milestone in the

project. They have been given the Construction Management Agreement for Phase 3 also.

- He showed us a rendering of the new acute care tower.
- In February, the Interim Support Building, which will house the heating, maintenance and laundry facilities, will be built on the northwest corner of the property. This building will be used
- for four years until the Acute Care Tower is built. The main entrance to the hospital will be demolished, as will Sherbrooke Tower and the tunnels under the Sherbrooke tower.
- In March, the demolition of the Sherbrooke building and tunnels will be completed.
- In April, repaving will be done on E. Columbia Street.
- The Sherbrooke building was assessed for rodents and pests. The assessment determined that there was minimal mouse activity and no evidence of rats or pests prior to the demolition.
- The Storm Line Work was completed December 31. There will be possible spot closures as needed going forward but the whole of E. Columbia will not be closed.
- Transportation consultation will continue to take place as the project moves forward.
- Resident asked a question re: asbestos on paint on the main entrance. Is there asbestos on the Sherbrooke Building and maintenance building? Response: EllisDon has an asbestos abatement specialist on staff.
- Wilf requested that Sharat send information to the RA about asbestos abatement processes and findings, and Sharat agreed to provide this information.
- Another resident asked who the contact person at EllisDon is for issues on site, especially dealing with traffic issues. It was pointed out that flaggers are needed on Sherbrooke to alert vehicles about construction vehicles coming on and off the property.
- Carol-Ann, the Communication Director, said that residents should call 604-418-5326 to reach the Redevelopment project supervisors.
- Sharat committed to bringing EllisDon representatives to future RA meetings.
- In terms of parking capacity for the new building, Sharat admitted that parking “will not be sufficient” for employees and visitors once the project is complete. As the project is underway, they are looking for another overflow parking site in addition to the one at Braid Street. In terms of staff parking, he indicated that they need to educate staff about taking transit and carpooling. He is hoping that staff will also rent parking spaces in the neighbouring Wesgroup buildings.
- He hopes that once the pandemic is over, hospital staff will return to taking public transit, and they hope that 25% of staff will take public transportation to work each day.

## 7. TMX Pipeline

Maureen  
(Protect the Planet)

- Maureen gave a presentation on the environmental impacts of the TMX pipeline construction in the Brunette River area.
- The area in question is between the train tracks and the highway.
- There are several streams in the riparian zone that feed into the Brunette River.
- Silt and mud deposits from tree removal and construction will make their way into the Brunette River.

- All the usual by-law regulations for tree removal and for the Department of Fisheries and Oceans have been exempted by the National Energy Board.
- The only thing that has been holding up construction on the pipeline is Covid and the impact on the company workers.
- Maureen and three other scientists have been camping out in the trees to protest the tree removal and other environmental impacts of the project.
- Their main concern is the protection of the salmon-bearing streams, but the project has been granted an exemption from normal protective DFO regulations.
- Maureen will provide the RA the link to her slide deck so RA members can view it.
- There was lots of discussion amongst the RA members present about how to stay educated on the issue, to raise awareness and to voice their opinions to the government.
- For example, the Families for the Future event on Family Day is an opportunity for local residents to voice their opinions about the project.

## 8. Project at 408 E. Columbia Street

Joelle Calof, Bruce Hicks and Chris  
from I4 Development

- Joelle acknowledged that there have been issues regarding poor communication regarding the road closures related to their project.
- There will be temporary two-lane road closures on E. Columbia Street for the remainder of the project.
- She apologized and stated they are “more than willing to listen to concerns” and they are working to improve communications and work with the City on all the issues. They are working with the City on staging areas for construction vehicles.
- They want to “press reset” on their communications with residents and businesses on the project. In Joelle’s words: “We know it’s our job to communicate with you”.
- One resident suggested that the company should blanket the entire neighbourhood with updates. The I4 reps agreed to send traffic notices to the other side of Kelly Street in addition to mass emails.
- Bruce will be the main contact and will provide his communication information to the SRA.

## 9. Update on Ongoing Projects

Janet Zazubek,  
City of NW Planning Dept.

There are no new applications for projects in Sapperton at this point.

### A. Urban Academy, 100 Braid Street and Brewery District projects

- These are all going through their final steps before starting construction.

### B. Parks Department

#### 1. There will be a **Spring tree sale** in Sapperton, probably in March

- Residents can buy up to two trees for a reduced cost.
- Janet will send information about this sale to the RA.

#### 2. **People, Parks and Pups**

- There will be a consultation engagement taking place soon on how to manage dogs in New Westminster parks. Information will be coming about this in Spring, 2021.

3. A Transportation Department member named Ryan has been assigned to Sapperton.

**10. Police Report**

Sandra

- Sandra had to leave the meeting, but later indicated that there was no information to report.

**Meeting Adjourned:** 9:10 pm.

**Upcoming Dates:**

**Next Meeting:** Thursday, April 01, 2021, at 7:00 pm – likely via Zoom unless circumstances improve significantly with the pandemic.