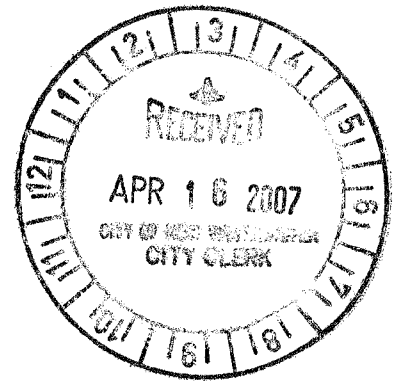


Barb Adamski

PUBLIC HEARING
APR. 23/07.
C: DEV. SERVICES



Dear Mayor and Council:

I am writing to express my opposition to the construction of a 28-storey building at the former Labatt's brewery site in Sapperton.

A building of such a height does not fit in with the personality of Sapperton. Sapperton is a residential community with a small shopping district. It is not the West End of Vancouver, nor does it strive to be.

The neighbourhood already has more than its share of traffic problems. Adding 28 storeys of residential space will only compound the problem. Many of these new residents will have cars. As we well know, living near a SkyTrain station does not guarantee that a person's only mode of transportation will be the SkyTrain. Besides, while the SkyTrain can transport people to downtown Vancouver and to a number of shopping centres along the way, it is really not useful for accessing many areas of the Lower Mainland.

In addition, I would like to remind council that, in the case of heavy rains, New Westminster's sewage overflows directly into the Fraser River. While I am aware that a remedy to handle sewage overflow from the west side of the city is in the works, this overflow storage facility is not yet completed. Has the city conducted research into the effect that this highrise and other high-density developments will have on our water supply? Can you guarantee that the sewage won't be entering the Fraser River?

Sapperton is a historic community, and the Fraser River is an important part of it. On the city of New Westminster's website is a brochure entitled, A Walking Tour Through History, which documents some of the historical sites in Sapperton. I quote the final paragraph, for it eloquently expresses what many Sapperton residents feel:

From most vantage points in Sapperton you can see the Fraser River. Throughout the seasons, in varying types of weather, the river takes on different colours, textures, features, and feelings which are part of what is Sapperton (A Walking Tour Through History).

Please don't take that away from us.

Best regards,

A handwritten signature in cursive script that reads "Barb Adamski".

Barb Adamski

Doris Fassbender

From: Doris Fassbender
Sent: Thursday, May 10, 2007 4:43 PM
To: 'adamski@telus.net'
Cc: Paul Daminato; Jim Lowrie
Subject: FW: Copy of my Letter to The Record

Dear Ms. Adamski – your email concerning WesGroup's proposal has been forwarded to Mayor Wright and Council Members, City Administrator and to the Acting Director of Development Services for their information.

A copy of your email will also be included in the Public Hearing package of May 28, 2007.

Thanks

Doris Fassbender

Doris Fassbender,
City Clerk's Office
511 Royal Avenue
New Westminster, BC V3L 1H9
Phone:(604)527-4523
Fax: (604)527-4594
Email: dfassbender@newwestcity.ca

-----Original Message-----

From: Barb Adamski [mailto:adamski@telus.net]
Sent: Thursday, May 10, 2007 3:35 PM
To: External-Post Master
Subject: Copy of my Letter to The Record

Re: Tower could shrink, The Record, May 9, 2007

I attended the recent meeting of the McBride-Sapperton Residents' Association and heard WesGroup's John Conicella present. I was very disappointed, for it was apparent that this project is likely to proceed without the support of the community.

While Mr. Conicella certainly attempted to give the impression that he cared about the concerns of Sapperton residents, I remain unconvinced. When asked—repeatedly—to divulge the minimum total number of floors that would make the project financially feasible for WesGroup, he declined to answer—repeatedly. Residents were prepared to negotiate building heights with Mr. Conicella, but Mr. Conicella said that he was not at the meeting to negotiate.

Instead, residents are being forced to choose between two neighbourhood-unfriendly options:

- 1) a wall of buildings comprising towers of 28, 15, 13, and 9 storeys
- 2) a wall of buildings comprising towers of 22, 17, 15, and 12 storeys

Either way, the neighbourhood gets a wall of buildings, additional traffic problems, and more raw sewage that will overflow into the Fraser River during periods of heavy rain.

This forced choice between two unsatisfactory options is a clever move on behalf of the developer and New Westminster city council. Under the guise of offering residents a choice, they instead rely upon that old management tactic of divide and conquer. Residents who are, on the whole, opposed to the high-density aspect of the project, are now divided as to which option is the least invasive.

What's even more disconcerting is the fact that the proposed bylaw change will enable the developer to go as high as 30 storeys in sub-district 4, 18 storeys in sub-district 3, 10 storeys in sub-district 1, and 6 storeys in sub-district 2. Why the city would alter a bylaw to allow such density in a historic neighbourhood is unfathomable. Also, the fact that so much freedom is granted to the developer is troublesome. Why is the bylaw language so vague?

I encourage all citizens of New Westminster to take a stroll through the city's cemetery and take in the lovely view of the Fraser River, the valley, and the mountains. It will soon be lost to all of us—except to those newcomers who plan to reside in a high-rise in the “Village” at Historic Sapperton.

Barb Adamski, New Westminster

Doris Fassbender

From: Doris Fassbender
Sent: Monday, April 30, 2007 4:02 PM
To: 'supervikings@shaw.ca'
Cc: Paul Daminato; Jim Lowrie; Mayna Vancaillie
Subject: FW: rezoning/variance at Labatt's site

Dear Mr. & Mrs. Schmidt: - your email concerning rezoning/variance at Labatt's site has been forwarded to Mayor Wright and Council Members, City Administrator and to the Acting Director of Development Services for their information.

A copy of your letter will be retained for the Public Hearing package when this rezoning comes forward to Council.

Thanks

Doris Fassbender

Doris Fassbender,
City Clerk's Office
511 Royal Avenue
New Westminster, BC V3L 1H9
Phone:(604)527-4523
Fax: (604)527-4594
Email: dfassbender@newwestcity.ca

-----Original Message-----

From: Jan Schmidt [<mailto:supervikings@shaw.ca>]
Sent: Monday, April 30, 2007 3:49 PM
To: Wayne Wright; External-Post Master; Jonathan Cote; Bill Harper
Subject: rezoning/variance at Labatt's site

To the Mayor & Councillors
NewWestminster

We are residents in the Sapperton area, and are not in favor of the current proposal to amend the bylaw allowing a 28 storey highrise on the former Labatt's brewery site.

New Westminster is an aging city with an infrastructure already past its best before date, and in serious need of upgrades to its utility and 'amenity' systems. Can the city infrastructure stand the extra strain that the extra density will bring? Adding density to the city is a great idea – broadens the tax base, reinvigorates the city – but the potential negatives to doubling the size of the current proposal far outweigh the benefits, to our way of thinking.

We have seen a mock-up of the new building, and how it will affect the view for many people who are long time residents of the city. The tower may impact our views as well, although we thought we were well out of the affected area. The tower – if even remotely as presented – will be totally out of line with current view lines in the area, despite the fact that it's being built at the lowest point of the property. If a variance is allowed, we think it should finish not significantly higher than the existing buildings in the area: the hospital, and existing office/medical services buildings.

We don't know if the city has consistently allowed requests for height variance; it seems that many

requests are passed, in spite of community protest. The only one I recall recently was in favor of Quay residents who felt landscape trees would impact their views. Those trees disappeared fairly quickly. We know what it's like to lose a view to rezoning and variances. Some consideration should be given to residents who have already invested in the area. If the tax base needs expanding, the city might consider wooing more business enterprise to New Westminster. There are many empty storefronts around the city these days. The area would be enhanced by encouraging new business ventures – and giving more support to existing businesses – instead of adding population density that our infrastructure is barely able to accommodate.

While we're not opposed to expanding the city and its community, we do think the density promised by the 28 storey addition to Sapperton housing is far in excess of what should be considered for the Labatt's site. We hope the council will take into account where added high rise living is being created. We already have an uptown/city centre, a large riverfront community and a sizeable Woodlands development; these all add considerable density to their footprints with towers and condos. Smaller neighbourhoods are important, too.

Jan & Susan Schmidt
301 E 6th Ave.