



## QUAYSIDE COMMUNITY BOARD

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MINUTES: February 28th, 2007

At Anchor Pointe – 7:30PM - 1135 Quayside Common Room

**7:30PM: SPECIAL GUEST:** David Roppel of Aragon regarding proposed development.

Roppel discussed two of the next phases of the Port Royal development. The high rise and the latest variance request for this were pointedly not discussed. The two phases presented are to be 4 story-129 units (2 bedroom 900sq ft) with 10' high ceilings and rooftop decks in an industrial heritage wood detail and brick facade. Aragon has asked for a height variance to allow the one building to be made less hidden by the overpass and to allow roof top decks. It was pointed out, by the member from the Promenade, that the height variance requested by Aragon, combined with their desire to put roof top decks, would keep the **proposed** height of the building **less** than the current permit allows because of the nature of where on a roof the height of a building is measured – it is not measured at the peak, as it turns out. Roppel was questioned quite extensively about the park area, parking, and the issue of getting to Quayside from the island, and some of the energy efficient features of the proposed development.

**A. CALLED TO ORDER: 8:10PM:** 12 Strata's Represented. No Show: James Willet, Quayside Terrace, Geraldine Harder, Dockside, and Jennifer Bradley, Tower II. Regrets: Sharim Rajan. Parting Board members and special thanks to James Auld. Welcome to special guest Fran Jull, Westminster Co-Op

**B. ADOPTION OF THE MINUTES FROM QCB MEETING:** January 31<sup>st</sup>, 2007. MSC: YES.

### **C. BUSINESS ARISING FROM THE MINUTES:**

**1. Azure Towers report:** Update Allan Morris: No future development plans received regarding the overpass to the commercial part of the development. The model available at city hall has a 3-lane bridge between the retail area and Sky train. The developer made a token gesture regarding the QCB's concern over the bin placement – it was moved insignificantly to the right to reduce the visibility hazard the bin presented in its current location. Special thanks to Allan for staying on top of this issue.

**2. Website:** Update James C: Update has begun, but James C. was too busy to complete the task by this meeting. It was moved to table it to the next meeting: MSC: YES

**3. Mail box for west end of Quayside Drive:** Update Matthew. Still in progress. Matthew confirmed final numbers of units for the Quay, as the number of units served is a key criterion used by the Federal government in order to have a new mailbox installed.

**4. Quayside Market Membership Card Report:** Update James C: The interest by merchants in participating in the card is looking very positive. Complete details are to be available for next meeting. Two have been received. Follow up James C.

**5. Disaster Response:** Discussion: Issues about flooding and earthquake preparedness. It was motioned to form a committee to determine and report on the city's disaster plan for Quayside Drive. Matthew Liard and Gloria Howorth volunteered to be the committee MSC: YES.

**6. Strata Council update:** Looking for update from Dockside, Rialto, Westport and Tower II.

**D. PRESIDENTS REPORT:** Attended Council on Feb 5<sup>th</sup> re Port Royal and David Roppel's presentations re petition and letters. It was made clear that 170' includes parking and roof top attachments. Council reaffirmed its commitment to stay within this height.

**E. TREASURER'S REPORT:** Pat made the last presentation as Treasurer and the board thanks her for all the work and care taken to ensure good bookkeeping for the QCB. Refund to Tower I for overpayment of QCB fees to be issued. Total assets \$7,170.08.

Maureen Albanese volunteered to fill this position with a motion to accept was made. MSC: YES  
Changes will be made to the bank account by this motion.

**F. NEW BUSINESS:** The issue of how the land West of the Quay was originally planned for redeveloped was discussed. The general consensus was that the area immediately west of the Rialto was supposed to be park, and it came as some surprise to some that plans were now afoot to have townhouses and one or more high rises. The QCB would like to hear from anyone on the Quay who knows, or knows who would know, what the nature of the original deals were regarding the development of the land between the Rialto & Scott Paper. Please contact James C as soon as possible.

#### **G. COMMITTEE REPORTS AND APPOINTMENTS:**

**1. Special events committee: Special thanks to Aaron for the completion of the Xmas Completion.** Interest was expressed to have a Quayside wide sidewalk sale. Another member suggested that any profits from such an event go to charity. The Lido holds this in the month of August and the QCB should organize for the same time. Volunteers are requested to contact Matthew at the Lido who will report back to the board.

**2. Traffic and Boardwalk committee:** Update Guy, Matthew & Aaron: Matthew following up on the meeting with Catherine Mohoruk at city hall. James C. confirmed that Jamie Zigmunt has been approved by the city to represent the QCB on the traffic committee as representative. Meeting to be arranged between Jamie and the committee to bring her up to speed on our proposal. The placing/spacing of the new trees on the boardwalk was discussed, as there was considerable puzzlement regarding the distribution and planting of the trees so early. Some concern was raised regarding the nature of one of the species of trees being inappropriate.

**3. Gateway report:** Update Guy & Matthew: The Queensborough interchange is waiting for the soil to settle and completion of the overpass is scheduled for this year. There was discussion about the rest of the interchange on the New West side of the bridge. City hall has put forth its requirements for the rest of the North Perimeter road and to cover the road.

**4. Membership:** Michele Sereda, re Westminster Co-op. Fran Jull of the Westminster Co-op was a guest. She will be approaching her board about joining the QCB. They reported that the Co-op would be going thru an envelope evaluation, concern about the ageing trees on the property and soil issues.

#### **H. STRATA REPORTS:**

**The Lido:** Re-piping to be complete in 3 weeks. Brighter Mechanical is contractor -highly recommended.

**Tiffany Shores:** Still waiting for permits; engineer completing more detailed examination of exterior.

**Tower I:** Scaffolding going up Monday. The re-piping contract not yet awarded. Job will be about 8months.

**Promenade:** Re-piping passed at AGM. Contract awarded to Brighter Mechanical. Projected cost \$1m.

Also, the roof anchors have been found to be unsafe, and may require expensive repair.

**Laguna Landing:** Security guard continues to be hired on a monthly basis and is happy with result.

**Riviera:** AGM this month.

**Murano:** Completed deficiency report for phase 1. Phase 2-deficiency report being compiled.

**The Rialto:** James Auld no longer on Rialto strata and has resigned from QCB.

**The Excelsior:** Balconies being renewed on south side towers. Security has been hired.

**Quaywest:** Garbage bins will be enclosed and locked. Newspapers to go into cardboard bin no longer being separated from mixed paper.

**I. ADDITIONS TO THE AGENDA:** None.

#### **J. CORRESPONDENCE RECEIVED:**

Queensborough Association: Transit failures.

Paul Callow – Dangerous Sex Offender moved to New West and warning issue by New West Police.

Voice New West regarding event at Clancy's on March 4<sup>th</sup>.

Lido re Aragon requires additional pile driving on the Q-Site due to lack of support of the soils.

**L. MOTION TO ADJOURN:** MSC: YES.

**Next meeting March 28th, 2007 Anchor Pointe 7:30PM.**