



QUAYSIDE COMMUNITY BOARD MINUTES

March 30 2022

Meeting Location: Zoom 7pm

<https://us06web.zoom.us/j/83968712460?pwd=VzR0Y1hQQ21TQ0VuTkJnaWI4Z1lBQT09>

Meeting ID: 839 6871 2460

Passcode: 642946

Meeting Information

Bruce, chaired the meeting and called it to order at 7:00 PM

Attendees: Toni (Tiffany Shores), Marcine (Westport), Robynn (Quayside Terrace), Reg N (Riviera), David (Rialto), Stephen G (Promenade), Bruce C (Anchor Point), Naomi (Anchor Pointe), Mick (Tower 2), Bert (Tower 1), Derek (Tower 1)

Quorum of **13** was not achieved.

Regular Business:

- Approve February Minutes
 - It was moved, seconded and carried that the minutes of the February 23 meeting are approved.
- Treasurer's Report
 - Bank account balance of **\$10,281.30**, **\$.72** interest
- Chairperson's Report
 - N/A
- Report from the city:
 - Residents' Association Forum **Wednesday, June 8 at 6 pm**, details to come
 -
- Enzo's City Report: Detailed reports are added as an addendum to these minutes.
- Letter to Mayor Cote March 8th
- Updates from Salar Zulfiquar, Engineering Projects Coordinator, on Railway corridor and Greenway between Pier Park and Sapperton
- Updates from Dean Gibson Director Parks and Rec on the Quayside Esplanade

Business arising from the minutes

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New Business:

- Discussion and agreement that Enzo's full city reports be included in all minutes.

Electric Vehicles Update

No update at this time.



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Strata Reports:

- Excelsior:
 - Preparing for the upcoming in-person AGM in June.
 - Some bylaw and rule amendments planned for air conditioning, electronic meetings and other procedures, rules for EV charging.
 - Currently scoping outdoor car park membrane replacement.
 - No recent security issues to report.
- Dockside:
 -
- Tower 1:
 - No security issues
 - Reviewing replacement enterphone systems.
 - Reviewing AC for party room.
 - Ongoing window replacement for 2022, none done in 2021.
 - Waiting for contractor start up to complete the building coating project.
- Tower 2:
 - Jonathan Dagostino will serve as Tower 2's new primary QCB rep. Mick Ramos will move to alternate, but still receive QCB emails and minutes. Mick is now Tower 2's president.
 - Preparing for SGM this spring, will vote on installing EV charging infrastructure (one stall per strata lot) and air conditioning bylaw
 - Approached by Amazon to install "Key for Business" system but declined due to security concerns and lack of necessity
 - No security incidents to report, exploring implementing recommendations from NWPD CPTED expert
- Anchor Point:
 - AGM held March 24. Resolutions passed:
 - i. To opt-out of updating depreciation report (since the strata is paying for a building envelope inspection)
 - ii. To spend up to \$40,000 on waterproofing and concrete slab expansion repairs to the north wall of the parkade
 - iii. To spend up to \$17,000 to engage AES Engineering to do a feasibility study to supply electric charging stations to parkade
 - iv. To add a new harassment bylaw
 - v. To add a new bylaw allowing for electronic general meetings
- Quaywest:



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- Had our AGM in February - roof deck project passed for \$955K special levy. Planning underway with consultant/roofing contractor for a June 6 start to replace all the rooftop decks and membranes.
- New management company has been selected for a May 1 start - Dwell Property Management.
- Upcoming SGM to vote on an owner's request to install a split unit by the current bylaws. The council is looking at ways to streamline the process for future installations.

- Quayside Terrace:
 - The Enterphone panel at Building 3 was stolen in the early morning of March 14th. No information on the vandal other than the individual is tall and was wearing a long hooded gray coat. A replacement panel was ordered, no install date as yet.
 - A face-to-face AGM is planned for late in May, date tbd.
 - Budget planning for the 2022/2023 year is underway. We and we are waiting for building insurance quotes, insurance due date is end of April

- Westport:
 - Have completed installation of security cameras.
 - Will be reinforcing parking entrance gates with additional heavy metal bars.
 - No recent security breaches.

- Lido:
 -
- Murano Lofts:
 -
- Tiffany Shores:
 -
- Laguna Landing:
 -
- Promenade:
 - No security issues lately
 - AGM completed last week.
Vote's cast for pets being allowed in the building was voted down.
Two EV stations proposed...voted in.
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- Riverbend:
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- Riversky 1:
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- Riversky 2:
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- Rialto:
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- Riviera:
 - AGM held Approved several major capital projects
 - i. Same Council reelected
 - ii. Budget did not require any increased maintenance fees or levies.
 - David's tree services trimmed 22 trees. Good job.
 - EV charger stations are lightly used so far. Fewer Owners adding EVs
 - AC installs are slowly going ahead. Budget each over \$10k for Owner.
- Westminster Landing:
 - A (partial) new Board of Directors was elected, as we had a number of people who were on two-year terms and were ineligible for re-election. Our new president is Kelly Lessard. Gavin to remain on board for 1 more year
 - Made enquiries with security companies with regard to having mobile patrols at the Quay, and this is something that can be done: with the warmer weather upon us, I wonder if two or three of us could meet with companies in the coming weeks to see if it is wanted. I'd also suggest that each building provide us with incident amounts in the last year, to see if this is something that is warranted.
 - One of our Board Members has access to Community Grants: he suggested that he could build small "libraries" for residents to share books within the community. Glenbrook has them, and they work well: he and I were thinking to put them in well lit areas, where it isn't transient.

Meeting adjourned7:30 pm

NOTE: Next Meeting April 27, 2022 @ 7:00 PM

ADDENDUM - Enzo's detailed City Updates

March 8, 2022, Enzo wrote the following to Mayor Cote regarding Flooding, no reply received yet



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I was encouraged to see City council's discussion on flooding. After reading the Fraser basin flood report of phase 1 and 2, I am not as encouraged to our current level of readiness. Multiple strategies but no coordinated funding. It was not that long ago that the City had concrete blocks and sandbags on the boardwalk. In 2020, the City closed the boardwalk for 3 days. In 2021, Quayside Drive was closed due to flooding from the rain created by the continuous atmospheric river.

One of the recommendations from the Fraser Flood Strategies is to remove the sediment from the river to create capacity. All of us are witness to the continued growth of the sand bar in front of the boardwalk.

The residents on Quayside welcome the opportunity to discuss concrete action that the City will be taking. I have cc'd Bruce Campbell since I will be away from April.

Update requested from Salar Zulfiquar, Engineering Projects Coordinator, regarding Railway corridor and Greenway between Pier Park and Sapperton

Start schedule for the cleanup on Front/Stewardson railway corridor?

Update on the Greenway, under the new bridge, which will connect Pier Park and Sapperton Landing?

March 9, 2022, from Salar Zulfiquar

No schedule for the cleanup on Front Street / Stewardson Way just yet. I'm working with the contractor to get pricing and scheduling accordingly.

No updates on the Greenway under new bridge just yet – we are still finalizing the plans.

Update requested from Dean Gibson, Director, Parks and Rec regarding maintenance activities on the Quayside Esplanade

March 28, 2022, from Dean Gibson

Thank you for your inquiries and update on the status of tree maintenance activities along Quayside Dr. The existence of the Statutory Rights of Way for public sidewalks over strata lands abutting Quayside Drive and the associated maintenance responsibilities is somewhat unique and I am pleased that there has been opportunity for discussion.

Further to your questions regarding trees along the esplanade and my 2007 report (which I am assuming the report dated April 16, 2007), as you may be aware, responsibility across various City departments for the annual and capital maintenance of the certain elements of the Quayside esplanade has evolved since my 2007 report was prepared. The responses below include information consolidated from both the Parks and Recreation and Engineering Departments.

The Linden trees on the south side are still there



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Intentions for the eventual replacement of the trees on the south side of the esplanade brick walkway, as outlined in my 2007 report, were driven primarily by assumptions related to the ongoing issue of the maintenance and potential renewal of the timber pile wall that separates the Fraser River from the upland esplanade. In the mid 2000's it was assumed that in order to address the condition of the timber pile wall, the concrete framed centre planting strip along the esplanade would need to be removed and replaced. Under that scenario, it would not have been possible to retain the Linden trees, hence the notion of the eventual replacement of these trees. As you will note in our response to your questions #4 and #5, the thinking about the most appropriate manner in which to address the timber pile wall has since evolved. The trees planted in 2007 along the north side of the brick walkway were installed, in part, as a pre-emptive measure to diminish the impact the anticipated future removal of the trees on the south side while at the same time addressing issues related to the inappropriate scale of the trees and infestation issues.

What is the strategy for dealing with aphids infestation and the sticky droppings.

Aphid infestations happen every year in the city, especially during extended hot weather. So far, there is no evidence that the insects have affected the long-term health of trees they infect. The Parks and Recreation Operations staff will continue to monitor aphid activity and watering the trees sufficiently, as continued hot dry weather is stressful for the trees and can make them more susceptible to disease and decline. In addition, Engineering Operations staff are undertaking routine cleaning of railings, benches and other site furnishings to help address the impact of aphid droppings. This includes spot cleaning (as required) with brushes, water and an environmentally friendly cleaning agent.

Trimming schedule for esplanade. We have seen minimal trimming

The pruning schedule for the esplanade boulevard trees is set on a 3 year cycle for the newer trees on the north side of the brick paved portion of the esplanade and a 6 year cycle for the larger mature trees on the south side of the brick pathway. These trees were most recently pruned in 2020 and are scheduled for future pruning in 2023.



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Why were the concrete separators not replaced? The tree roots continue to push the separators above the tiles, creating an unsafe walkway.

Engineering staff monitor the condition of the pavers and concrete separators/bands and prioritize the necessary repairs. Staff have recently repaired an area of settled pavers and installed a new concrete band. In general, the concrete bands are not displaced but the adjacent pavers may have settled. Staff will continue to monitor and repair the high risk-hazard areas to protect public safety. Other repair works will be completed based on priority and budget availability.

We have seen an increase in the number of sinkholes on the esplanade created by the root system and water action under the boardwalk. Strategy?

The City's Engineering Department (both operations and major infrastructure renewal) has been responsible for the routine maintenance and major repairs of the esplanade. In general terms, the trees located in the esplanade centre linear planting strip, on the south side of the brick paved walkway, are not believed to be responsible for impacts along the esplanade infrastructure. The condition of the brick paver pathway (e.g. appearance of being "pushed up" by tree roots) is more closely associated with differential settlement of the pavers themselves. This is the result of river action against the timber retaining wall along the waterfront which causes aggregate materials beneath the brick pavers to slowly wash into the river through gaps in the old timber pile wall upon which the pathway was constructed. As you likely know, as the aggregate material begins to wash away, the pavers may settle or sink. This issue has been addressed on an as needed basis in several areas of the esplanade. The annual capital budget for the esplanade focuses on repairing the timber deck and supporting structure. Some funds are allocated to repair settled pavers as necessitated by the settlement and available funds.

I trust this response provides you with further insight. In preparing these responses, I do note that much of this information was previously provided as part of a response to inquiries from the Quayside Community Board in correspondence from Jim Lowrie, Director of Engineering, back in February of 2021.

Thank you for your advocacy in ensuring the Quayside Esplanade remains a special place in our community for all.