



QUAYSIDE COMMUNITY BOARD MINUTES

February 22, 2023 - 7pm

Meeting Location: Anchor Pointe, 1135 Quayside Drive

Karen Tomkins chaired the meeting and called it to order at 7:04 pm.

Attendees: Bruce (Anchor Pointe), Naomi (Anchor Pointe), Karen (Dockside), Calvin (Excelsior), Maureen (Laguna Landing), Toni (Tiffany Shores), Enzo (Tiffany Shores), Derek (Tower 1), Marcine (Westport), Bonnie Lee (Riversky 1), David (Rialto), Perry (Promenade) Barbara (Lido), Kendra (Tower 2) and two guests from the City: Emily Huang (staff) and Ruby Campbell (Council)

Quorum of 13 properties represented was achieved.

Approval of minutes - January 25, 2023

- It was moved (Perry) and seconded (Marcine) that the minutes be approved. MOTION CARRIED

Treasurer's Report

- Maureen delivered the report for 2022 and for January 2023. The report will be circulated to the Board as an addendum to these minutes.

Chair's Report

- Bruce reported that Asifa L has reached out to our mayor, MLA and MP to chat about housing affordability, strategy and any programs they might be aware of. She will check with BC housing and CMHC. It may be helpful to have a real estate agency familiar with the area talk about rental prices etc. It was noted that New Westminster has the 10th highest rents in Canada.
- Bruce spoke with Reg about issues with removal of debris from the railroad and feedback to City about building shaking. One thought is to petition the City or railroads about funding an analysis of how buildings are being impacted. In response to a question, Bruce advised that maintenance is done by a contractor hired by the railway.
- There was some discussion about future sites for development - Poplar Landing (West end of Quay, near the dog park) and the BC Electric lot on 3rd and 12th, which was turned over from the Province to the City. Ruby advised that Poplar landing is jointly owned by Metro Vancouver and the City, so anything that is done has to be agreed upon between the two parties, and this can be a barrier because Mayors of multiple municipalities have to agree to costs. With regard to the property at 3rd and 12th, the City is not going to accept property that hasn't been cleaned up. Ruby will get up-to-date information.
- A few years ago there was a survey asking for input as to what the community would like to see and there were a lot of open houses. Never saw the results of the survey. Ruby will follow up on the result.



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- There is a meeting of the NWPD Citizens Committee on February 28. Marcine is no longer able to attend these meetings. No one else has volunteered at this time.

Report from the City

- Emily reported that staff are still very busy with many different projects. There has been a lot of turnover, and messaging is in place to let people know they may have a slower than optimal response. Ruby confirmed that she is committed to making sure we have access to City Hall - has been challenging during COVID. Feel free to email her. She has had a walkaround with Enzo. We need to keep them accountable for issues relating to construction.
- It was noted that Erika Mashig was previously going to attend a meeting to discuss responsibility for the trees on Quayside Drive. This was twice cancelled and has never taken place. It was agreed that it would be worthwhile to revisit this topic. It was noted that the requirement to replace a tree with two in order to get approval for removal can be problematic due to space. Stratas can apply for an exception where warranted.
- The Board would like to encourage the City to move quickly on the Rail Committee, which the City had taken over due to COVID, but now the entire format has changed. Ruby confirmed that the rail committee work is continuing even though the committee is not ongoing, and suggested that a staff member can come to a future meeting. It was noted that even if work is continuing the QCB feels it has lost its voice and needs to be fully engaged (not just kept up-to-date.)
- Ruby advised the City will be working on EV. \$26M is available due to climate credits and will go into an endowment, with its use governed by guiding principles. One suggestion has been that some of this money be spent retrofitting buildings for EV.

Strata Reports

- Anchor Point:
 - Our AGM is scheduled for March 13th at the Inn At the Quay.
 - The Sense Engineering BECA report was distributed to our owners on February 2nd.
 - Our 'Info-Session' for owners is tentatively scheduled for March 2nd using Zoom.
 - Rocks from the train tracks are causing damage to the P1 parking membrane. We are looking into a barrier along the north wall fencing to prevent this.
 - Several projects continue to be delayed by weather, material and contractor availability.
- Dockside:
 - AGM held on February 6th,
 - Voted in favour of replacing a new management company.
 - Vote on installation of EV charging was defeated.
- Excelsior:
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- Laguna Landing:



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- Lido:
 - We just completed having more than 20% of our 46 trees pruned. The Lido is on a revolving 3-year tree plan where all trees are assessed by an arborist at the beginning of the term and targeted pruning is done within the 3 years. The next 3-year tree plan will resume in 2 years.
 - Our electrical vault was inspected and cleaned for its mandatory every 36-month servicing. If other buildings close to their due date may want to start looking for a service provider as ours took over 8 weeks to coordinate the work.
 - Question to QCB members: How many live in a building where all strata units have their own electrical junction box installed that is compatible for an EV charger? Response: no one reported having this available. For new buildings, owners are given the option to purchase when buying. Older buildings are in various stages of considering installation.
 - Concern re theft of irrigation posts along boardwalk. Westport confirmed the same.
- Murano Lofts
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- Promenade:
 - Pool repairs underway
 - Damage to entrance canopy by moving truck
- Quaywest:
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- Quayside Terrace
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- Rialto
 - Single elevator rebuild now complete
 - Carpet replacement contract in place
 - Interior painting contract now in place
- Riverbend:
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- Riversky 1:
 - We continue to have issues with homeless people gaining access to our parking garage, entering the stairwells and lighting fires.
 - Our primary focus is getting our 1.5 and 2 year warranty issues fully addressed by our developer (COVID got in the way)



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- We are looking to update our Welcome Package and looking for examples that help welcome non-resident owners who manage their tenants without the help of a property manager.
- Riversky 2:
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- Riviera
 - AGM Feb 28
 - Several capital projects on AGM agenda wrto cooling common areas.
 - Pleased to see transients moved by RR company as they clean up their property.
- Tiffany Shores
 -
- Tower 1
 -
- Tower 2:
 - Will be holding an SGM in May to approve final details of our parkade podium membrane upgrade project
- Westminster Landing
 -
- Westport
 - Actively looking for new management company as well as new gardeners/landscapers
 - Full building renewal underway, moving along well

Breakout Groups

- Safety & Wellbeing - Barbara, Patty, Karen, Maureen
 - Much of what is required from a safety perspective is already in place based on regulation.
 - The concept of wellbeing is less clearly defined, so the Committee is proposing a simple survey - likely limited to three questions. Goal is to identify areas of need and current practices and then share information, possibly also including implementation of processes that can enhance safety and wellbeing on the Quay.
 - The intent is to survey residents directly (not strata councils.)
 - The Board expressed support for the direction of the Committee.
- Maintenance - Toni, Marcine, Naomi, Derek, Calvin, Bruce
 - The intent is to develop 'best practice' documents, covering such topics as:
 - Regular maintenance, what is required and when (from both a legal and best practices perspective.).



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- Depreciation report - keeping on top of what maintenance requirements may be coming up in the future and how to best address.
- Intent is to set up a Google Doc and share. The Committee is open to ideas about what else should be included.
- Have struggled with the idea of recommending suppliers due to frequent changes, but consideration to some activities that could be set up for the Quay as a whole (ie recycling pick up.)
- The Board expressed support for the direction of the Committee.

- Community Engagement - David , Enzo, Perry, Bruce
 - The committee met and reviewed a number of the issues the City is focusing on for the near and far future, and selected four areas it believes we have the capacity to engage in initially. In no priority order, these four areas are:
 - 7 Bold Steps: Engaged in discussion and information gathering on the 7 bold steps for climate action. The Committee intends on meeting with a representative from the City to understand what the impact is on the Quayside area. The expectation is to develop and deliver a communication for the stratas to share with owners. For reference, the 7 bold steps are:
 - Carbon-free corporation
 - Car-light community
 - Carbon-free homes and buildings
 - Pollution-free vehicles
 - Carbon-free energy
 - Robust urban forest
 - People-centred public realm
 - Master Transportation plan: The Committee will meet with a City representative to gather more details on the plan, to allow us to understand how this Committee can work with the City to ensure the Quayside community is engaged in any planning sessions, and that the City is aware of the needs and concerns of residents. We expect that a communication for the stratas to share with owners will come from the meeting.
 - Rail committee. We are concerned that this Committee will be sidelined by other priorities, and as the railroads have a serious impact on the quality of life on the Quay, the need to maintain open discussion with the companies is critical. The Rail Committee was formed subsequent to the QCB suing the railroads.
 - Core services: We will be re-establishing communication lines with the various representatives for these services to ensure we receive a high standard of services to the Quayside residents. As noted in previous discussions, there



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seems to be a drop in the standards of items like snow removal, garbage collection on the boardwalk, and inconsistent maintenance of the vegetation.

It was agreed that these priorities are fluid and open to change, given capacity and things on table right now, the Committee feels that these are the areas where they want to put their energies.

- The board confirmed support for the Committee to move forward..

- Communication, Technology and Management - Kendra, Bonnie Lee
 - Proposing to begin with a survey both online and in person to gauge residents' concerns.
 - Have a very preliminary first draft. Questions will ask participants to rank areas of concern, what they like, what they would like to see in terms of communications. Ho\they will then develop a communication plan based on the results.
 - How to get word out beyond strata council, this could include in-person interviews on the boardwalk or Quayside Board. There are also social media apps, number of local groups that could be engaged in obtaining feedback.
 - Maureen confirmed we do have monies available to fund an online survey.
 - The survey will not be a poll, but intended to get a sense of sentiment and underlying motivation.
 - Could ask a couple of questions for non-Quayside residents as the Quay is a destination.
 - The board confirmed support for the Committee to move forward..

Next Meeting Date - March 29th 2023 @ Anchor Point

Meeting adjourned 8:45:pm