



QUAYSIDE COMMUNITY BOARD Minutes

September 29, 2021

Meeting Location: Zoom

Meeting Information

Robin Howard chaired the meeting and called it to order at 7:03 pm

Attendees: Robin H (Lido), Maureen (Laguna Landing), Marcine (Westport), Karen (Dockside), Stephen (The Promenade), Dorothy (The Promenade), Lillian (Riviera), Toni (Tiffany Shores), Robynn (Quayside Terrace), Mick (Tower 2), Bert (Tower 1), Tarek (Quaywest), Athena (City.)

Quorum of 10 properties was achieved

1. Approve minutes of prior meetings

The minutes of the May 26 meeting were previously approved by email.

2. Treasurer's Report

Maureen reported as follows:

- Credit Union Balance – the QCB account has been credited with \$2.70 for interest, and we have paid \$483 for the website and \$5 for adding a signing authority to the account. Our current balance is \$8,597.60.
- Wreath for Remembrance Day Service – traditionally, we have budgeted approximately \$70 to purchase a wreath for the Remembrance Day service at the cenotaph. The Board approved a request to do so again this year.
- Billing - Some management groups have asked that we issue billing by email for 2022 and beyond.

3. President's Report

Robin reported as follows

- Garbage Walk-About – Enzo had arranged a walkabout with Kristian Davis, who is in charge of garbage for the City. It was noted that there have been a lot of problems with overflowing garbage near the market, which has now dissipated. The heaviest utilization of garbage receptacles is at each end of the Quay. The City will install some larger containers at Renaissance and at the foot of the McInnes overpass.
- Columbia Street Construction - the sewer replacement has proven to be more complex than expected, and as a result, construction will continue through to year end and possibly beyond. All stores remain open, but here are issues of access.
- Fencing – an effort has been underway since spring to replace fencing along North side of Quayside Drive, with the intent of eliminating overgrowth that had grown into the fence, and to install hard surfaces to prevent plants from growing into the new fence. The process was slow over the summer, but is gaining pace, with brand new fencing all the way down to the market. This was arranged by the City with federal funding, so a good 'win.' The replacement project will result in some additional green space near Riviera for a small park. It was agreed that installing artwork on the fencing would be desirable.

4. Report from the City

Athena reported as follows:

- Fencing - With regard to the fence project discussed above, Athena had spoken with Engineering, who advised that the project is 90% complete, and targeted to be finished by end of October. The slow progress over the summer was due to COVID and materials sourcing issues.
- Trees - The Parks department is currently reviewing statutory right-of-way agreements for all properties. There are several agreements that need to be reviewed to determine how to manage the trees in this area. The Parks Department would like to attend the next QCB meeting for a Q&A. They will be preparing a letter which will go to all of the different strata corporations that will describe the City's position on tree maintenance, with statutory right-of-way agreements attached.

Robin advised that he had participated in a Residents Association meeting earlier today, which had about 2/3 of Residents Associations in attendance, together with the Mayor and about half of Council. There was some very direct feedback from other areas about the City not engaging in useful consultation. We have had some challenges with the City, but in general they have been dealt with in a reasonably prompt manner.

5. Community Identity Update (Banners)

Maureen advised that the person in charge has advised that there is no budget to assist with this project, as most banners are for the business district. She is now looking at other alternatives.

6. Document Sharing

Robin advised that feedback from a small test group last late spring / early summer was that while a document sharing site would be desirable, access to posting and removing material must be limited to a small number of individuals. The Board agreed that it makes sense to proceed on this basis.

A decision has not yet been made about the platform that will be used to host the site. The concern about using Google Drive is that it can only be accessed by users with a Google account. eStrata and PowerStrata were suggested as other potential options.

7. Electric Vehicle Update

Robin advised that we need volunteers from properties with three different sets of circumstances:

- Buildings with no EV infrastructure
- Newer buildings where the EV infrastructure was built in
- Legacy buildings who have gone through the process of building the infrastructure

We have volunteers from Westport, Laguna, River Sky 1, and are looking for a property that has gone through the process. Guy Wilson-Roberts from Excelsior had sent regrets prior to the meeting with an indication that they have recently put in EV charging infrastructure with the assistance of a BC Hydro Grant and indicated that he would be happy to put us in touch with the 'experts' on Strata Council.

Bert advised that Tower 1 had one post installed with two stations at a cost of about \$14,000, with a rebate. Tarek provided his email for Robin to reach out concerning the work that has been done thus far at Quaywest.

8. Strategic Priorities

Robin asked for input on whether prioritizing EV, banners and document sharing continues to be appropriate. This was generally agreed, along with addressing policing and security issues along the Quay.

9. Special Guests Discussion

The following were discussed as potential guests to attend future meetings:

- As noted in the report from the City, Parks would like to attend to discuss responsibility for tree maintenance at the October meeting.
- There is an interest in having a member of the NWPD attend, perhaps on November 24th. Marcine will check with the Liaison Officer.
- Other potential guests could include representatives from Engineering Leadership, the New Pool Project, or the Pattullo Bridge Project. The Board agreed that it would be beneficial to hear from Engineering on street maintenance, as many roads are in poor shape.
- A speaker on the City's intentions with regard to Columbia Street and the boarded up storefronts would also be of interest.
- A speaker on the homeless problem and what is being done to address it was also suggested.

10. Strata Updates

Dockside

- Following break-ins last spring, have made some changes to improve the security of the parkade.
- Have found mice particularly active this year, and are working with Terminex to eradicate the problem.
- Continue arrangement with Queensborough Recycling, recently expanded to include soft plastic.
- Will soon be undertaking an owner survey to determine interest in EV charging stations.
- Long term caretaker resigned over the summer. Council has decided to combine caretaking and maintenance under one contract going forward.
- Focusing on high priority items from depreciation report, including replacement of fire panel and maintaining/replacing of the current roof structure.
- Council is considering updating lighting throughout common areas to LED.

Laguna

- AGM coming up at end of month.
- Considering installation of two EV charging stations in visitor parking.
- Considering bylaw amendment to allow installation of air conditioning by individual units. (Tower 2 advised that they are also looking at air conditioning, and possibly doing a group buy for the building of Innova units from Italy. Quaywest indicated that they also have an owner bringing a request to the AGM.)

Westport

- There have been some issues with break-ins.
- There is an SGM scheduled for end of October re: building renewal to determine the design. Plans will then go to City Hall for approval, with construction likely to start next fall.
- A high pitched sound had been coming from sump pumps which are being replaced, and this will bring them inside the building.
- AGM scheduled for November, with security cameras on the ballot.
- Currently has two EV charging stations, one is a full charge and the other is a trickle charge (slower)
- Have just received insurance renewal, went up by about \$6-\$7000 and deductibles were reduced.

Riviera

- Had an expansion on one parkade level, which went really well.
- Waiting for parts for a panel that needs replacement.
- Waiting to hear about insurance renewal, which was difficult last year. Strata manager has indicated that it is likely to be much better this year.
- Have been looking at putting water sensors into every unit where there is water ingress.
- There have been repeated problems with moving vans. Access is very poor and in one building, any moving truck goes over sidewalk and the strata has been advised that they will be fined by City if this continues. The only other alternative is to block the fire lane, so it may be necessary to have owners book street parking for moving.
- Will be giving out candy on Halloween again this year, in front of all three buildings. Was very successful last year, with 70-80 kids. All candy was donated, and there was more than enough.

Promenade

- Have suffered some vehicle break-ins in outside parking, which is being addressed by reversal of visitor and residents parking spots, so that resident parking is now less secluded.
- Two additional security cameras have been installed.
- There are no plans for EV stations, which were voted down at the last AGM.
- Experiencing some plumbing issues as a result of being an older building, and are obtaining quotes for repairs.
- Looking for suggestions on concrete contractors, as the prices they have received are very high.
- Also asked for recommendations on landscapers, as they have concerns about the service that is being provided. Paraspace and Coastal Pacific Landscaping were suggested by other stratas.

Quaywest

- Insurance renewal is coming up, with the process just starting.
- Roofing and deck replacement was voted on and turned on.
- Have already embarked on discussions about EV charging and are hoping to present something at the AGM.
- Parkade lighting was changed to LED, which was much brighter and has generated cost savings. Two other stratas also reported that the upgrade to LED lighting was a fantastic change.

Quayside Terrace

- There were issues over the summer with people sleeping in the stairwell and parkade. Cameras have been added to the stairwells and front/side lobby to increase security; however, there seems to be little interest from the police when they are provided with video footage.
- Continue to participate in the Queensborough Recycling program which has been successful in both generating revenue for the strata and avoiding overflow of garbage.
- Insurance deductibles have gone down, and the cost also went down slightly although this does not seem to translate to a cost reduction for individual owners on their insurance.
- At the AGM, Council obtained approval to do fire mitigation landscaping.
- Robin and Enzo have been copied on an email regarding concerns about the use of the property as an obstacle course by two individuals on electric motorcycles.

Tiffany Shores

- Work is being done on the parkade, roofing and re-building of deck.

Tiffany Shores, continued:

- Looking for a good window cleaning company, as they have had issues with the service they have used in the past. Robin will send information on the company used by The Lido, with whom they have been very pleased.

- Toni reported a concern about signage on the Boardwalk which no longer addressed biking, skateboarding etc.
- One owner has installed an EV charging station at their own expense, who could be approached to participate in the EV project. Robin will reach out if needed.

Tower 1

- Exterior renovation project is moving ahead very well. It is a two year plan and most of the work has been done.
- The project is continuing with painting, which - weather permitting - may or may not get done this year.
- A new alarm system has been installed which took longer than expected and has had some issues, but is working properly.
- There was a break-in at the mailbox which was reported to the police.

Tower 2

- Continuing with building renewal, with most of membrane replacement having been completed during the extended good weather.
- An EV readiness plan was completed and an information session will be held for owners in November, with a vote at the AGM. The electrical infrastructure does not require substantial upgrades, and the rough estimate of the infrastructure is about \$55K, with owners then responsible then for paying for usage.
- There have been no recent security issues. The police came on site in the spring and provided some feedback on how to minimize loitering through changes to landscaping. (Name of contact at New West Police for any other strata that is interested: Amrit Hundal, ahundal@nwpolice.org)

The Lido

- An SGM will be held at the end of the month to address air conditioning, and to ask for a small budget to undertake an EV readiness study.
- Plants did not fare well during the summer heat.
- Insurance went up about 15%, while deductibles dropped.
- Batteries, textiles and light bulbs have been added to the recycling program.
- No issues with break-ins in recent years.

11. Next meeting date

The next meeting will be held on October 27, 2021 @ 7 pm. in view of current case counts, for the time being, we have decided to continue to meet via Zoom.

12. Adjournment

The meeting adjourned at 8:51 pm.