



QUAYSIDE COMMUNITY BOARD MINUTES

March 30th 2021

Meeting Location: Zoom

<https://zoom.us/j/2296686377?pwd=aG5EWFVqVExIRlpmYThYZm1HU1JBZz09>

Meeting Information

Robin chaired the meeting and called it to order at 7:03PM.

Attendees: Athena (City), Judy J.(Quayside), Judy C. (Excelsior), Jerry S., (Rivera) Robin H. (Lido), Wendy (Tower 2), Toni (Tiffany Shores), Bert (Tower 1) , Katie (The Promenade), Maureen (Laguna Landing), Marcine (Westport)

Quorum of 10 was achieved.

Regular Business:

1. 2021 Election of Officers

The following officers were elected:

- Robin Howard (President)
- Maureen Albanese (Treasurer)
- Karen Tomkins (Secretary)

2. Treasurer's Report

- Maureen reported that all dues are up-to-date with two properties outstanding membership dues.
- We now also have Riverside 1 on board which adds further revenue.
- Two City grants - \$100 and \$200 for Zoom which has covered the costs.
- Current balance is 8,431.89., so we are in good shape financially.

3. City Update - Robin welcomed Athena, Development Planner, City of New West

- Athena introduced herself and indicated that she is here to listen and take back any questions and concerns. She is from the Lower Mainland, and has previously held similar roles with two other municipalities.

Business arising from the minutes

There was no business arising from the last meeting (Mayor's meeting)

New Business:

QCB Focus Areas Discussion

One of the big areas of focus for the QCB had been Whistle Cessation from the railway. Now we are turning our attention to some other things that we could engage the City on.



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a. Community Center

- A couple of locations have been considered. Robin asked how much of a priority is this for the Board.
- In addition to being great for families this would provide a meeting area. With more young people moving to the community, it would be very beneficial. A Community Garden was also suggested. There has been a huge increase in density with large numbers of new residents of all ages.
- Athena will check with her Supervisor who has worked closely with Bosa to get more information on what the space will look like.
- The Parks Board had shown some plans before COVID for a multi-use building.
- It was suggested that we lobby the City to get developers involved.

a. Electric Vehicles

- Judy C confirmed that Excelsior applied for a provincial grant to have the building upgraded to one outlet per unit. Will find out by the end of March whether the grant application has been successful. The grant would help fund a significant amount (up to \$78,000) with another \$60,000 may go to an AGM for approval depending on the outcome of the proposal. Name of program: BC EV charger rebate program. Clean BC Go Electric
- Jerry confirmed that Riviera) has a bit of history putting in chargers. They applied to BCIT, criteria was very structured and difficult to satisfy when there is a requirement for every unit to be included. Currently, two units have had charging stations added, at a reasonable cost. Six more stations would service 50-60 vehicles. Sharing can be done through a metering system, but Riviera used a cost estimate based on vehicle size which would determine a fixed fee.
- Street level public chargers - it was agreed that with a trend in the direction of more electric vehicles this may make sense.
- Bert advised the last year Tower 1 installed two stations at a cost of approximately \$9,000 after rebates. Tower 2 is also looking at options.
- Promenade - just had AGM, fight to get some units, some e-chargers were turned down as owners didn't want it, so it would be interesting to see how all buildings feel about chargers.
- Robin advised that a representative has been invited to a subsequent meeting to discuss further.

b. Linden Trees

- On the river side there are some very tall trees while away from the water they are shorter.



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- About 15 years ago North side trees were cut down. There is an ongoing effort to get them cut down on the South side to avoid upheavals in concrete and stickiness from aphids and to avoid blocking view.
 - How interested is the QCB in pursuing the removal of the trees? It was noted that if removed, the City will put in two smaller, more suitable trees. They will grow but they are much smaller.
 - The issue could cause a lot of passion so would need to have consultation as the issue could cause a lot of anxiety.
 - Would be good to know the cost of repairing the pavers and concrete, due to tripping hazard.
- c. Street Banners
- Maureen is seeking input on the artwork. The artwork would seek to create more of a community identity. Artwork could be based on a contest and/or paintings by children. The idea of children painting the banners was well received with a comment that even amateurish banners can present a good picture.
 - About 15 banners would be installed on Quayside Drive.
 - From a timing perspective this may be a good time due to potential donations from the developer.
 - The general consensus on the idea of banners was favourable.
 - We would have to provide for banners, with City covering hardware.
 - Each Board member was asked to seek input from others in their buildings.
- d. Additional Ideas
- Security was raised as a concern - People sleeping in parking lots, break-ins.
 - It was suggested that someone go to the Community Police Meeting to share information. Promenade has cameras, but have to be careful about security issues (only some can be visible to owners.)
 - Judy J indicated that cameras in parkade have been helpful at Quayside.
 - Marcine indicated that Westport is arranging a Security Social via Zoom with a Policing representative. They had done a walkaround with the officer previously.
 - Robin will check further into Community Policing meetings. Maureen has asked Allie if she is interested in being on the Committee.
 - Jerry advised that at a Council meeting last night, security was a significant topic. They decided they need to do more for themselves and create more awareness that security is everyone's responsibility.



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Strata Reports:

1. Excelsior:
 - Loosened some restrictions and pool open for about three weeks and then down to a boiler issue.
 - Insurance went down \$78K from last year, earthquake coverage decreased to 15% while the deductible for flood coverage increased substantially.. Owners have to increase their own coverage, which may be challenging.
 - A roofing replacement is underway from April to July.
2. Dockside:
 - Dockside has recently commenced returning bottles and cans with a refundable deposit, with weekly pick up by Queensborough return-it, with the refunds providing income to the strata.
 - Insurance costs went up fairly significantly for the second year in a row.
 - AGM was held last month
3. Tower 1:
 - Last year Tower 1 installed 2 EV charging stations in our upper gated parkade, using CRF funds for the installation. Users will have to pay a flat fee for now to use the charging station. With the rebate the total cost was just under \$9K.
 - We had our AGM last month, council remained and I remain the QCB rep for T1. My alternates are Mike Hoyer and Margaret Crosby.
 - This year we plan to start the exterior building restoration and re-painting over a 2 year period (similar to T2).and replacement of the original fire panel.
 - We had to implement a 11.9 % increase in combined fees due to the high increase in insurance rate over the past 2 years and the increase in all utility fees.
 - We also received approval for an assessment to pay for the new fire panel and exterior restoration and re-painting project.
4. Tower 2:
 - AGM was held in February.
 - Insurance went up by less than 10%, but also had issues with earthquake deductible. Need a new generator this year - delayed by cOVID. Also doing a building envelope renewal (concrete repairs) and re-doing balcony surfaces.
5. Anchor Point: No representative present; therefore, no report.
6. Quaywest: No representative present; therefore, no report.



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7. Quayside Terrace:
 - AGM coming up with insurance renewal being a key topic.
 - Nothing else to report other than regular maintenance.
8. Westport:
 - Westport has BC Building Services as the construction team to oversee the extensive building renewal project. Right now we are in the process of settling on a design. It will likely be quite a significant change, with new style windows and no more stucco and a new colour scheme.
 - We had a member of New West Police out to do a walk about with a few council members and they are going to do a 'security social' to inform all owners of some things that are of concern and suggestions to improve security. Constable agrees that a few strategically placed cameras may be helpful and we are looking into this.
 - Investigating two electric spots inside the locked gate.
9. Lido:
 - AGM is coming up at the end of May, so that's our current focus. We're doing an info session followed by AGM a week later, both on Zoom.
 - Budget is a challenge with another insurance increase expected.
 - Our building maintenance excitement has been our annual dryer vent inspection! A
 - Canada Goose is sitting on some eggs on an island in the lagoon at the East end of the complex (far side of tree if looking from the walkway) - there appear to be some Mallards nesting on the same island. Last year the goslings appeared in early May and they all hightailed it out of there after a couple of days.
10. Q: No representative present; therefore, no report.
11. Murano Lofts: No representative present; therefore, no report.
12. Tiffany Shores:
 - Insurance deductibles went up, premiums went up a bit.
 - Two roofs on two buildings will be happening in May.
 - An owner requested installation of chargers in their spot, but they will pay the whole amount Not yet approved as they are seeking more information.
 - No issues with break ins - constant awareness of owners about security
13. Laguna Landing:
 - There have been few break ins, some discussion about security cameras, \$26K suggested for 19 cameras with further investigation re legalities etc.



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14. Promenade:

- Just had AGM. Likely to have a change in QCB representation. Byers should be removed from the email list (email to be sent to request.) EV chargers proposed but did not pass. Only 2 units out of 104 show interest in the past.
- Incident with two people sleeping in a stairwell. The gentleman had overdosed and was revived by Police. Suggest calling police first, rather than sending an email.
- Fees went up slightly to cover the increase in insurance.

15. Riverbend: No representative present; therefore, no report.

16. Riversky 1: No representative present; therefore, no report.

17. Rialto: No representative present; therefore, no report.

18. Riviera:

- AGM last month, fees increased and budget approved.
- Insurance was the biggest item that made a huge increase in the budget.
- Will be starting a few projects in a few weeks and going through the summer.

19. Westminster Landing:

I. Meeting adjourned 8:18 pm

NOTE: Next Meeting April 2021