



QUAYSIDE COMMUNITY BOARD Minutes

April 28, 2021

Meeting Location: Zoom

Meeting Information

Robin Howard chaired the meeting and called it to order at 7:04 pm

Attendees: Robin H (Lido), Maureen (Laguna Landing), Marcine (Westport), Karen (Dockside), Stephen (The Promenade), Dorothy (The Promenade), Debbie (Q), Allie (Laguna Landing), Judy J. (Quayside Terrace), Andrew (Laguna Landing), Lillian (The Riviera) Bert (Tower 1), Samantha (Bosa), Jeni (Bosa), Athena (City.)

Quorum of 10 properties was not achieved

1. Update and Q&A with Bosa Development

Jeni (Community Liaison) and Samantha (Development Coordinator) introduced themselves and advised that Bosa Development is responsible for the Pier West project at 660 Quayside Drive. Bosa Development is a different entity from Bosa Properties which managed the Riversky development a few years ago. Currently, Bosa is excavating, with building expected to continue until 2024, with roads and landscaping being the last phase of development, scheduled for 2023-24. Many details of the project were shared, including:

- There will be two tall residential towers, one 53 floors and the other 43 floors with 665 units in total. Work on both will be handled concurrently, and it is anticipated that they will be completed within months of one another.
- The West tower will feature a restaurant at ground level.
- There will be four levels of underground parking, of which 80 will be designated to the public.
- There will also be a separate low rise building with two commercial retail units at ground level, a daycare on the top two levels) and underground parking. The daycare will be available to the community, and is expected to have 40 spaces. Bosa will be the property manager for the building, with the City administering the daycare.
- There will be 2 acres of new park space, connecting to the existing Pier Park, but no boat docking. Currently, play space has already been installed under the 6th street overpass. The public areas will provide opportunities for events and public gathering.
- They are currently discussing electric vehicle charging but nothing is confirmed yet.
- There will be a new road configuration with Begbie Street being re-routed to help with the traffic flow, and a roundabout at the Begbie entrance to the Quay. Concerns were expressed that with so many new units and no new entrance, we may see more traffic diverting down Quayside Drive.
- Questions and feedback can be sent to Communityinfo@thinkbosa.com

2. Approve minutes of prior meeting

The minutes of the meeting of March 30 were not approved since quorum was not achieved. It was noted that Karen (Dockside) was missed from the list of attendees.

3. President's Report

Robin reported that Enzo had a walkabout with the Mayor last week which provided a wealth of information. Highlights as follows:

- Quay is now officially a “no bike zone”, with signs along the Quay asking cyclists to walk their bicycles and Quayside Drive now designated as a bike route.
- Work is being done on fencing under the 3rd street overpass. D. The plan is to fully replace all of the fencing and add an asphalt substrate so the plants cannot so easily grow between 3rd avenue and Begbie Street.
- Front Street will close entirely (including to pedestrians) for a couple of months over the summer due to construction on the Patullo Bridge. .
- Metro Vancouver is looking at closing Columbia Street for most of summer due to a major upgrade to sewer systems.

4. Treasurer's Report

Maureen reported that two more properties have joined the QCB. In March, \$307 was deposited for annual dues from two properties, and \$208 was paid to Zoom for hosting virtual meetings. All properties are now participating, with a total of 2,759 (*corrected to 2,749 upon approval of these minutes*) units, and all are currently paid up. The current balance is \$8,594.20.

5. Report from the City

Athena reported the following on behalf of the City:

- We will be able to get a better sense of how the roundabout and access to the Quay will work if we got to the City’s website at www.newwestcity.ca/riverfrontvision/articles/3946.php.
- She advised that the process for development of Pier West will have taken 20 years by the time the project is complete, and that initially they had been looking at five towers, which was reduced to two taller towers in order to allow for more park space.
- The intent is for the park to connect right down to Sapperton, via a foot path (not a floating path.) However, a timeline is not known at this point.
- Athena had touched base with Engineering about current projects, and the only update was that they are doing fence upgrades along Quayside Drive. She will continue to work with Engineering to determine the best way to get information to the Board, with sufficient detail.

6. Police Committee Membership

The Police Committee has a 90 minute meeting every 2nd month. Marcine and Allie volunteered to participate and to switch as necessary from month to month in order to ensure representation. Maureen will provide their names and email addresses to the Police Committee.

7. Initiatives

Robin indicated that there is not much that can be discussed without quorum; however, he did note that based on feedback from our last meeting, we will focus on EV charging and banners, and avoid taking on too much at once. Robin is trying to get a speaker re EV charging to attend the next meeting.

Maureen is working with the City to obtain hardware for banners and will also be looking to Bosa for funding of the banners. The general consensus was that it would be best to have children do the artwork for the banners, which was be on about every other lamp standard (approximately 15 in total), including possibly over the actual overpass.

8. Strata Updates

Robin asked that during the strata updates, each property comment on the effectiveness of the Board in communications with stratas and where it is seen to be adding value. The feedback in this respect was that there is generally good communication with the Board, often as a result of Board members also being on Strata Council. Most representatives on the QCB share minutes and other communications from the QCB with owners/residents by posting in common area.

Quayside Terrace – currently getting on board with recycling through the Queensborough Return It deposit, which pays for refundable bottles and also picks up batteries, lightbulbs and electronics at a reduced cost. For anyone interested in setting up a recycling program, the contact is ali@qbreturnit.com. A discussion ensued about who recyclables belong to, with some strata reporting that owners are taking the refundable bottles and cans, in some cases to donate to charity. The representative from Queensborough Recycling was suggested as a speaker for a future meeting.

Laguna – a resolution was passed approximately two weeks ago to have a security system installed after a large number of breakins since last August. There has also been a continuing issue with racist graffiti in the elevators. They are starting to look at EV charging stations, with the first step having been to obtain confirmation that there is sufficient power to bring junction boxes into the parkade. As this has been confirmed, the cost of installing the charging stations will need to go to an AGM as there is a significant cost.

Westport – renovation is moving along, with design photos in the lobby, Costing has not been completed yet. A raccoon has been living on roof, jumping from trees, and Council is planning to get trees cut way back and then they will wait for a wildlife expert to assist. Seeking input on whether other stratas are allowing open flame fire pits on patios. Allie advised there was an issue at Laguna last year as the NWFD started to allow open flames so Laguna had to impose a rule indicating that owners have to maintain a certain distance from the overhang (which is in effect restricts them to larger patios.) Some units do have the open flames but there has been little Council can do about it other than fine them. It was noted that there can be insurance issues arising from the open flames.

Riviera – At the AGM owners able to pass about \$700,000 in improvements out of the contingency fund. Every proposed improvement was approved.

Promenade: Dorothy advised that things are mostly quiet at the Promenade nowadays. The building is getting older so they had done a complete building envelope but are now having to do further repairs to various parts, The main focus is the swimming pool which is open and following rules imposed by Fraser Health, with a key concern being that owners are required to reserve, but are then often not showing up. Lillian would be happy to share how the pool is being managed. Allie also agreed to share some information and Lillian advised that she could share a waiver that is being used. A brief discussion ensued with regard to setting up a document sharing site.

Tower 1 – Bert advised that Tower 1 will be replacing fire panel, and are currently waiting for bids on the exterior renovation concrete restoration and painting. This will not change the look. Tower 2 is also painting, but using a different company.

Dockside – Karen advised that has been sharing all relevant notices from QCB via Dockside's bulletin board, and intends to share more regularly with Council going forward, being new to the QCB and quite new to Dockside as well (having only moved in last year), she is and still establishing the link with Council.

Q – Deb noted that this is her first meeting and she will be here for a few months, then moving to another building. While she is involved, she will pass on any information received. Q is currently painting.

The meeting adjourned at 8:54 pm.