



# QUAYSIDE COMMUNITY BOARD MINUTES

June 29, 2022

Meeting Location: Zoom 7pm

<https://us06web.zoom.us/j/86027503053?pwd=cEZLYTBRLR0R3Z>

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Meeting ID: 860 2750 3053

Passcode: 785657

## Meeting Information

**Bruce Campbell** chaired the meeting and called it to order at 7.07 pm.

Attendees: Councillor Jaimie McEvoy (City), Bert (Tower 1), David (Rialto), Tarek (Quaywest), Robynn (Quayside Terrace), Bruce (Anchor Point), Naomi (Anchor Point),,, Marcine (Westport), Karen (Dockside), Reg (Riviera), Mike (The Promenade), Maureen (Laguna Landing)

## Regular Business:

- Approve Minutes
  - Minutes of April and May were unanimously approved.
- Treasurer's Report
  - Bank account balance May 31, 2022 = \$9,738.82
  - Change(s) from last month:
    - Latest bill for website \$267.75
    - \$200 grant from City (used for zoom)
    - \$148 membership.
  - Maureen advised that there has been some discussion about changing the amount - currently \$1 per month per unit, to create greater awareness and involvement,
- Chairperson's Report
  - Bruce: I attended the Residents Association meeting on June 8th, details below.
  - I met with Cclr McEvoy on June 28th to review the feedback from the RA meeting and discuss plans for him returning as our City representative.
  -
- Report from the City:
  - Councillor Jaimie McEvoy
    - Nothing to report beyond what was discussed with Bruce,
    - EV issues to be followed up.
    - Elevator issue re building code will be followed up
    - Happy to be back as our representative



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## Business arising from the minutes

- Electric Vehicles Update
  - A committee is being organised to address electric vehicle charging stations.
  - Marcine (Westport), Bruce (Anchor Point), Tarek (Quaywest) Derek (Tower 1), and Riviera have expressed an interest in participating.
  - Stratas outside of the QCB area have expressed interest in working with us on EV planning.
  
- Residents' Association Meeting
  - The first Annual Residents Association Meeting was held on June 8th and well attended by RA representatives, Mayor Cote, City Council and other City departments.
  - Most of the RAs present had the same complaints about lack of police patrols and increases in break-ins. This will be addressed. Patrols along Quayside Drive have increased since this meeting.
  - Similarly, RAs are frustrated with the lack of road and sidewalk repairs.
  - Regarding the esplanade, six new garbage cans have been installed on the boardwalk east of Reliance Ct. The west side cans will not be replaced at this time due to budget constraints.
  - Other projects for the Quay that will be delayed due to the capital budget planning process include repairs and replacement of the esplanade boardwalk and the Quayside light replacements. Enzo contacted Erika Mashig on June 28th and she has confirmed the delay regarding lighting replacements. There is no community engagement planned, only a notification will be sent.
  - There has been an increase in the number of off-leash dogs, particularly on the esplanade but we are seeing this along Quayside Drive and the McGuinness overpass. We are also seeing an increase in dogs attacking pedestrians and especially people using walkers, scooters and similar mobile devices. It was suggested that in addition to increasing patrols and fining offenders that guidelines for dog owners be developed and distributed. This is under consideration.
    - Marcine will create a notice for posting on the bulletin board and for distribution to all properties.
  - RAs expressed concern with the difficulty obtaining City permits for renovations and would like to see changes in the process to reduce bottlenecks.



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- Would be helpful to have some guidelines communicated for when permits are required and when they are not.
- RAs are concerned with safety due to the increase in the number of homeless people and camps.
- Mini-split heat pumps were discussed. Multiple companies will continue to install and maintain these in stratas. Before permits can be issued the installer must provide the engineering report detailing the electrical, plumbing and interior unit changes. The rough estimate to do the report and obtain the permit is around \$5,500.
- There are an increasing number of round-a-bout intersections being placed around New Westminster and other municipalities. RAs commented about the need for 'training' drivers on the use of these; many drivers don't understand who has the right-of-way when entering the intersection. Over to ICBC!

Comments following delivery of the above report:

- Speed bumps - big improvement, only one remains that is an issue. Councillor McEvoy confirmed that all City owned speed bumps are being changed for speed humps.
- EV chargers - an increasing percentage of purchasers either have or want an EV so this will impact the market value of units.
- Question on engineering report for mini split unit -City had confirmed to one strata that there is no requirement for a permit. Confirmed that it depends very much on what the contractor is going to do.

## **New Business**

- Executive to meet with Enzo prior to Sept meeting to discuss issues and how to increase participation and structure the meetings.
- On the OCP website, Quayside is disappearing and becoming part of the downtown area, with the westerly portion part of a different district. There is a different set of issues in the older section of the Quay (west of the overpass). New properties with commercial properties included have a different set of issues, but not impacted by issues with older buildings eg retrofitting for EV, problems with maintenance due to escalating costs etc., and challenges presented by changes in costs between when budgeted and when work is actually done in view of extensive delays and changes in pricing.
- When QCB was formed, we defined our area unlike other RAs.
- Canopy - in the last six months, many issues with cities having canopy plans but no drought plan resulting in fires. Need to be ready to deal with this risk.



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- This is a known issue that Councillor McEvoy will raise with the City.
- Reminder that we should not be embarrassed to ask City for services in view of the contributions made by the Quay to the City.
- Fraser has not crested yet. There is some danger of flooding. Talk of dredging - Delta side is being done but unknown whether New West side will be done. Will follow up and confirm. A notice was circulated today re high water forecast.
- Working on issues of strata insurance rates and accountability of insurance companies. Send any issues to Cclr McEvoy on Facebook or by email. Worrisome change to Strata Act re responsibility for insuring the cost of upgrades (currently owners responsibility, new changes to Act would make this the strata's responsibility).
- Question re City engineering providing buildings subject to flooding, can we count on the City to provide sandbags? Councillor McEvoy will look into this.

## **Strata Reports:**

- Excelsior:
  - AGM took place June 7th. New QCB representative will be named soon.
  - No new major initiatives. No break-ins.
  - The Lagoon Management Board commissioned a report on the assessment of the ponds/lagoons.. It is currently being reviewed to determine maintenance priorities.
- Dockside:
  - Telus fibre optic cable installed, info session for owners scheduled for next week with Telus
  - EV survey results reviewed by Council. Obtaining another quote before presenting information to owners.
  - Fire Panel Replacement and upgrade to LED lighting close to completion
  - Caretaker contract being terminated and a new contractor hired.
  - Various other projects underway or recently completed - for example, laundry valve replacement, window cleaning.
- Tower 1:
  - Painting was completed and the company also did window washing.
  - On to more regular maintenance issues, and ongoing preventative maintenance.
- Tower 2:
  - No report
- Anchor Point:



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- One elevator controller failed on June 17th and we are awaiting repairs.
- Several projects are behind schedule due to contractor delays.
- Horizontal line flushing is pending.
- Our lobby door now allows automatic door opening for persons with mobility issues.
- Our height guard clearance bars on both main level parkade gates were damaged by trucks.
- Quaywest:
  - Deck roofing project was delayed due to permit delays from the City. Permit received now, work starting July 6.
  - Getting fiber optics connected to the building after a 1 year wait for the city to schedule the connection.
  - Looking into the increased EV rebates available right now (up to \$5K/charger from \$2K original).
  - Investigating an issue with a fireplace b-vent stack where soot is coming into a top floor unit. Suspect there's a hole in the stack somewhere.
- Quayside Terrace
  - AGM was held in person on May 26th.
  - Elevator upgrade special levy passed and is scheduled to start early 2023.
  - We approved an upgrade to our irrigation system which ensures we are compliant with new Metro Vancouver watering regulations, also approved were upgrades to the east retaining walls and some targeted concrete repairs.
  - New QCB representative to be named for September.
- Westport:
  - Looking at getting an EV ready plan. Working to get council members on board. Had a general meeting and had low attendance and not all that attended were in favour.
  - Had backflow prevention devices tested as per City requirements.
  - Advising owners about high water levels and possibility of underground flooding.
  - Police Committee meetings have been typical. Said that patrols will be increased, and we have seen that. Some may be auxiliary rather than fully fledged officers, may not have much authority but will increase presence.
- Lido:
  - No report.
- Murano Lofts
  - No report.
- Tiffany Shores:



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- Enzo and Toni have their AGM tonight and are unable to attend the meeting.
  
- Laguna Landing:
  - Needing to replace our Enterphone. AGM in September
- Promenade:
  - No security issues to report.
  - Planning an update for the building's exercise facility - ongoing.
  - Approved quote for Driveway/Parkade membrane update.
- Riverbend:
  - No report.
- Riversky 1:
  - No report.
- Riversky 2:
  - No report.
- Rialto
  - 6 out of 7 new council members and new property manager.
  - Met face to face and about 3x productivity.
  - Telus Fibre is coming up, about half of the suites will have fibre available discretely.
  - Issue with lock jammed in a creative way but caught before there was a breakin.
  - Overpass by paper plan - interested in hearing more about development plans.
- Riviera:
  - 1185 elevator upgrade is fully funded.
- Westminster Landing:
  - No report.

Next meeting date: September 28, 2022 @ 7 pm. Location to be determined.

Meeting adjourned ..... 8:17 pm