



QUAYSIDE COMMUNITY BOARD MINUTES

June 7, 2023

Meeting Location: Anchor Pointe, 1135 Quayside Drive

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

Attendees: Bruce (Anchor Pointe), Karen (Dockside), Maureen (Laguna Landing), Derek (Tower 1), David (Rialto), Jerry (Riviera), Kevin (Quaywest.) Marie (Anchor Pointe), Igor (Riverbend), Bonnie Lee (Riversky)

Quorum of 13 properties represented was not achieved.

Approval of minutes - April 26, 2023

- As quorum was not achieved, the minutes were not approved. The Secretary will seek approval by email.

Treasurer's Report

- Maureen reported that as of May 31, 2023, balance of \$9304.73
- \$210.00 website, \$456.96 Proforma (survey), membership for both River Sky 1&2 \$519 and, \$21.02 interest earned
- Dues continue to be outstanding for Dockside following appointment of new property manager. Karen will follow up.

Chair's Report

- Nothing to report except as captured elsewhere within these minutes,

Report from the City

Ruby was unable to attend due to illness, and sent the following written updates:

- Ruby will check on the status of help from the City to retrofit buildings. The budget was passed two meetings ago which now allows Council to focus on initiatives such as the climate action fund.
 - Ruby's answer-I do not have a date for when we will determine the principles for spending the Climate Action Reserve Fund yet. It might not be until the fall as our Chief Financial Officer is moved on to Metro Vancouver so we may have to wait until a new CFO is hired.
- A question was raised about responsibility for the area of the boardwalk that is in front of the Inn and Boathouse, which has not been replaced. It was confirmed that these sections are the responsibility of the businesses. Ruby indicated that she will arrange for staff to speak with the businesses if pictures can be emailed to her.
 - The City is not responsible for that portion of the boardwalk. According to our records, the corporation responsible for that stretch of the boardwalk is Treit Holdings and I believe Kathy Mackericher is the primary contact. City staff were going to check in with



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our operations team to see if they have already looked at it or if they can help with the nails that are sticking out.

- Maureen raised a concern about wheelchair seating in the upper level of the Anvil Centre, which is unsafe as there is no exit except by elevator. Ruby will follow up.
 - Update from Fire Chief Erin Williams and from Anvil Centre Manager, Vali Marling- There are shelters in place for emergencies on Level 3 and 4. All Theatre staff are trained in emergency procedures and the Fire Department has conducted training for their members on site. There is also a specialized smoke extraction capability in the atrium that would allow people to shelter in place.

Update:

The elevators at the Anvil Centre are designed to the current code (2012) and what that means is that if there were a fire in the building and the alarm was activated, the elevators would remain operational for evacuation purposes. Older elevators (prior to 2007) will “home” on an alarm activation, which means they will automatically recall to the ground floor or other designated location.

By shelter in place, the building is designed to have sprinkler protection and smoke extraction capabilities which allow certain areas of refuge or “shelter in place” locations on the upper floors.

- Other updates from Ruby:
 - The Engineering Department confirmed they do not have a copy of the agreement between the Railways and Quayside Board from the litigation that occurred. The City was not named as a party so we do not have it and nor can we ask for it. We are trying to find the name of the Railway contact to provide to Quayside Board so you can call the Railway and ask for a copy of the contract. Your previous board members, the ones who sued them should have a copy and provide it to you. I shared all of this update with Enzo a few weeks ago and he knows the former Quayside individual.
 - **Update**
 - ; We have a copy of the agreement that show copies were given to the city.
 - I have confirmed Enzo has a meeting-walking the Quayside with the new Mayor Patrick Johnstone. Enzo can share more



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- I still do not have the name of the Federal contact for Enzo so he can confirm power for Christmas lights. I know staff are still sorting this out but I don't know if they can share the name of their contact. I will keep trying
- I met with Asifa and Bruce Campbell to find options for the City to address accessibility construction needs for Multi Unit Residences during planning. I am exploring adding someone with accessibility lived experience and/or professional to the New Westminster Design Panel committee. I spoke with our Director of Climate Action, Planning and Development for some guidance. Asifa and Bruce are both aware of this through my email but I owe them a follow up communication. The next steps for me are to confirm with Legislative Services how and when we can change the terms of reference for the New Westminster Design Panel. Once I know that, I'll loop back to Asifa and Bruce for some thoughts on changes to the terms of references.

Strata Reports

- Anchor Point:
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- Dockside:
 - Dockside requests that the QCB send a letter to the City re installation of EV charging stations on Quayside Drive, as had been intended as part of the BCIT project.
 - i. During the meeting, it was confirmed that this issue is already being addressed.
 - Concern raised regarding challenges with walking children to school. Is this something that the City would help to address?
 - i. During the meeting, it was agreed that this is an issue that would need to be raised with the school trustees.
- Excelsior:
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- Laguna Landing:
 -
- Lido
 - All EXIT signs on the property (83) were replaced with the newer Green Running Man style with lights attached. This has improved safety and provided a cosmetic upgrade.



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- A complex-wide heat trace audit was conducted and heat tracing deficiencies were repaired.
- A resin-type FLAKE product was used to refresh two elevator lobby floors.
- Concrete jacking was performed to raise and level an entrance stairway that had separated from the building through subsidence.:
- Murano Lofts
 -
- Promenade:
 - Pool repairs completed. Front entrance Awning repairs...receiving Engineering quotes.
 - EV stations activated.
- Quaywest:
 - Nearing final of deficiencies on roofing project.
 - Continue to address significant sooting issue from a failed chimney vent.
 - Continue to see evidence of people on the property in the late evening/morning hours but no security breaches.
 - Parking/construction in the cul-de-sac is an ongoing issue with all 3 Reliance Court facing buildings having construction underway at the same time.
- Quayside Terrace
 -
- Rialto
 -
- Riverbend:
 - Concern raised about responsibility for trees on Quayside Drive. This issue was previously raised in late 2021 and the City indicates that these trees are not their responsibility, but have not provided 'proof' when requested.
 - i. The Board will revisit the issue with the City representatives who were previously involved.
 - Concern re security issues and suggestion of stratas getting together to hire security guards to conduct foot patrols overnight. All Board members are asked to see if their stratas would be willing to contribute. Previously, when this suggestion was brought forward several years ago, there was not sufficient interest.
 - i. The Board will send a letter or email to the police to again request increased foot patrols and point to the number of residents and the need for the Quay to be given a proportionate amount of police resources.
- Riversky 1:
 - Looking for an organization to donate abandoned bikes to
 - Researching bike storage solutions and other storage solutions that owners can opt for



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- Does anyone know why tires can't be stored in garages?
 - i. It was noted that as per the fire department, only bikes or personal shopping carts may be stored in parking spots.
- Riversky 2:
 -
- Riviera
 - Upgrade - social lounge reno to be finished in 7 days, second heat refuge.
 - Looking forward to getting outdoor repairs done over summer to avoid flooding that happened around Christmas time.
- Tiffany Shores
 -
- Tower 1
 - Quote accepted for 17th floor awning replacements, work will start shortly.
 - Some issues with package theft from our lobby.
 - Cooling room air conditioning repaired under warranty
 - Window cleaning completed.
- Tower 2:
 -
- Westminster Landing
 -
- Westport
 - Renovations are going well

Breakout Groups

- Safety & Wellbeing - Barbara, Patty, Karen, Maureen, Jerry
 - Awaiting results of survey before moving forward with further planning
- Maintenance - Toni, Marcine, Naomi, Derek, Calvin, Marie
 - Derek reported that the documents are almost ready to be posted and will be shared by email shortly.
- Government Engagement Committee - David, Enzo, Bruce (Preliminary Report)
 - Following through and building on work from last month.
 - Letters to the Mayors and Metro Vancouver were sent. The letters and responses will be posted by Karen.
 - Enzo contacted Leya Behra, the City Manager for Climate Action regarding how the stratas on Quayside can engage with the City on implementing the 7 Bold Steps Climate Action Plan. Leya arranged an MS Teams meeting which was attended by Enzo, David,



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Bruce and Penny Page-Brittin from the City. A full report regarding the meeting will be issued shortly.

Note: Leya would like to know what the stratas are currently doing regarding EV installations. She would appreciate an update from each of the stratas.

- The rail committee letter is pending an update from Ruby.
- The roundtable discussion with all three levels of government is pending further review.
- Communication, Technology and Management - Kendra, Bonnie Lee, John
 - Results from the survey will be made available and also used to create 'personas'.

Next Meeting Date - the Board will not meet over the summer, but work will continue within the breakout groups. Next meeting will be September 27th @ 7 pm at Anchor Pointe.

Meeting adjourned 8:45 pm