



QUAYSIDE COMMUNITY BOARD

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Minutes: March 28th, 2007

At Anchor Pointe – 7:30PM - 1135 Quayside Common Room

A. CALLED TO ORDER: 7:32PM: 15 out of 17 Strata Members in attendance. Missing Sharim Rajan, The Rialto and Jennifer Bradley, Tower I. Guest: Jaime Zygmunt, of the Promenade.

B. ADOPTION OF THE MINUTES FROM QCB MEETING: February 28th, 2007. MSC: YES

C. BUSINESS ARISING FROM THE MINUTES:

1. Azure Towers report: Update Allan Morris: City Hall has been giving the impression that they are shunning Allan Morris. His calls and efforts to contact the senior planner have come to nought. He will be proceeding to try to and contact the Director of Development Services, Tim Whitehead (has since resigned from this position). Note: two interesting aspects relating to city hall and city developments were discussed in relation to this report. The first is that it has been reported, but not confirmed, that Mayor Wayne Wright may have purchased a suite in the Azure. And second it was disclosed that Lance Berelowitz was represented as an independent chair for the Port Royal development, but did so without disclosing to the attendees of his position within the planning department of city hall. These issues raised conflict of interest concerns to the members. Allan has since made contact with Mr. Berelowitz, Consulting Development Planner for City Hall. A meeting is schedule for April 5th, 2007.

2. Website: James C: Update has been completed. Asking members to check for errors.

3. Mail box for west end of Quayside Drive: Matthew: Request that it be tabled MSC: YES

4. Quayside Market Membership Card Report: James C: Met with John Prasad, Directory of Marketing for the Quay Market he would at best compose a letter to okay the idea, but without either an endorsement nor any active support. Permission would be granted to approach market businesses but that was all they are prepared to do. Each business would have to be approached individually. It was decided to approach Brian Dodd, Executive Director of the Downtown NW Business Improvement Society, since all businesses are members including those at the Market. This could potentially expand the Quayside residence discount card into the downtown area.

5. Disaster Response: Gloria and Matthew: It was confirmed by Gloria that the city has a plan and contact was made with this department. The contact person at city hall is Mark Gajb, Manager, Risk and Emergency Planning. Mark and Margaret Smith of Tiffany Shores will be invited to attend next QCB meeting. A special meeting has been scheduled for April 17th from 7 to 9PM at the Inn on the Quay to inform the members of the city plan and activities concerning possible flooding of the Fraser River. All members are encouraged to attend. A poster has been sent out to inform the membership.

James Willet of Quayside Terrace pointed out that given the high potential for flooding this year, that the condo councils of Quayside Drive take the necessary steps to confirm that building sump pumps are serviced and are working along with associated drains cleaned. Willet also suggested that it may be prudent to ensure that the city supply sand bags in an effort to minimize the volume of water that gets into the underground parking garages in the event the Fraser overflows its banks. The possibility exists of the city staging a mock disaster sometime in the fall as a practice in the event of an earthquake or flooding. In the past, the city gave ample warning of potential flooding and provided parking space in the front street parkade for resident along the Quay.

6. Strata Council update: Looking for updates from Dockside, Quayside Terrace, Rialto, Westport, Tower II and Westminster Landing Co-Op. Action: QCB reps to complete report for these complexes

7. Westminster Landing Development: Discussion: The correct name of the development is Poplar Landing. After some discussion, it was agreed that the QCB attend meetings regarding this project. MSC: YES. Furthermore, Crosty will examine the archives of old minutes and development notes. Since according to a recent council meeting it was pointed out that there maybe further High Rise development on

the site in addition to low rise environmentally build town homes. It was reported that there was considerable consultation with the residents of Quayside but no one seems to remember this taking place. A link to information concerning this development is found on the City Website - Poplar Landing Proposal (copy and paste to your browser):

http://www.newwestcity.ca/cityhall/Leg_Info/Electronic_Packages/2007/0122_Jan22/CW/Minutes/CW_2007_JANUARY_22_MINUTES.pdf

D. PRESIDENTS REPORT: An invitation to attend the City Communications and Best Practices committee was presented for a member to attend. Matt and Guy to decide who will attend and report back to QCB. A report on the Paul Callow incident was made to the board. This issue raised a lot of emotional debate from the residents in New West and the Quayside area. A notice of the rally was sent by email to the QCB and forwarded to the members; I attended the rally at 6th and 6th. The purpose of the rally was to achieve the same results as Surrey residents and it's Mayor achieved by having Callow relocate to another community unfortunately New Westminster. At the rally I received copies of the New West Police bulletin and Callow's picture that was further circulated to the QCB members as required by the Police department. The behavior and angry reaction of our Mayor towards those that gathered was a great concern to the board and members and the community in particular women. Women have expressed dismay at the situation and in some cases fear of being named by the press. I was encouraged to keep informed about this issue. Later in the week a call from the newspaper was made to my office asking if I would talk to a person requesting to remain anonymous. I was informed of Callow's re-location to the Salvation Army in our neighborhood and that a press conference was to take place in one hour. I attended this press conference and was informed his probation officer, not because of the rally in Surrey, moved Mr. Callow. There is little we can do as a group to change the current situation other than to remain vigilant and take extra security precautions. My letter to the editor of March 7th was issued to clarify this situation and express disappointment with the whole process. The board received one email from B. McDonald expressing his belief that I had tarnished the Quayside area. Subsequently Mr. Marshall calling my letter a "rant" submitted a letter to the editor. The members should note that two negative responses have come from men, however responses from women in our community directly to the board out weighed these individuals concern. Additionally one of our board members expressed concern from a male member of a strata council about my representation. To that end, I acknowledge those individuals that felt my decision was not in the best interest of the QCB, however I make no apology for what I believe was the right thing to do given timing and emotions that were expressed by female members of our community. As the President it is my position to ensure the Quayside Board and thru the board our community is informed and involved in decisions or events that affect our members. When this communication fails, our members should be confident that the board would be heard. As a reminder to the members it should be noted that as of this meeting Mr. Callow remains located at the Salvation Army as confirmed by our MLA.

E. TREASURER'S REPORT: Maureen report: Account Balance \$7,060.08 plus one outstanding membership of \$194.00 for a total of \$7,254.08

F. NEW BUSINESS: Recently there have been a rash of postal thefts from Quayside condos – Tiffany Shores and QuayWest, for sure. James Crosty of QuayWest and others pointed out that devices are available to set time limits to when the Post Office's mail keys can work. **Strata Councils can contact Allied Access Systems – Mike or Carl at 604-327-1100, Cutting Edge – Claudio at 604-290-6182 or Vandelta Ltd – Marcello at 604-732-8686 for quotes on the security system.**

James Willet of Quayside Terrace elaborated that for various reasons many – scores or more – of Postal keys are in the wrong hands. He added that the Post Office denies this and/or any responsibility for the mail thefts. In this time when identity theft is very lucrative, this response from Canada Post is both surprising and disturbing. There was a discussion as to if the QCB should contact Canada Post directly but since we can't even get an extra postal box it seems remote that anything can be accomplished. The very poor notification to the community of Paul Callow's residency was discussed. There is extant an assumption by some of the members of the QCB that our laws require that proper notice to be given to the community into which high risk criminals are going to be released and/or housed – before the release/housing is to occur. That assumption was brought into question – does such a law exist Federally and/or Provincially? It was determined as a result of the Jane Doe lawsuit that this is a requirement by our Police Force to inform the community (see President's report).

It was noted that the public market is moving all its businesses onto the lower floor. Crosty added that he had recently approached them about renting office space, and was surprised that the owners' representatives have no interest getting new renters at this time. Discussion about starting a letter writing campaign to the city and the market took place. Strata councils should advise the QCB if this is of interest to the members and report back any interest in taking this issue to the next level.

G. COMMITTEE REPORTS AND APPOINTMENTS:

1. Special events committee: Matthew: Quayside wide sidewalk sale. Matthew Laird said the Lido has agreed to be the host. A tentative date was set for either Aug 18th or Aug 25th. The event requires several volunteers, preferably six or eight, to assist with the planning and to organize the logistics. If you would like to assist the QCB with this event, please email the QCB at info@quaysideboard.com, or contact your building's QCB representative.

2. Traffic and Boardwalk committee: Update Guy, Matthew & Aaron: The city has confirmed Jaime Zygmunt of the Promenade as the official QCB representative on the city's Traffic Advisory Committee. Jaime will be attending her first meeting Mar 29th.

Discussion regarding the new trees on the boardwalk. It was noted that the city received one complaint regarding the numbers and placement of the trees that replaced the aphid-infested lindens. The board acknowledged that information was presented to the members prior to the planting and was supported by the majority of the members and that no action was required by the Board.

3. Gateway report: Update Guy & Matthew: Matthew advised the QCB that he'd received notice of the pending anti-Gateway rally in Delta. The issue of the on again/off again nature of the Queensborough interchange was discussed. It was MSC to invite to the next QCB meeting someone from the organizational group for this interchange. Action: Matt or James.

4. Membership: Michele Sereda: The QCB thanked Michele for her persistence in getting the last complex, Westminster Landing Co-op as members. With that, we welcome Fran Jull as the Delegate. The QCB now has full membership from all 17 complexes on the Quay. The QCB now represents 2080 condo units comprising approximately 4000 residents living at Quayside.

H. STRATA REPORTS:

Dockside: Will be renovating the front entry. Looking at putting down a membrane to stop water ingress into parking garage. It was pointed out by several members that a new membrane was potentially a waste of money. They should ensure adequate drainage, unblock drains and to re-direct leaks.

The Excelsior: Repair of balconies continues.

The Lido: AGM was Mar 27th.

Promenade: Re-piping to commence, and method to repair of roof anchors still to be decided.

Quaywest: Deck repairs out for quote. There was a breach of security in the underground parking – tape was put on the motion detector by reaching through the gate. This stopped the overhead garage door from closing. Residents were reminded to stop and wait for the gate to close.

Riverbend Co-op: More copper piping has been stolen and is now replaced with PVC.

The Riviera: Hytec Water system installation still in progress – delayed due to permit issue.

Tiffany Shores: Postal theft. Replaced Postal locks with time-restricted mechanism, which was subsequently tripped on an attempted off-hours entry the following day.

Tower I: Scaffolding has been up for two weeks. Fewer problems have been found than had been anticipated, and the job may be done in 6 months instead of budgeted 8.

Murano: Spring cleaning, including a great window cleaning contract of only \$3k. Will advise the QCB of the quality of work for future reference to the members.

Westminster Landing Co-op: Removal of contaminated soil continues – no opportunity for financial remuneration from contaminators as it happened too long ago.

I. ADDITIONS TO THE AGENDA: none

J. CORRESPONDENCE RECEIVED:

The Kennerly Consulting Group, a contractor for the city, has invited the QCB to attend a "needs analysis" meeting to "explore communications and best practices." Guy of Tiffany Shores to attend meeting April 3.

L. MOTION TO ADJOURN: Next meeting April 25th, 2007 Anchor Pointe 7:30PM.