



Box # 104,1015 Columbia Street
New Westminster, BC, V3M 6V3
quaysideboard@uniserve.com
Minutes, August 30th, 2006
QUAYSIDE COMMUNITY BOARD
At Anchor Pointe – 1135 Quayside Common Room

7PM – Before meeting, the QCB received a presentation from David Roppel of ARAGON re: proposed Port Royal 22 Story hi-rise.

Roppel presented mock-ups showing proposal for 216' 164 unit hi-rise, complete with shadow effects, site lines, proposed green spaces and set back from water for walkway. Size of units to be, typically, between 950 sq feet and 1250 sq feet.

He pointed out that the existing zoning allows for a 170' hi-rise with 165 units, and that that building would be uglier than the slim proposal because it would have a bigger girth to accommodate the 165 living units.

He took several questions from floor clarifying the location of hi-rise, details of overpass, other 4-story condo's and roadwork. When asked if this information was available at the Aragon website, he said it was not.

It is to be noted that the QCB requested this meeting with Aragon in order to be prepared for Aragon's city mandated public open house scheduled for:

SEPT 7TH AT THE INN ON THE QUAY AT 7PM

Roppel supplied the QCB with his business card. He may be contacted at:
201-1628 West 1st Avenue, Vancouver BC V6J 1G1
t604.732.6170 ext.102, f604.732.6178 c604.377.9311
Email: droppel@aragon.ca; URL: www.aragon.ca.

Roppel acquitted the meeting at 7:30, after which a great deal of heated discussion ensued before the meeting was called to order. See new business.

- A. CALLED TO ORDER AT 8:15pm - ATTENDANCE SIGN IN SHEET DISTRIBUTED
Fifteen present. Missing: James Auld (Rialto); Regrets: Cheryl Joel (Tower II). Guest: Lila Wood, Downtown Residents Association Communications Director and 'Development Watchdog'.
- B. ADOPTION OF THE MINUTES FROM QCB MEETING June 28, 2006. **MSC – Yes.**
- C. BUSINESS ARISING FROM THE MINUTES
 1. Members' feedback to support a fundraising committee to raise money for trees on the boardwalk. **Tabled for September meeting. MSC - Yes**
 2. Bus stop at Columbia Square report. **Still no response from city. Action: James Crosty to continue to pursue the issue.**
 3. Azure Towers report: Regarding safety of the overpass from construction. **Proposed that QCB send a letter of concern regarding inadequacy of pedestrian protection on the McInnis overpass and dirt moving onto Carnarvon from site. MSC – Yes. Action: Greg Kimura.**

4. Business cards and Website: **Website: estimated time of completion is the end of September; QCB Business cards were distributed to attendees. (Note: there was no cost to the QCB for these cards.)**
5. Mail box for west end of Quayside Drive: **Valerie Ross has requested residents to call 604.482.4288 and ask for box. Action: Pat Lindal to prepare poster.**
6. Quayside Market Membership Card Report: **In Process, but nothing significant to report.**

D. PRESIDENTS REPORT:

Port Royal Report:

Times have changed since 1998 when the area was first envisioned with six ten-story hi-rises, and then eventually just one fifteen-story hi-rise. Blocking of views is but one issue. Privacy is an important concern, since the low-rise buildings in our community will most certainly be affected. Putting the hi-rise on the water's edge counters the historic norm, which is to put low rises nearest the waterfront. There has been a serious lack of consultation as to the affect on the landscape of Queensborough in relationship to the rest of the New Westminster waterfront. The boardwalk is a visitor destination as designated by Translink for its beauty, vistas and riverfront for visitors to our province and our city – how will this impact our community and these very visitors?

I presented an amateur mock-up image of the development using the existing 4-story building to the right of the rail tracks since despite my requests from the developer for images none have been made available. (It was later adopted to use a black space to represent the image, location, and size of the proposed building for the September 7th open house poster.) The point of reference to locate the hi-rise is the pile of dirt at the very eastern tip of Lulu Island. David Roppel, Manager of the Port Royal Development, confirmed this location. I was disappointed that Aragon opted for an open house, as that better suits the developer and negates the impact of a sit down question and answer format with both the developer's and City Hall's representatives. I would like a good turnout, one that will overwhelm the fifty seat room that Aragon has booked, despite there having been seventy-five who turned out for Queensborough meeting. The QCB will send information to the press and city council, as there is no press release being issued by Aragon despite the effect on the whole city. I note that the Downtown Residents Association has expressed concerns about the impact of this development.

I believe that there is an opportunity to have this application turned down and, furthermore, to have the site down zoned to allow for a smaller development. Our chances of success are good since three of seven councilors voted against the variance permit at the last meeting. Osterman, Harper and Cote against, Williams (reluctantly), MacIntosh, Donnelly and Wright voted to table until Sept. 18th.

Other Items:

After QCB's complaint, city has completed the trimming of cedar hedges along McInnis overpass, but more work needs to be done to clean up Quayside Drive.

Repairs under the boardwalk have started and will continue.

I attended the City Council meeting July 10th. In respect of the motion approved at the June 28th QCB meeting to opposed the development I expressed our opposition on behalf of the board. As a result the Variance Permit #023 for the Port Royal Hi-rise was tabled until Sept. 18th pending presentations to the community. **(Correspondence available on request.)**

Several members of the QCB attended the QRA meeting regarding the Port Royal hi-rise. Greg Kimura has provided a report. See attached

E. TREASURER'S REPORT:
NET INCOME: \$1598.86
TOTAL EXPENSES: 397.32
TOTAL ASSETS: 5647.01

F. NEW BUSINESS

1. Open house for the Port Royal hi-rise proposal September 7th, 2006 at 7PM at the Inn on the Quay Hotel.

There are two issues. The primary issue is Aragon's request for a variance to allow a 22-story hi-rise. The secondary issue, and which generated the greatest amount of discussion, is the short time lapse between the open house, Sept 7th, and the city council meeting that is to rule on the issue, Sept 18th. This does not give adequate time for the QCB to properly get from their constituents a position on the project. The QCB was very distressed that Aragon and the city seem to be hurrying up the approval process, and suspect that it is being done to deliberately hinder the proper dissemination of the information to the affected residents. After much discussion, it was **MS and Carried** to oppose the project, even though the QCB does not know if this accurately represents the feelings of the Quayside residents. It was reasoned that a rejected first reading allows the developer to reapply for a new proposal than the residents objecting to the acceptance once passed by the city of a zoning variance.

It was further proposed to actively pursue getting residents of the Quay to the meeting by distributing posters. **MSC – Yes. Action: James Crosty.**

It was also proposed to undertake a letter writing campaign. Three letters will be made available for distribution at the open house. The letters are to indicate support of the variance, rejection of the variance and one to a call for down sizing the exiting hi-rise zoning, which was made 20 years ago and is certainly no longer appropriate for the area – if it ever was. **MSC – Yes. Action: James Crosty.**

2. Tiffany Shores complained to Canada Post regarding the number of misdirected pieces of mail. CP advised them to have the concern put into their council minutes and to then fax their minutes to CP contact Val Ross at val.ross@shaw.ca for number, citing route number 'Walk 35.'

G. COMMITTEE REPORTS AND APPOINTMENTS

1. Membership Committee Valerie Ross. No progress with the New Westminster Co-op. but Michele Sereda gave direction about getting hold of the co-op. Letter is to be sent. **Action: Michele Sereda and Val Ross.**

2. Special events committee: James A, Guy, Gord, Victoria. Xmas Lights competition. **Tabled. MSC – Yes.**

3. Traffic and Boardwalk committee. Greg Kimura expressed the desire to see an additional two Linden trees included in the city's fall cull. Greg to contact city parks. The issue of the boardwalk's safety was highlighted by the recent fall of an elderly woman. **Action: Greg Kimura.**

4. Gateway report. **In process. Action: Matthew Laird and Guy Duperreault.**

H. STRATA REPORTS

LIDO: Aragon failing to live up to promises made for the construction of Q. Letters have been sent to city. Their method of pile driving is being called antiquated and inappropriate for urban areas and may have been banned by other GVRD municipalities. They are pursuing the issue.

PROMENADE: The building's method of anchoring window washers has been ruled inadequate, and a fix to the problem has yet to be determined. The issue of sewage backing up into the parking garage after heavy rains is still unresolved, with the city denying responsibility.

QUAYWEST: Has decided the expense far outweighs the benefit of replacing the parking membrane. Special thanks to James Willet of the Quayside Terrace for sharing experience.

QUAYSIDE TERRACE: Has been having poor service issues with Northwest Waste.

TIFFANY SHORES: At their AGM in June, the residents decided to replace the envelope after the engineering report indicated that there were a few areas with water ingress. Currently waiting for detailed scope of work and costs from engineer.

TOWER I: Tenders sent for proposed envelope work. Funding is partially in place.

MURANO: As with Lido, very concerned about construction of Q. Aragon Developments may be failing to live up to their obligation to take local residents' concerns seriously, as they have dismissed Murano's request that their building needs to be monitored for damage due to the effects of the pile driving. They are pursuing this issue.

I. SECURITY ALERTS

Several members commented that residents' failure to wait for the parking garage doors to close is becoming increasingly vexatious, and have been or are contemplating more vigorously issuing fines.

QUAYSIDE TERRACE: Break-in into parking. Resident's failure to wait may be the cause.

LIDO: Several cars on the street were broken into, and it would appear that one of the cars contained a remote garage door opener. Several cars in the garage were then broken in to, and a few more remotes stolen.

ANCHOR POINTE: A very drunk and very large woman got into their parking garage and attacked and hurt a 70-year-old man while trying to steal his car. The woman was arrested. Again, failure to wait for door may have allowed ingress.

J. ADDITIONS TO THE AGENDA: **None**

K. CORRESPONDENCE RECEIVED:

City Hall: Notice regarding Aragon Development Permit #023 Port Royal Development.

Aragon Developments: re. Dust Control Measures at Port Royal to Mr & Mrs Huggan.

New West Development Society: re. Banner Competition Deadline Nov. 1st. The Wine Dine & Design event Sept 21st, contact Chris Jodoin at 604-517-6145. Information to be email to members

The Lido: re. Aragon pile driving at the Q Development.

Don and Iris Romanuik: fall of a senior on the boardwalk and request for repairs.

Greg Kimura: re. Request for repair of boards on the boardwalk at Lamp Post #21 and 22.

Brian Pybus: re. Email against the 22-story Port Royal Hi-Rise & letter opposing to City Hall.

Gavin Palmer of the Queensborough Res. Assoc, re: the 22-story Port Royal Hi-Rise.

Christopher Bell of the Moody Park Assoc, about recent City actions regarding negative developments being rushed through process.

Peter Chittim, Pres., Royal Heights Assoc, Surrey re. the Gateway Project's South Fraser road.

Ed Linstead: re: concerns about the Port Royal development.

L. MOTION TO ADJOURN: **Next meeting September 27, Location Anchor Pointe 7:30PM. MSC – Yes.**