



# QUAYSIDE COMMUNITY BOARD Minutes

October 27, 2021

Meeting Location: Zoom

## Meeting Information

Robin Howard chaired the meeting and called it to order at 7:03 pm

### Attendees:

Robin H (Lido), Maureen (Laguna Landing), Karen (Dockside), Stephen (The Promenade), Lillian (Riviera), Toni (Tiffany Shores), Mick (Tower 2), Bert (Tower 1), Tarek (Quaywest), Kate (Lido), Brent (Quayside Terrace), Tyra (RiverSky 1), Jonnie (RiverSky2), Enzo, Athena (City), Erika (City).

Quorum of 10 properties was achieved

## 1. Responsibility for Trees on Quayside Drive

Guest Erika Mashig introduced herself as Manager of Arboriculture, Horticulture, and Parks for the City and made a number of key points, as follows:

- The trees on Quayside Drive are on private land, not City land, and their care is the responsibility of the strata corporations, not the City.
- Historically, the City has cared for the trees, but with the hiring of a new arborist, it was determined that this responsibility will fall to the strata corporations in the future, in keeping with agreements signed when the properties were first developed.
- There is no historical background information to explain why the City has assumed responsibility for care of the trees in the past.
- There are statutory right-of-way (ROW) agreements that allow the City to have access to certain infrastructure both above and below grade on property owned by the strata corporations. However, this does not result in the City being responsible for maintaining the trees, and the City does not have formal permission to access the properties for this purpose.
- The trees need to be pruned every 7 years, which is overdue at this point.
- The trees are quite mature and contribute to the City's canopy cover and street scape.

Two potential options for future care of the trees were put forward as follows:

- The strata corporations could provide formal permission to the City to access and maintain the trees. This would require a legal agreement under which costs would be charged back to the strata corporations.
- Strata corporations could join forces and cost share for future maintenance of these trees.

A number of points were brought forward for discussion:

- There have been some challenges with stratas and/or individuals obtaining copies of legal agreements in the past.

- Several board members indicated being in favour with QCB reaching agreement with City to maintain the trees, as their landscapers do not have qualified arborists, nor the equipment for some of the required tree pruning.
- Trees on the Esplanade boardwalk side are not part of this discussion. It was suggested that they should be, as significant issues (including sinkholes) are starting to arise due to lack of maintenance. It was suggested that the City revisit the original report in 2007-8 by Parks and City Management that provided recommendations that were not implemented.
- There are no other circumstances where the City has uncovered this type of circumstance in other neighbourhoods.
- There is no specific timeline required for resolution, but the trees do need attention, so this should have a reasonable level of priority.
- It can be very difficult to get permission to remove a tree, regardless of who owns it.

Kate shared a graphic depicting some area that Lido wants to landscape and asked if the City needs to get involved in changing from grass to shrubs and plants. Erika advised that the horticultural group and by-law departments would need to be engaged, and there would need to be an agreement on access to the land below in case of a circumstance where the City needs such access.

Next steps were determined as follows:

- Erika will check with Records Management team to understand the process by which they can release the statutory ROWs that they have on file.
- There would need to be an inventory and condition assessment/prescriptions. The costs would depend on what work is actually required, and there would be an estimate of what those costs would be on a seven year cycle.
- Erika will confirm whether there any trees on side streets or on the boardwalk that would potentially in scope.
- Erika will provide a contact name for the horticultural team for Kate to follow up on the Lido's specific request.

## **2. Approve minutes of prior meetings**

It was moved, seconded and carried that the minutes of the September 29 meeting be approved.

## **3. Treasurer's Report**

Maureen reported that since our last meeting, the QCB account has been credited with \$66 for interest, bringing the current balance to \$8,598.260.

## **4. President's Report**

Robin reported as follows:

- Last Friday there was a concrete pour at the construction site that took about 24 hours in the pouring rain. He encouraged others to watch the next pour as it is quite interesting.
- The City undertook a survey on tax rates, and close to 50% of New Westminster residents reported that they would be in favour of a tax increase if it resulted in improved services.
- Additional volunteers are needed for the EV Committee. The goal of the Committee is to put together a short document that would allow stratas to quickly and easily sell owners on EV by laying

out a very basic roadmap for all resources that are available, and processes and steps that need to be undertaken in order to put the infrastructure in place. Tyra Bermudez agreed to serve on the Committee. Maureen advised that Laguna's owners voted down an EV initiative at the last AGM. She will see if anyone from Laguna is interested in volunteering.

- The green space that will become available between the railway and Quayside Drive at the West end of the Riviera complex is larger than previously thought. Robin shared a map which identifies this area.

## 5. Report from the City

Athena advised that she has no specific updates, but she is aware that a developer (Anxin) is showing on its website a sizable proposed development on the New Westminster waterfront, in the vicinity of the Inn at the Quay. She advised that the City has received no formal application nor any inquiries. If this development is to go ahead, it would require an official community plan amendment.

## 6. New Business

Maureen advised that the new [Be Heard New West City](#) website is the City of New Westminster's new online community engagement space. Residents are encouraged to check back often to share your feedback and join the conversation.

Maureen also reported that she has spoken with the Brewery and Kirmac, both of whom are in favour of banners, and she is still attempting to move this initiative forward.

## 7. Strata Updates

### Dockside

- The projects reported on at the last meeting remain in progress.
- There are no new security issues to report.
- Dockside had inquired about the Anxin project mentioned by Athena earlier in the meeting.

### Laguna

- AGM was held on Monday night.
- There has been some confusion over the installation of fibre optics, as Telus has indicated that they are eventually going to do away with copper, but there are not sufficient outlets that will accommodate the fibre optic cable, resulting in the need to run the cables along the ceiling.
- Maureen will share a study completed by Metro Vancouver and UBC about the feasibility of retrofitting existing buildings to accommodate air conditioning.
- Security concerns have been improving.

### Riviera

- There will be 'trick or treating' in front of all three building on Halloween, facilitated by one volunteer who has put up decorations, and arranged for donated candy.
- Still waiting for fire panel, which is urgently needed.

### Quaywest

- There have been no major security issues since the last meeting, but there were some bags that had been dumped which might have been stolen property, and they suspect that someone may have been sleeping in the underground parkade. Quaywest is considering adding security by gating the visitor section of the parkade.

- Mice have been very active, and they have been working closely with pest control over the last month to try to eradicate them.
- There has been an EV readiness study and Council is in the process of surveying owners on interest.
- The next AGM will be in January, where a levy will be proposed for replacing all rooftop decks/boards/membrane.

#### Quayside Terrace

- There is not much to report this month. There have been no new security issues, and only routine maintenance.
- There was an issue with a truck backing into fire alarm poles.

#### Riversky 2

- There have been issues with homeless squatters in the emergency exit. Speakers and lighting have been put in place to try to discourage them.

#### Riversky 1

- Similar to Riversky 2, as they share common areas.
- There are concerns about accessibility (ie, the ability of residents with mobility issues to evacuate in an emergency.) Interested in hearing about best practices from other stratas. The Rick Hansen Foundation was suggested as a possible resource. A question was asked as to whether the ball was dropped during the construction, as the Riversky buildings are quite new and should have been required to meet current accessibility standards when built.
- The gate to the market remains closed, which helps to mitigate a lot of issues.

#### Promenade

- There have been no significant security issues recently. Additional cameras appear to have resulted in an improvement.
- Experiencing some significant plumbing issues with blocked horizontal pipes due to the age of the building. Other stratas are encouraged to ensure regular, pro-active maintenance in order to avoid the need for re-piping.

#### Tiffany Shores

- Work on the roofs and rooftop decks is almost complete.
- There have been no significant security or other issues recently.

#### Tower 2

- Working on building envelope, trying to get in as much as possible with the weather.
- Preparing for AGM next year.
- Trying to organize volunteers to undertake removal of graffiti from the side of the building that faces the railroad tracks. Asked Tower 1, the three Riviera Towers, and Anchor Pointe to advise if they would be interested in joining forces to work on this 'project.
- Bert indicated there used to be a group organized through the City for painting over graffiti and suggested reaching out to Athena.
- No break-ins or security issues but owners have been encouraged to report any issues to the police.
- As follow up to last month's minutes where it was mentioned that Tower 2 is looking at a group buy of air conditioning units, this is continuing, and there will be an SGM at the beginning of December.

#### Tower 1

- Working on concrete restoration and painting job, which was planned to stretch over two budget years so have not progressed as far as Tower 2.
- Called non-police emergency number to ask policy to request assistance with the removal of vagrants who were not receptive to requests that they move on.

#### The Lido

- No security issues.
- SGM next week viz Zoom asking for funds to create EV ready plan and to allow air conditioning, mini ductless split system with a system outside and then inside.
- Had passed electronic meeting bylaw last year, which based on legal advice now needs to be amended.
- There have been garden drainage issues, with no membrane issues but a lot of soil compaction based on the age of the building.
- In regard to the accessibility issue that was mentioned by Riversky1, every 3 months The Lido includes an insert into minutes indicating that if a household cannot evacuate in an emergency, they should ensure this is recorded with the NWFD. As well, this information should be provided to the property manager and shared with Fire Department, Council, and Fire Warden.
- The Lido hosts an annual BBQ for all of its residents, usually attracting about 80 attendees. There are grants available from the City and from a non-profit group to support community events.

#### **8. Next meeting date**

The next meeting will be held on November 24 2021 @ 7 pm via Zoom. A guest speaker from the NRPD will be invited to attend.

#### **9. Adjournment**

The meeting adjourned at 8:34 pm.