



Meeting Notes

March 26, 2025

Meeting Location: Anchor Pointe, 1135 Quayside Drive

In attendance:

Barbara Duggan (The Lido), David Highfield (Rialto), (Promenade), Kendra Johnston (Tower 1), Naomi Scott (Anchor Pointe), Pam Bennett (Riversky 1), Karen Tomkins (Dockside); Enzo Guerriera (Tiffany Shores), Ruby Campbell (City of New Westminster)

Karen Tomkins called the meeting to order at 7:05 pm and opened with the Land Acknowledgement.

1. Business carried forward from previous meetings:

- Election of Officers
 - As per the minutes of our February meeting, the following officers were acclaimed for 2025:
 - Karen Tomkins, President
 - Kendra Johnston, Vice-President
 - Maureen Albanese, Treasurer
 - Naomi Scott, Secretary
 - David Highfield, Member at Large
- Flood Mitigation – next steps
 - Karen, Kendra and David met prior to the March 26 meeting to discuss next steps following the February 12 meeting which was attended by four representatives from the City. David reported as follows:
 - The main focus of our guests at the February 12 meeting was on mitigating the impact of a flood rather than flood prevention.
 - At the end of the February 12 meeting it was agreed that we would organize a community meeting on flood prevention, inviting other areas (for example, Queensborough residents) to join us, and pursue collaboration with the City.
 - Ruby kindly devoted an hour after the meeting discussing this topic with David.
 - Our present goals are to:
 - Collaborate with the City on the topic of flood prevention
 - Undertake initiatives to gain momentum with other floodplain communities
 - Gain strong public support in order to engage all three levels of government.
 - Having said the above, much has changed recently in terms of the political climate, and it is likely not a good time to engage the public at large on the issue, nor to hold a community meeting with flood mitigation as the primary topic.
 - The fact that we have lost the New Westminster Record and other communities are also losing their newspapers is also of concern in terms of communication with and engagement of the public.
 - As a result of the above, the recommendation of the Executive is that this isn't the time to engage the public. It would be better for us to invest our time around building an information base in order to be prepared when the appropriate time comes.

- This would involve building a fact-based foundation including:
 - The science related to Fraser River flooding
 - Our existing flood protection
 - Identifying experts on Fraser River flooding
 - The most effective methods of communicating with other floodplain communities
 - A contact list for opinion leaders in other floodplain communities
 - Contact information for organizations and government departments related to this subject
- Conclusion: the Executive recommends that the QCB direct its flood mitigation focus to building a foundation of contacts, data and information until the political and information environment is less occupied. Although this increases the risk that we may experience a major flood before we are prepared, now is not the time to find public support.
- Ruby agreed that she will flag when it may be an appropriate time for us to be alert to this issue – for example, during the budgeting process.
- Trees on Quayside Drive
 - The legal opinion that the QCB had agreed to seek was received since the last meeting, and confirms the responsibility of each impacted strata to maintain the trees on its property.
 - The lawyer confirmed the fact that the City has maintained the trees for many years or decades does not compel them to continue to do so on a short or long term basis.
 - Each strata will be liable if someone is injured as a result of trees not being properly maintained.
 - Re-opening the SROs is not going to happen.
 - The condition of many trees is very poor.
 - Some activities require City approval – for example, removing trees and possibly, in some cases, pruning trees. Ruby provided the following link to information about the tree by-laws:

[Tree Bylaw | City of New Westminster](#)
 - It was agreed that the QCB has taken this matter as far as possible, and it will now be up to each strata to determine next steps. If multiple stratas impacted by this issue wish to get together they may do so outside of the scope of the QCB.
- Sub-Committee Updates (Maintenance / Safety & Wellness)
 - Karen advised that although the format of our meetings changed in early 2024 to move away from devoting a portion of each meeting to breakout groups, the hope was that some of the sub-groups (particularly Maintenance and Safety/Wellness) would continue their work and develop some materials to share with the community.
 - Barb reported that the Safety & Wellness Committee had not received any meaningful input from the survey, as had been hoped.
 - She agreed to revisit the work that was being done by the Committee with the intent of compiling some helpful information into a document to be shared with all properties.
 - Ruby provided a link to a website which provides information to assist members in supporting one another:

<https://www.heyneighbourcollective.ca/>
 - It was noted that railroad safety is a topic of interest and in particular, the impact of the railroad on safety in the event of a disaster (for example, impact on evacuation routes).

- Barb will be attending the upcoming Crisis Response Pilot meeting on April 3rd. Ruby clarified this relates to the homelessness, mental health and substance abuse pilot (not risk of physical disaster such as flooding.)
- Ruby will e-introduce Barb to Erin Williams.
- With regard to the Maintenance sub-group, Naomi advised that Derek had prepared a spreadsheet with useful information, but this was never finalized and shared. She will see what information she had retained with a view to sharing information with all properties in the Quay.

2. Treasurer's Report

- For January & February, key financial metrics were as follows:
 - 11 memberships were paid for, total \$1,674.
 - Interest earned = \$18.64
 - Payments have not been received from Westminster Landing, Quaywest, Tower 1, Dockside, & Riverbend.
 - Current Balance = \$9,618.70

3. Report from the City

- Ruby advised that the City is also concerned about the New Westminster Record ceasing operations, and is exploring how the City can help keeping members informed as to what's happening in the community.
- David inquired about the area with the dog park. Ruby confirmed that the property belongs to Metro Vancouver but is managed by the City.
- Ruby will check for additional information about the McInnes Overpass.
- Enzo recently provided a summary of many issues that the QCB would like to engage with the City on. Three issues of particular concern were discussed:
 - Railroad crossing – The light seems to be working well on the Laguna crossing. However, we would also like to see one put in place for the Begbie crossing. Kendra agreed to draft a follow up email to Gary Carlson on this matter.
 - There was poor communication this week regarding changes turning at the Third Avenue overpass. We would like the City of meet to discuss the impacts that this is having on the community and address concerns about the fact that there was no consultation or communication.
 - There is a large unmet need for a Community Centre, which was originally identified back in the 1980s. Meanwhile, there are two underutilized facilities – the Anvil Centre and the Fraser River Discovery Centre. Enzo recommended that the QCB engage with the City on refocusing / revisioning the Anvil and Discovery Centres.
 - Ruby recommended that the QCB arrange for a letter to be sent to all City Councillors in advance of the meeting on April 7th. Enzo agreed to draft a letter and send it to the Executive for review.

4. New Business

- Repeal previous by-laws
 - It was moved (Naimo Scott) and seconded (Kendra Johnston) that our previous by-laws be repealed. MOTION CARRIED UNANIMOUSLY.

5. Next Meeting Date/Time

- It was agreed that our next meeting will be held on Tuesday, May 27th as neither Karen nor Ruby can attend on the usual day (Wednesday) that week.
- Kendra will create a poll that Naomi can send to all QBC members asking them to express a preference in terms of the time of the meetings.

6. Adjournment

- The meeting adjourned at approximately 7:40 pm.