



QUAYSIDE COMMUNITY BOARD

Meeting Notes

October 22, 2025

Meeting Location: Anchor Pointe, 1135 Quayside Drive

In attendance:

David Highfield (Rialto), Maureen Albanese (Laguna Landing), Naomi Scott (Anchor Pointe), Karen Tomkins (Dockside), Bert Engelmann (Tower 1), Patti Goss (Quayside Terrace), Marcine Bennett (Westport), Barbara Beam (Westport), Meher Kasam (Murano Lofts), Toni Ratcliffe-Smithh (Tiffany Shores), Yan Cheung (Riversky 2)

Guests (from City of New Westminster)

Erika Mashig (Deputy Director, Parks, Policy & Planning), Kwaku Agyare-Manu (Deputy Director, Engineering Services), Mike Por (Manager – Park Operations & Environment), Ruby Campbell (City Councillor)

The meeting was chaired by Karen Tomkins and called to order beginning with the Land Acknowledgement at 7:02 pm. As per our Governing Principles and Procedures, a meeting may proceed if there is a sufficient number of representatives in attendance to advance the agenda, and to pass a motion, a majority of those present must vote in favour. There is no specific quorum requirement.

Boardwalk Update

Guests as noted above from the City provided updates as follow:

Lighting on Boardwalk & Quayside Drive

- The process for upgrading lighting on the Boardwalk and along Quayside Drive started in 2024, and is currently transitioning from Parks to Engineering (ie from planning to construction)
- The process started with the City commissioning a condition assessment of Quayside lighting due to signs of end of life – very old lights, rusting etc. and older technology with not as much lightshed as would currently be considered desirable.
- An inventory and assessment was conducted on all 116 pedestrian lights (including the fixtures, base and pole) from Rialto to Fraser River Discovery Centre.
- It was determined that 7 of those lights required immediate removal, and when they were removed, the consultant also conducted a lighting study (photometrics analysis).
- The removals were handled by City staff, and the lights were temporarily replaced by new lights with a chunky wooden pole.
- 21 lights were identified as being in poor condition and it was noted that they should be prioritized for replacement.
- Another 15 lights between FRDC and 960 Quayside were assessed as getting close to being in poor condition and should be prioritized next.
- There is now a new riverfront light standard, same as the new development (Bosa Towers) – simple but modern, black in colour and featuring with LED lights that can distribute the lighting in many different ways.
- There are some power supply capacity issues still to be resolved.

- The design – ie, where new lights will go – is still being worked out. They will not go into the planters, as it would be impossible to remove the existing lights without impacting trees. The City is working with a consultant to determine the new locations, with a focus on ensuring no impact to residents.
- Various technical studies are currently underway.
- The intent is to finalize the detailed design, and then move forward with the tender and construction in 2026. It is likely that construction will commence in Summer 2026.

Hanging Baskets

- The baskets were removed due to condition of the poles.
- The City will be working on hanging basket study, to determine optimal locations for the baskets, with low impact to pedestrians.
- In the interim there will be no hanging baskets until poles are restored.

Weight Bearing Loads

- The City reported that there are weight restrictions on the walking path because of how much the retaining walls, piles and caps that are holding up the entire structure can bear.
- The technical limitations that followed an engineering review of the structure concluded that the maximum capacity is up to a class 3 vehicle (heavy pick-up truck or very light city delivery truck.)
- Out of caution, it is recommended that weight be limited to a Class 2 vehicle (regular sized pick up truck.)
- Scissor lifts and similar devices are very heavy and should not be used on the path.
- While it is important that weight limitations be honoured for safety reasons, it is recognized that this may cause some concern for properties when requiring regular maintenance such as window washing, or renovations.
- The City will look at having signs posted in a couple of locations to draw attention to the maximum weight load.
- While the weight limitations have always been of concern, they are being drawn to our attention now as a result of a new asset management system that is now required by the federal government, resulting in the City taking stock of infrastructure.
- Ruby indicated that she could share a lengthy (400 page) facilities assessment plan.
- It was noted that there is a detailed plan in place to address the need for fire trucks to enter the walkway in the event of an emergency.
- It was suggested that where there are concerns about the weight restrictions, the property discuss the limitations with its contractors, and also that we could connect with other waterfront communities in the Lower Mainland for sharing of information.
- Property managers may also be a good source of information, as they may have access to others within their firm who have experience that could be helpful.

Additional Discussion

- A question was raised regarding the funds from Pier Park. The City confirmed that the money that remains, which is significant, will be devoted to the community around the Quay.
- A member raised a concern about responsibility for trees on Quayside Drive. It was noted that this issue had been dealt with earlier this year by the Board. The matter was reviewed and a legal opinion obtained by the Board. Going forward, the Board will no longer be involved in this matter. The member who raised the concern indicated they had been in touch with the City and did not receive a response. The City will connect with the member to ensure their issue is addressed.

- A concern was raised regarding the hazard caused by the cave in around the Itilia restaurant. The City indicated that the Building Department is working with the property owner to move forward the repairs. Ruby forwarded an email to Alice Cavanagh, with a cc to the QCB mailbox. Alice is the appropriate contact for any questions: acavanagh@warringtonpci.com

The guests left the meeting at this point (other than Ruby Campbell, who remained for the duration.)

Treasurer's Report

- The Treasurer's Report has been circulated with these minutes. Highlights as follows:
 - Currently \$7,793.78 in bank
 - We will soon bill properties for 2026 fees, which will replenish funds.
 - We spent about \$1,570 for a legal opinion re responsibility for trees.
 - We donated \$100 to BC Cancer Foundation in memory of Bruce Campbell
 - We paid \$300 for a subscription to Slido for our community event, which now gives us access to the technology for the upcoming year.
 - We received a City Grant for \$400
 - The total cost for the Community Event was about \$1,000.
 - G&F has now been acquired by Beem Credit Union, which is charging \$2 per month (compared to no cost with G&F.)

Community Library

- During an earlier meeting, a member of the community offered to build a 'community library' at no cost, but needs a place to install it.
- If any property is willing to have the library on its property, this could be done without involvement from the City.
- To date, no property has volunteered. Karen will reach out to Erika Mashig to ask what would be involved in obtaining permission to install on private property.
- Ruby shared the following link for more information on these 'little free libraries':
[Here's where to find those awesome little free libraries in New Westminster - Vancouver Is Awesome](#)

Community Event

- Naomi displayed a brief presentation showing the results of the survey questions. The presentation has been circulated with these minutes.
- In general, it was agreed that the event was a success. The turnout was aligned with (or slightly better than) expected, and about half of those who attended participated in the survey.
- We will target two events per year going forward, at different locations in the Quay.
- For next fall, we will consider an event leading up to the municipal election (perhaps an informal 'meet and greet' with the Mayoral candidates.)
- For the next event, we will endeavour to plan around a time that does not conflict with other events that our elected representatives and other community leaders may be committed to (for example, this event was in conflict with the UBCM conference.)
- It was noted that two particular areas of learning from the survey were safety concerns, and the desire for a community centre within the Quay.
- As regards Safety, Barbara Duggan has been working on putting together some information to share with all properties on health and safety resources that are available.

- It was suggested that we approach the Chief of Police to attend an upcoming meeting to address concerns about crime and safety. Ruby initiated an email to put us in touch.

Open Discussion / New Issues

- Hyack Festival – Kendra sent a letter of support, on behalf of QCB, for an application from the festival for a grant to contribute to the cost of fireworks.
- Anvil Centre - The Board has received an email indicating that we could hold Board meetings or events at the Anvil Centre at no charge. It is important to note that this does NOT include strata meetings (AGMs etc.) for which there would be a charge. There are, however, informal meeting spaces that cannot be booked, but if available are at no cost. Ruby advised that Council decided to open up the facility for more utilization, turning it into more of a recreational space, including ‘Downtown’s Living Room’ on Monday to Thursday evenings, which is open to anyone to participate in board games or other informal activities. The Board expressed thanks to Ruby and Council for opening up the community space.
- Maureen shared information regarding the Strategy Energy Advisor, which may be accessed at [Strata Energy Advisor - ZEIC - The Zero Emissions Innovation Centre](#)
- Boardwalk Sale – the ‘garage sale’ was noted in the survey feedback as being of interest, and this resulted in a brief discussion wherein it was noted that there is always interest expressed over email in the spring, but the Board has not held a sale for many years now (going back to pre-COVID) as a result of the significant effort involved in doing so. It was suggested that an event on a lesser scale – similar to ‘Halloween on the Boardwalk’ where residents are invited to set up tables with minimal organization required – could be considered. This will be brought forward again the spring.
- Engagement – further discussion on engagement, and reporting on levels of engagement, will be brought forward to a future meeting.
- Trains – there was a brief discussion about concerns with train idling and lack of action on the part of the railway. The City is unable to assist as the railway is under federal jurisdiction. It was noted that a resident recently had success simply shining a flashlight directly at the person driving the train to encourage them to move. Ruby shared the following link for more information about responsibility for the railways:
[Railways | City of New Westminster](#)

Next Meeting Date

- It was agreed that another meeting should be held before year end, and as December is not optimal, the date was set for November 24th (Monday) at 6:30 pm.
- Naomi confirmed after the meeting Anchor Pointe can host. A meeting invite has been issued.

Adjournment

- The meeting adjourned at 8:25 pm.

/kt

October 26, 2025