



QUAYSIDE COMMUNITY BOARD

Meeting Notes

March 11, 2026

Meeting Location: Anchor Pointe, 1135 Quayside Drive

In attendance:

David Highfield (Rialto), Naomi Scott (Anchor Pointe), Karen Tomkins (Dockside), Maureen Albanese (Laguna Landing), Barbara Beam (Westport), Cathlin Arness (Murano Lofts), Barbara Duggan (Lido), Gratien Prefontaine (The Promenade), Penny McIvor (Tower II), Enzo Guerriera (Tiffany Shores), Yan Cheung (Riversky2), Marcine Bennet (Westport)

Guests as noted below.

The meeting was chaired by Barbara Duggan and commenced at 6:30 pm with introductions.

Sidewalk Sale

- Naomi Scott and Barbara Beam have been working together on organizing the Sidewalk Sale, commencing with a brief survey that was conducted using Slido. There were 121 respondents.
- A copy of the survey results, including all comments, is appended to these meeting notes.
- The clear 'winner' in terms of timing is a Saturday in early July. It was agreed that July 11th is the preferred date and we will apply for a permit for that date, with July 18th as a backup.
- A few other details that were discussed are as follows:
 - Each seller will be given a designated spot on the Boardwalk and will also have the opportunity to rent a table for a small fee to be determined (likely \$25 or less.)
 - We will look for volunteers to handle set up and take down. Last Door and New Westminster Secondary School were suggested as possible sources of volunteers.
 - This year will focus on residents of the Quay. Next year, we may consider offering resident and non-resident pricing.
 - We will need a tent for registration. Hyack, Remax or Tourism New Westminster were suggested as possible sources of tents.
 - Arts New West will provide entertainment.
- Gratien has set up a dedicated email address to be used for correspondence pertaining to the Sidewalk Sale.

Boardwalk Access

- Erika Polmuller and George Otenio from the City's Engineering & Public Works department attended the meeting to discuss issues pertaining to the Boardwalk access, modifications and load restrictions.
- Erika reported that the City has installed new bollards, replacing wood with steel. There was a lockable option available but for now, the City has elected not to lock.
- There will now be a Class 3 restriction which requires that heavier vehicles apply for a street occupancy permit.
- The City is still addressing how to demarcate the boardwalk with signage to identify the area on the outside adjacent to the retaining wall, which is where heavy loads must be avoided.
- In response to a question, Erika advised that the City performs annual maintenance with a review by a specialized marine structural engineer who completes an assessment of the wooden boardwalk structure. For the past few years, the City has started to include the underside of the retaining wall in its maintenance, with repairs such as foam injection.

- Applications for a permit to allow heavy loads on the boardwalk will be reviewed on a case-by-case basis, with key factors being the size of the load and the type of work that is planned.
- There will be no fees associated with permitting. Each strata needs to be made aware of the requirement for permitting for items such as genie lifts.
- The approval timeline will be up to two weeks, although it is expected that it will usually be much faster – perhaps 3-5 working days.
- The City’s Transportation Department should be contacted for more information. Erika will forward additional information which will be made available.
- The City agreed that a longer-term strategy needs to include a flood protection component; however, the City cannot do this on its own. They are currently working with other groups such as the Lower Fraser Flood Coalition, advocating for change, as governance for flood protection is currently very fragmented.
- Flood protection is not being treated as a priority by other levels of government at the present time. As an example, Abbotsford was denied funding that was applied for after its flooding in 2021.
- The federal government had done more dredging prior to 2000. Responsibility now lies with the Port Authority, which focuses solely on the deep sea channels, resulting in many sandbars. The City continues to advocate for flood risk management.
- Concerns were raised about maintenance of the pavement, particularly close to the dog park which becomes very slippery when it is wet, and not well-lit. Erika indicated that the best way to communicate these types of concerns is through seeclickfix.com (or the Clickfix app.) Gratién will put this on the website.

Residents Association Meeting

- Naomi attended the annual Resident’s Association Forum on behalf of the QCB. A copy of the report that she delivered is appended to these meeting notes.
- There was not a lot of consistency in the concerns raised by the different RAs. The one common theme was traffic.
- The most significant development that came out of the meeting was that Queensboro expressed an interest in joining our Sidewalk Sale.

Community Event

- Karen reported that she is still searching for a venue for the Community Event that we are hoping to hold in April, with greater urgency as the date approaches.
 - The Craft Café does not have sufficient capacity,
 - Angelina’s provided a lukewarm initial response and has not responded further after their questions were answered.
 - Dehl’s Gourmet is transitioning to new management and has not responded to email requests.
 - The new Tiki Bar may be another option which Karen will be checking into imminently.
- It was agreed that the preference remains to hold the event on the south side of the tracks. If this is not possible, other alternatives could be the Anvil Centre or Kelly O’Bryans.
- The intent will be to once again allow lots of time for Quayside residents to engage with each other and the Board informally. In addition, it was agreed that:
 - We will briefly present the results of the Slido survey that was done at the September event, and action we have taken as a result.
 - We will once again seek feedback using Slido.
 - We will invite the Police Chief to speak to key concerns of Quayside residents (in lieu of attending our April 29th meeting.)
 - We will once again title the event “Connect at the Quay.” Karen has reached out to Kendra who has agreed to update the poster that she had created for the initial event.

- It is our intent to host a more formal event in the fall, during the lead-up to the municipal election. This would be loosely similar to the mayoral debate we had organized during the last election, perhaps expanded to include other candidates.

Additional Discussion Topics

- It was agreed that the following are potential speakers for future meetings:
 - Port Authority to discuss concerns re dredging.
 - City Planning Department to speak to densification.
- A resident has approached the board for support to request installation of a basketball hoop, and has drafted a letter that she is requesting be sent to the City from QCB. This request will be carried forward to the April meeting.
- Concerns have been expressed about the lack of maintenance on the portion of the boardwalk that is the responsibility of the Inn at the Quay. It was moved (Naomi Scott), seconded (Maureen Albanese) and carried that the Board will send a letter to the Inn, which will include photographs and address liability concerns. Barbara and Naomi agreed to work together on the letter.
- Concerns were raised by The Lido regarding flickers (birds) who are causing early morning noise and damage to the duct system. Rialto advised that this has been an issue there as well, with repairs required for the second consecutive year.
- It was noted that we will be without hanging baskets on the boardwalk for most of the summer, as the expectation is that the work required to replace them will not be completed until September. We are still waiting for the results of a review of the walkway with regard to lighting.
- Marcine advised that the New West Horticultural Society will be holding its annual Spring Plant Sales on May 9th at St. Thomas More Collegiate in Burnaby, and passed out notices advertising the event.

Next Meeting Date

- The next meeting will be scheduled for April 29th at 6:30 pm at Anchor Point.
- Karen and David both indicated that they will not be able to attend.

Adjournment

- The meeting adjourned at 7:55 pm.

/kt

March 15, 2026

*****REPORT FROM RESIDENT'S ASSOCIATION MEETING AND RESULTS OF THE BOARDWALK SALE SURVEY FOLLOW ON PAGES 4-9 OF THIS DOCUMENT*****



Residents Association Meeting Report February 2026

In 2025, the Quayside Community Board reassessed our purpose and established a new vision and guiding principles. We've shifted from being primarily a representative body of strata corporations and co-ops to becoming a more grassroots organization focused on advancing the concerns and aspirations of residents.

As part of that transition, we hosted a community meet-and-greet and circulated a survey to better understand what matters most to people who live here. While the sample size was modest, the themes were clear and consistent.

First and foremost: the river and the boardwalk are the heart of our community.

Residents consistently described the waterfront as what they value most about living here. They deeply appreciate the City's investment in maintaining the gardens along the boardwalk. It's where people walk, connect, exercise, and gather — it gives Quayside its sense of place.

Many also value that so much is within walking distance. The widening of the sidewalk along the McInnes Overpass has improved pedestrian flow and accessibility, particularly for people using wheelchairs. That kind of infrastructure investment makes a real difference at the neighbourhood level.

At the same time, the survey highlighted concerns around crime, safety, and drug use. These were among the top issues identified. The QCB plans to invite Chief Constable Paul Hyland to speak with residents, because we believe open dialogue and collaboration are essential to addressing these challenges in a meaningful and compassionate way.

Residents are also looking ahead. With recent rezoning changes tied to provincial housing requirements, there is both interest and concern. Some support increased density; others are hesitant. But across perspectives, there is a shared question: how will infrastructure keep pace? As the population grows, will we see corresponding investment in schools, medical services, first responders, and community amenities?

We are not here to oppose change. We are here to better understand it — and to ensure that growth is matched with thoughtful planning and adequate infrastructure.

The survey also made clear that residents would welcome more community-building amenities. A community centre, library access, and additional medical services ranked highly. These are the kinds of investments that help neighbourhoods remain strong as they evolve.

Finally, we are excited about reconnecting people through events. The Quayside sidewalk sale, once a vibrant annual tradition along the boardwalk, brought neighbours together and drew visitors to the area. A small group of us is working to relaunch it this summer, and we would appreciate the City's support in navigating permits and logistics. It's a modest initiative, but one with a meaningful impact on community spirit.

I would also like to acknowledge Councillor Ruby Campbell, who regularly attends our meetings and listens carefully to residents' concerns. Her engagement makes a real difference, and we appreciate her ongoing presence in our community.

Quayside is a neighbourhood that cares deeply — about its waterfront, its safety, its growth, and its future. We look forward to continuing to work collaboratively with Council to ensure that as our community evolves, it remains vibrant, safe, and well supported.

Thank you for your time and for your service to our city.

Boardwalk Sidewalk Sale Survey Results



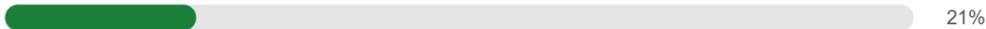
In what part of summer should the sidewalk sale be held?

Multiple Choice Poll 112 votes 112 participants

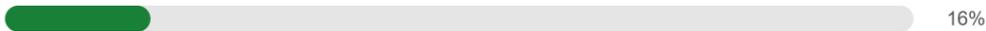
The first half of July - 63 votes



The second half of July - 23 votes



The first half of August - 18 votes



The second half of August - 8 votes



slido



On what day of the week should the sidewalk sale be held?

Multiple Choice Poll 112 votes 112 participants

Saturday - 63 votes



Sunday - 49 votes



slido



What involvement do you foresee having in the sidewalk sale?

Multiple Choice Poll 113 votes 113 participants

None - 8 votes



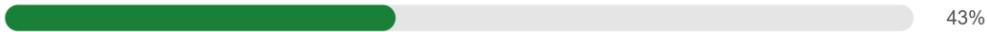
I would like to be a seller - 13 votes



I would like to be a buyer - 43 votes



I would like to be both a seller and a buyer - 49 votes



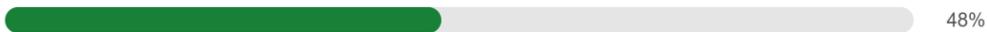
slido



During the sidewalk sale, sellers will have designated areas along the esplanade where they can display goods on tables. How, in your opinion, should tables be supplied?

Multiple Choice Poll 108 votes 108 participants

Sellers will provide and set up their own table in their designated spot and then remove the table at the end of the event. - 52 votes



The event organizers will arrange to have tables brought in, set up, and removed at the end of the event. Sellers will be charged a fee for use of the table. - 56 votes



slido

Please share any comments about what you want, or don't want, included in this event.

Open text poll 38 responses 38 participants

- Anonymous
Just bring it back. It was great and is missed.
- Anonymous
Pls provide a map outlining the parameters of the sale site. Also, I suggest a limit of 40 - 50 table limit.
- Anonymous
Some marketing for a good turnout! This seems like a fun event :-)
- Anonymous
Please provide tables. Thank you!
- Anonymous
Food and music would be great additions! And posters and advertising on social media for a good turnout
- Anonymous
Would love to have live music
- Anonymous
It would be nice if the table was optional. Those who have can bring their own and those who don't can pay the fee
- Anonymous
Looking forward to it
- Anonymous
For the tables, would depend on how much the fee is and the designated spot size
- Anonymous
It would be nice to have a couple of food trucks attend and park in the culdesac's
- Anonymous
Love this idea!
- Anonymous
I think this is great idea! I hope this happen
- Anonymous
Food, music would be nice!
- Anonymous
Keep the cost low for sellers for a good turnout!:)
- Anonymous
This would be a fun event for the community.
- Anonymous
Great idea. Maybe next year have it there when earlier when people are doing their spring clean
- Anonymous
I'd prefer not to have to rent a table unless its something reasonable like \$10. I sell novels i've written and i'm happy to provide my own table. Maybe you could provide a hybrid situation where those who have tables can use them and those that dont can rent them from you.
- Anonymous
Wonder if the strata buildings could have spots or something? I feel like I have some things that would be fun to sell but not a whole table. Idea is great though
- Anonymous
Please include some part of the event geared towards children and toddlers
- Anonymous
Would like to have a spot in front of my own complex? Great that this is being done again!
Some food trucks? Other food and drink vendors? Thanks

slido

Please share any comments about what you want, or don't want, included in this event.

Open text poll 38 responses 38 participants

- Anonymous
All good
- Anonymous
Definitely needs some good marketing
- Anonymous
What a great community event. We would all need to get the word out so it is a success!
- Anonymous
Will it be held if it rains or will the organizers supply tent covering in case of bad weather?
- Anonymous
Good clothing,housewares, games,furniture,crafts,homemade .
- Anonymous
It would be nice to have the option for the tables, one or the other.
- Anonymous
I would be ok to bring my own table if there's easy access. I also hope this extends past the kids park towards the dog park.
- Anonymous
The city may be able to provide some tables and of course hopefully a grant of some sort. I will gladly assist where I can and if needed [REDACTED]
- Anonymous
I like the idea of offering a bunch of tables out for a 1st request, 1st get basis like the Halloween but if groups have their own tables that saves on the quayside board's having to procure too many
- Anonymous
Will this be a rain or shine event?
- Helene Maher
Would be great to invite local businesses to sell food / food trucks to create an event
- [REDACTED]
I think earlier in the spring/summer would be better. Lots of folks on vacation in July and Aug. I think June would be best.
- C [REDACTED]
Would be nice to coordinate with something like the tugboat parade or Fraser Fest. Maybe some food trucks? A Steel and Oak beer tent?
- M [REDACTED]
It was fun when they had music and also hot dogs! But I know that's not easy to arrange. Kids lemonade stands would be good. Maybe a beer garden. 🍷
- Anonymous
Just curious if its possible to change decision as to whether to get a table or not later on.
- Anonymous
It's always been a great event with music etc. I just hope the city council will allow it to go ahead.
- Anonymous
PARKING PARKING PARKING BYLAWS PARKING this seems to be the most important dilemma 🤔
- Anonymous
Keep it simple, but focus on good marketing. Find smart partners with experience in event planning and marketing to help.

slido