

University Endowment Lands
Minutes from the
COMMUNITY ADVISORY COUNCIL MEETING
Monday, February 20, 2017

Minutes from the meeting of the University Endowment Lands (UEL) Community Advisory Council (CAC), held at **6:00 pm on Monday, February 20, 2017**, in the Community Amenity Space at 300-5755 Dalhousie Road, Vancouver, BC.

CAC Members Present:

Dave Forsyth, Area A, President
Jaymie Ho, Area B, Vice-President (via telephone)
Peter McConnell, Area C, Secretary-Treasurer
Lynne Pomfret, Area A
Mojan Nozari, Area D
Justin LeBlanc, Area D
Hong Chen, Area D

UEL Staff Present:

Jonn Braman, Manager
Donna Corcoran, Deputy Manager

1.0 Call to Order at 6:00 pm

1.1 Open Public Session

2.0 Approval of Agenda

Moved, Seconded and Carried.

- The agenda is approved as presented.
- A change that is made to the agenda is:
 - Under Section 4 “Delegations”
 - Moved “University Hill School Principals” to the beginning of the section.
 - The “UBC Planning on the Athletics Strategic Plans” delegations was moved to follow as the second item in the section.

3.0 Approval of December 2016 CAC Meeting Minutes

Moved, Seconded and Carried

- The minutes of the Community Advisory Council regular meeting of January 16, 2016, is approved as presented.

4.0 Delegations

4.1 **University Hill Elementary and Norma Rose Points Schools**

Delegates: Nancy Brown (resident at 1789 Acadia Rd.), Rosa Fazio (Principal of Norma Rose Point (NRP) School – 756 students), and Val Coopersmith (Principal of University Hill (U-Hill) Elementary School, 360 students)

- Nancy Brown raises the join concerns of the elementary school staffs, Parent Advisory Councils, parents and community regarding the need for safe road and sidewalk access to schools, particularly for unplanned events such as winter storm or blizzard.
- Nancy shares her recent experience on about the anticipated snow storm which occurred over the weekend of February 4th and 5th. She was informed by the UEL staff (and personally witnessed) that the UEL had made no effort over the weekend to try to clear the 20cm+ of snow from her streets and sidewalks. The UEL crew were only dispatched the morning of February 6th to address a weekend of snowfall. This impacted not only members of the immediate UEL community, but also the residents of the UBC neighbourhood who depend on the roads and sidewalks to access the shared community schools or Norma Rose Point and University Hill Elementary Schools.
- Rosa (principal of NRP) and another parent at NRP had reached out to the UEL office for support during the last snow event in December, only to receive a dismissive response to their concerns. Val (principal of U-Hull) mentioned that she had tried to address her concerns about the lack of responsiveness by the UEL office to the December snow event only to subsequently witness a VSB representative and a UEL representative have a heated discussion, which resulted to no improvement in service during this latest snow event. The Principals for each of the schools have tried on numerous occasions and as recently as today to address issues like this on behalf of the school communities. However, the reaction from the UEL office has never been satisfactory. Rosa expresses her hopes for improved communication between stakeholders and to have a voice at the table to bring back to the school community.
- Over the years, individuals from the school communities have also tried to address issues including traffic, crosswalks, street lighting, and sidewalks blocked with overgrown plant material, only to leave the UEL office with the same sense of dissatisfaction and frustration.
- There is collective frustration within the community to having their concerns addressed in a cooperative and timely manner by the UEL office. For this reason, the delegates take the opportunity this evening to be heard, on the record, for the need for improved relations between the school communities and the UEL office with the common goal for overall improved civic services to the schools.

- The snow storms in December and February were believed by the delegates to be symptomatic of a larger issue that lingers within the community. The core issue is the need for improved planning, protocols and communication strategies and their effective execution for safe access to schools during planned and unplanned events including but not limited to snow storms and development programs such as Block F.
- Nancy concludes the presentation with a call to action for the CAC to obtain and share with members of the delegation the UEL plan, protocol and communication strategy for safe access to the roads and sidewalks accessing University Hill Elementary and Norma Rose Point Schools. She would like to offer for the delegation to review and provide feedback to the CAC on this document in order that they may collectively improve the plan, protocol and communication strategies surrounding this issue.

Discussion

- Manager Braman responds about the recent snow storm. While it has been a particularly challenging event, he also notes that the equipment and manpower from the UEL has improved and surpassed previous year's capacity. The UEL has a good supply of snow removal equipment, but it is not enough to cater to all the roads at all time. Clearing public works is given a priority as it gives access to the rest of the equipment for the snow clearing work and can be done with the same equipment needed in the yard to refill the salt trucks. The snow clearing could have perhaps began a day earlier, but overall the service is believed to be comparable to all other jurisdictions in Metropolitan Vancouver.
- Nancy thanks Manager Braman and the UEL team for their work, and reemphasizes her request for a protocol plan and communication strategy for school access for planned and unplanned events to address the school administration's and community's concerns.
- Manager Braman replies that there is a snow removal policy in place and the schools in the area do have priority. In addition to public works staff, the UEL has a backup plan using contractors. Unfortunately the contractor had equipment breakdowns and was unable to meet their obligations. Regarding communications, UEL's contact information is available on the website, and the switchboard includes an after hour emergency contact number when the office is closed.
- Nancy specifies her proposal for a communication plan to be directed to principals so that the school administrators have sufficient information to make decisions, as well as to community members who access to and from the schools. Given the particular snow storm management and communications, she raises concerns about Block F.

- In response to concerns about the Block F development, Manager Braman explains that the UEL has requested the developers to create a proactive communication strategy. The public realm tree clearing work that will be getting underway shortly has to happen to get the second sidewalk in place. They are aware of the traffic and pedestrian management issue, and the impact Block F will have on the residents and have a traffic safety plan in place.
- Rosa suggests to have an e-mail thread between the UEL and school administrators as a way to communicate and inform one another of updates.
- Dave suggests for Manager Braman to meet with the two principals (Val and Rosa), as well as Nancy and a CAC representative. Manager Braman agrees.

4.2 **UBC Planning on the Athletics Strategic Plans**

Delegates: Joanne Proft (Manager, Community Planning and Transportation), Michael White (Associate VP, Campus and Community Planning), Grant Miller (Director of Planning, Development Services)

<http://planning.ubc.ca/vancouver/projects-consultations/consultations-engagement/ubc-gameplan-%E2%80%93-recreation-and-athletics-facilities-public-consultation>

- The presentation today will follow-up the discussion with the CAC in fall 2016 and to provide an update on the results of the public consultation and where things are now.
- The planning process to develop the strategy took place is taking place over four phases with multiple opportunities for input from the campus community and stakeholders.
- The Building Principles was adopted by the UBC Board of Governors to guide development of the strategy, each with criteria against which to evaluate proposed facility options and their trade-offs.
 - Align with UBC's Core Academic Mission
 - Promote the health and wellbeing of students, faculty, staff and residents
 - Foster varsity excellence
 - Embrace UBC's history
 - Build sound business case
 - Explore land use and housing revenue opportunities
- From October 3-23, 2016, input was collected on the future of recreation and athletics facilities on the Vancouver campus. The summary of the public consultations are as follow:
 - **War Memorial Gym**
 - Strong support for a full rebuild

- Promotes health and wellbeing; Embrace UBC history, Fosters Varsity Excellence
- **Thunderbird Stadium**
 - Strong support for keeping it within the existing neighborhood if it can meet athletics program needs
 - Embraces UBC history; Fosters Varsity Excellence; Has a sound business case; Promotes health and wellbeing
 - There were strong concerns from researchers regarding Option 4 (Osbourne) due to noise and vibration, and strong concerns from Hampton and Hawthorne residents regarding Option 3 (Track) and 4 (Osborne) due to noise, traffic and livability.
- Based on technical and financial analysis and public consultation, in December 2016, UBC's Board of Governors approved the following short listed of options:
 - **For the War Memorial Gym**
 - Strong support for full rebuild (Option C) as a first preference. This option promotes health and wellbeing, and fosters varsity excellence. The second preference was for the full renovation (Option B) as it embraces UBC's history through the retention of the building.
 - **For the Thunderbird Stadium**
 - Strong support for keeping the existing Thunderbird Stadium if it can meet athletics program needs (Option 1b), and for a new stadium located on Matthews Field (Options 2 and 5).
- The next step is for UBC to consider input from these workshops along with further technical and financial analysis on the remaining options. This work, along with evaluation against the Guiding Principles, will lead to preferred options for the final recreation and athletics strategy. The final strategy will be presented to the UBC Board of Governors for approval in April 2017. The strategy will then inform future capital project decisions through the UBC Board of Governors' standard prioritization and approval process.

Q&A with UBC Planning

- How many people will be involved and what is the traffic impact?
 - Right now thunderbird stadium holds 35,000 covered seat; but it can hold about 75,000 people. The new stadium is planned for 50,000 covered seats, with no intention of adding additional parking capacity beyond what is provided. The anticipated traffic will be managed in thunderbird parkade. Transportation impact is evaluated and there will be plans to provide appropriate traffic management, street design, and intersection design to ensure existing neighborhood is not impacted.

- How will the noise issue for the residential development next to the stadium be addressed (e.g. how will noise and impact from concerts be addressed for residents who live right next door)?
 - The design of the stadium aims to create as much built-in sound attenuation as possible. The bleachers will also be oriented in a way to minimize sound impact. Having many concerts are not anticipated. While there will probably be a few, they will be infrequent. As an infrequent event, yes, perhaps the noise level will increase, but it will only be for very few concerts a year. Right now, there are not many third party events.
- From experience, it seems that the geographic area of influence and consequences for consideration ends at Wesbrook. However, residents like myself who live two blocks from Wesbrook will know that the impact does not stop there. To follow up on your point, it doesn't seem (at least not to my knowledge) that UBC acknowledges the moral obligation to address UBC development on neighboring UEL community.
 - Michael (Associate VP of Campus and Community Planning) acknowledges the comment and will reflect to the Board
 - Pete has also pointed out the Block F Design guidelines (section 6.9 page 139) and the developer's methods of addressing noise impact.
- Grant Miller gives a presentation on noise management in institutional buildings. UBC is a large institutional development with unique building and mechanical buildings that require different set of tools to dealt with. Protocols are in place of outdoor noise from events. He discusses the noise management approach. The progress his team and him have made to date include:
 - Maintenance to ESB roof top equipment (Nov 2016)
 - Additional sound metering equip (Dev 2016)
 - Calibration and testing of ESB exhaust equip (Jan 2017)

Q&A with Grant Miller

- How does the noise guideline differ from the noise bylaw?
 - UNA noise bylaw applies City of Vancouver bylaw standards that treat most of the area as residential quiet zone (45 dB in evening).
 - What we are dealing with are large lab buildings within the municipal context that have different activity levels and different noise tolerances within different zone of city. As a larger institution we expect to emit more noises, so emission in guidelines are measured from 15m so it doesn't clearly address adjacency.
 - Our guideline: 65 dB in the day and 55 dB at night (which is considered tolerable even within the municipal context).

- Where UBC is lacking is mitigation procedure to design into system in the first place. The UEL CAC have its own sound mitigation tools. The suggestion is to have an agreed method and troubleshooting strategy with UBC so that if there were a problem, the UEL CAC can report and present the data to UBC in a timely fashion.
 - Grant is happy to carry on a conversation on this with Pete.
- Why was this issue not addressed when the pharmacy building was built (it is a relatively new building built in 2009)?
 - There was a dissatisfaction with performance of equipment that was installed on the rooftop. There were some efforts to address that. A few approaches are ongoing to continue to conversation and address the situation, particularly with the Sitka residents as they are impacted most by the noise.
- Will noise mitigation procedures be improved for future UBC building developments?
 - We are considering ways to make improvements to our design guidelines for future plans. We are sensitive to cumulative noise impact when doing area planning, and are interested in maintaining relationships with our neighbors' such as the UEL, neighboring developments and student housing. I am also personally motivated to reduce the level of ambient noise and impact on the public realm, and am looking to improve performance whenever opportunities may lie where they are viable and feasible.

4.3 **AECOM on the Integrated Stormwater Management Plan Update**

Delegates: Semyon Chaymann (Infrastructure Analyst) and David Lee (Senior Infrastructure Planning Engineer)

- To follow-up on the meeting in October, AECOM delegate presents the Stage 2 Report for the UEL Integrated Stormwater Management Plan to the CAC. Since the last meeting, AECOM has finalized consultation and input from key stakeholders (e.g. Streamkeepers, UBC, Golf Course, Metro Vancouver, City of Vancouver). AECOM reviews the "Summary of ISMP Approach" from the report (Table 1.1, page 4) and hopes to receive input from CAC about the vision and goals:
 - Stage 1: What do we have? – Review background information and summarize existing conditions
 - Stage 2: What do we want? – Establish the vision for future development
 - Stage 3: How do we put this into action? – Development of an implementation plan, funding and enforcement strategies
 - Stage 4: How do we stay on target? – Development of a monitoring and assessment program

- *Note: The report will be available online at the UEL website under “The ISMP Development Process” section:*
<http://www.universityendowmentlands.gov.bc.ca/whatsnew/whatsnew.htm>

Comments and Discussion

- Pete suggests for AECOM to create a condensed version to present to the residents. Additionally, Pete also asks AECOM about their data collection and quality control process, and requests to include information about AECOM’s quality assurance process in the appendix.
 - AECOM provides a brief summary of their data collection and quality control process – their standard of reviewing data includes having a quality assurance team with technical specialists to review the data. Manager Braman adds that the plan is accordance with provincial plans, and that information from AECOM would be sent to him.

4.4 Maria Harris, Director of the Metro Vancouver Electoral Area A

- There is a correction to be made in the “Changes to Metro Vancouver’s Water Shortage Response Plan” in the EEA report.
 - The plan does not “[regulate] how residents, businesses and local governments use drinking water in the summer months or during periods of water shortages.”
 - Rather, the regulation is in local government – so the UEL does have regulation.
 - However, the UEL regulation may not have been revised when the local government updated theirs. The new plan will open the opportunity to revise our plan as it is becoming an increasingly important issue.
- Little Australia Park and the entire Drummond triangle has been removed from further consideration for the Pacific Spirit Regional Park service yard. Many thanks to the UEL Community Advisory Council and the Save Little Australia Park Working Group (special thanks to Pete for spearheading the initiatives) for your efforts in informing and mobilizing the community. Thank you also to the Metro Vancouver staff because they’ve listened and responded.

5.0 CAC Correspondence

5.1 CAC Bank Statement for the period ending January 31, 2017

- The CAC bank statement for the period ending February 19, 2017 is \$42,966.31.

6.0 Next Meeting – Monday, March 20, 2017

- Monday, March 20th at 6pm in the Community Amenity Space at #300 - 5755 Dalhousie Road.

7.0 UEL Manager report to the CAC

7.1 New Development Permit

- The contractors working on the sewer line infrastructure project on Allison Road would like to do occasional work on Saturday to get the job done sooner. Manager Braman is inclined to give them the permit to do so. Dave comments that the contractors have been great and for Jon to help pass the message on to the crew.

7.2 Block F Update

- Manager Braman reports the clearing of land on the north end of the site has begun and communication consultation has been identified. The developers are responsible for pedestrian traffic management. The UEL has requested the developers to get a communication plan together – they have developed a website and now have a communications consultant onboard. UEL public trees on the west side of Acadia will need to be removed to facilitate the redesigned parking and installation of a new sidewalk this summer. Extra signage has been put up to advise people of the falling trees. Overall, Manager Braman has been quite satisfied with the progress.
- Manager Braman also clarifies the questions of the audience regarding the land clearing that has begun. The UEL cannot disallow property owner to do land clearing on their land. What the UEL can control is work that is done on the public realm, such as on either side of Acadia (which involves trees owned by the UEL). The land clearing on the site needs to happen now in order for investigation work to take place (e.g. below-ground investigation for deep pipelines).
- Manager Braman reiterates the developers are committed to ensuring access to school – for example, there is still access along the University Boulevard, where there are bigger, safer fences along the side.
- If community members see potential problems, they are welcome to phone the UEL office or contact the developer directly.

7.3 Wesbrook Mall Update

- The work at the intersection of University Boulevard and Wesbrook Mall will be delayed by a year.

7.4 Damage on Bridal Path Update

- There is no update about the Bridal Path.

7.5 **UEL Budget**

- The budget meeting is expected to take place within the next couple of weeks.

7.5 **UEL Advisory Design Panel (ADP) Nominee Update**

- Pursuant to the University Endowment Lands Official Community Plan, the UEL Advisory Design Panel includes representatives from three professional associations. As of February 1, 2017 new professional panelists are required to fill vacancies for one architect, one landscape architect and two (2) professional engineers.
- The UEL has received two nominations from two of the respective professional associations (BCSLA and AIBC) and has forwarded to the Community Advisory Council's for consideration.
- **MOTION:** Dave calls for motion to approve the ADP nominees for the upcoming 2 years.
 - *The motion was in seconded, approved and carried unanimously.*
- **MOTION:** Dave calls for motion to thank all the existing ADP members whose terms are up, including the bench nominee for their assistance, time and devotion. Dave will send an e-mail to individually thank them for their work.
 - *The motion was in seconded, approved and carried unanimously.*

8.0 Old Business

8.1 **UEL Governance Online Survey Update**

- The time to provide input for the government online survey has passed. Dave will be writing a letter to request for the results.
- Pete comments that he has met with several people in Area C who have informed him that they did not receive anything on the Governance Survey. This appears to be a problem with the mail delivery since these people are not on the UEL Community Mail List.
- Pete also makes a comment about the UEL Connection Mail which has been very useful and provided a great deal of clarity on the issue. He thanks the UEL Connections team and all those involved for their work.

8.2 **Block F Community Centre Working Group**

- Ron Pears reports that a meeting has taken place to gauge an understanding between programmers and stakeholders on what is to be done. The group will continue to meet every month and Ron will report any updates and progress to the CAC.

8.3 **Save Little Australia Site Victory and Update**

- Pete reports that Metro Vancouver has announced the Little Oz Park is no longer on the list of candidates for the new works yard. The site at 29th and

Imperial was also removed from the list. The new shortlist of sites are the following;

- o Sedgwick Fill Site
- o 16th Ave Parking Lot
- o 16th Ave – Homestead – North of Reservoir
- o Chancellor Boulevard
- The recommendation was presented to Metro Parks Committee at the Feb 15, 2017 meeting.
- Public engagement event is scheduled for Spring of 2017 to share analysis and solicit feedback from the public.
- Pete gives his thank to all those who have been involved in the campaign, including members of the Save Little Oz Park Working Group, Kim Smith and the Connections team, Residents of the UEL and West Point Grey, the West Point Grey Residents Association, Pacific Spirit Park Society, David Eby (MLA), Maria Harris (EEA rep), Point Grey Businesses, the UEL CAC, Wolf Wenzel for the free work in designing the logo and pamphlet and Nicole for her help with the blog, communications and media connections.
- In addition, Pete has listed a scope of efforts to provide a good working template for future use:
 - o Volunteers recruitment and coordination
 - o Connections articles describing the park issue to all UEL residents
 - o Use of other print media (Campus Resident, Metro News) and other forms of media (had scheduled CBC Early Morning interview arranged, but cancelled due to other priorities)
 - o E-mail blasts through community organizations (UEL, WPGRA, PSPS, etc.)
 - o Save Little Oz Parks Blog
 - o Use of Social Media – Facebook
 - o E-mails to all the Board Members and the Parks Committee at Metro Vancouver
 - o Street Signage and door-to-door delivery of pamphlets, as well as engaging people around the park
 - o Pamphlets and posters at local businesses
 - o Online petition at change.org plus paper petition
 - A paper petition with 150 signatures and the online petition of 265 signatures opposing consideration of the Drummond Triangle site were provided to staff on December 5, 2016. The total was 415 opposed on that date.
 - o Media coverage (UEL Connection, UNA Campus Resident, Metro News, BCIT News, etc.)
 - o Public information session by the CAC
 - o Pacific Spirit Park Society involvement

- o Metro involvement in the UEL CAC Public Information Session

8.4 **Noise committee Update**

- Pete has approached UBC to request that the UEL CAC be included on a Noise Committee when it is created
- **Motion to Revise UEL Noise Bylaw:** The Block F Bylaw Referral contains an excellent set of “design guidelines to provide UEL Administration with confidence that appropriate consideration will be given to potential environmental noise impacts on the surrounding community and on residents...” (Block F Guideline, Section 6.9, page 131). These recommendations are in line with existing noise bylaws for almost all of the lower mainland municipalities (Vancouver, West Vancouver, North Vancouver, Richmond, Burnaby, etc.). Since this is par to the Bylaw package, Pete would like to put forward a motion to the CAC that they make the following recommendation to the UEL Administration.
 - o ***“The CAC recommends to the UEL Manager they revisit the existing subjective Noise Bylaw and revise that bylaw to incorporate the quantitative limits that exist in the Block F Bylaw and that are the norm in other municipalities in the lower mainland.”***
 - o *The motion was in seconded, approved and carried unanimously.*

9.0 **New Business**

9.1 **School Access Snow Removal Policy**

- It is agreed in the earlier section of the meeting that Manager Braman, Nancy and the two schools’ principals (Rosa and Val) will meet to discuss this. Pete has volunteered to join the discussion group on behalf of the CAC. Hopefully a preliminary report about the progress of the discussion will be available for the next CAC meeting.

9.2 **Collection Bins**

- Manager Braman raises the discussion about the issues with the bins at the parking lot across from the Church, which does not have permit. While the collection bins are aimed to provide community service, it has been poorly maintained. Justin suggests to contact the charity directly as a first step. Manager Braman will take the discussion and recommendation under advisement.

10.0 **Questions from the Public to the CAC**

10.1 **Maria Harris, *EEA Director***

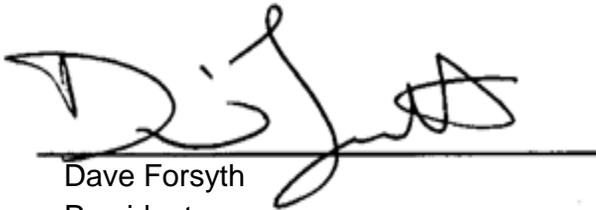
- Regarding the discussion about the collection bins, Maria suggests perhaps a relocation at a site with higher traffic (e.g. by businesses) may be a more appropriate site for people to drop items off and to keep the area in check.
- Maria also raises her question regarding the AECOM storm sewer, wondering when the road on Western Crescent will be paved.
 - Manager Braman replies that a separate contractor is hired for the paving work, which will likely start in March beginning with Wesbrook Crescent first, and then probably on Allison and Western Parkway. This will be dependent on the weather condition when there is no freezing or significant time before rain.

10.3 **Kim Smith, *Connections Editor-in-Chief***

- Kim raises her concerns regarding an individual who came to her house, demanded confirmation on the building permit on her house project, and demanded the work site sign be moved. Manager Braman has taken a note of this issue.

11.0 **Adjournment**

The meeting was adjourned at 8:34 pm.

A handwritten signature in black ink, appearing to read "Dave Forsyth", is written over a horizontal line. The signature is stylized and cursive.

Dave Forsyth
President
Community Advisory Council