

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

Minutes from the meeting of the University Endowment Lands (UEL) Community Advisory Council (CAC), held at **6:00 pm on Monday, March 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
Peter McConnell, Area C, Secretary-Treasurer
Mojan Nozari, Area D
Justin LeBlanc, Area D
Hong Chen, Area D

UEL Staff Present:

Jon Braman, Manager

Regrets:

Lynne Pomfret, Area A
Donna Corcoran, UEL Deputy Manager

1.0 Call to Order at 6:01 pm

1.1 Open Public Session

2.0 Steve Butt Retirement

Dave, on behalf of the Community Advisory Council, thanks Steve for his service to the community.

3.0 Approval of Agenda

Moved, Seconded and Carried.

- A change that is made to the agenda is:
 - Under Section 10.0 “New Business” to add the item “CAC Website”

4.0 Approval of February 2016 CAC Meeting Minutes

Moved, Seconded and Carried

- The minutes of the Community Advisory Council regular meeting of February 20, 2016, is approved with a correction to be changed under “4.2 UBC Planning on the Athletics Strategic Plans” in the Q&A with Grant Miller:
 - From “4-5 dB in the evening” to “45 dB in the evening”

5.0 Delegations

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

- Maria reports that the Greater Vancouver Regional District (GVRD) has officially changed its name to the Metro Vancouver Regional District (MVRD).
- The “Local Government Matters” is website created to inform the public about the platforms of the political parties. Seven key questions created by the Metro Vancouver board were sent to the BC Liberals, BC NDP, BC Conservatives and the Green Party of BC on the critical issues facing the region, including affordable housing, transit and protecting the environment, as well as how they intend to work with the regional government on funding major capital projects. The answers of the political parties will be posted on the website in the weeks leading up to the provincial election on May 9.
- As a part of the celebration of the 50th anniversary of the Regional Parks system, Metro Vancouver has introduced the “Passport to Regional Parks,” a soft-cover booklet that lists public events, maps and facts about the history, wildlife and notable features of each park. Maria asks if the passports could be delivered to the UEL admin office for members of the community to pick up. Manager Braman agrees. Maria will follow-up with him.
- Maria gives an update on Pacific Spirit Regional Park service yard, which is available in the report. Little Australia and 29th at Imperial Road are no longer being considered for the service yard.
- According to the 2016 Census, UEL’s population was 3,034 in 2016 and is expected to be about 6,500 residents upon completion of the Block F development. It is no longer a tiny population and is now as large as White Rock.
 - Dave points out that the population should be around 4000. Maria will double check the statistics in the Census.
- Tomorrow will be the release of the federal budget. Work will be done to push the government to include Broadway and Surrey lines and move the two projects ahead.
- Independent mobility pricing is in the process of being established. The terms of reference has been drafted, where drivers will pay for use of road (e.g. tolls, congestion pricing).

6.0 CAC Correspondence

6.1 CAC Bank Statement for the period ending February 19, 2017

- The CAC bank statement for the period ending February 19, 2017 is \$43,101.70.
- Justin suggests for the financial statement to be shared to the committee through e-mail, and proposes the idea of making the statement public for transparency.

- There had been issues with receiving the hard copies of the bank statements from the Bank of Montreal, which was why it hasn't been sent to the committee. Jaymie expresses her concerns about making the bank statement public for privacy or hacking issues. Dave agrees with Jaymie's concerns about making the financial statement public, but is fine with passing the statements in the meeting month-by-month for discussion.
- Dave approves Justin's request to have the financial statements circulated to the committee.

7.0 **Next Meeting – Monday, April 24, 2017**

- Monday, April 24 at 6pm in the Community Amenity Space at #300 - 5755 Dalhousie Road.

8.0 **UEL Manager report to the CAC**

8.1 **New Development Permits**

- There are no new development permits.

8.2 **Block F Update**

- A one page newsletter on Block F site update regarding tree harvesting is available on Musqueam Capital Corporation's website. Trees along Acadia Road within the road right-of-way have been taken down and a new sidewalk will be reconstructed in the summer time (July and August).
- One page newsletter: <http://musqueamcapital.ca/wp-content/uploads/2017/03/March-Bulletin-Block-F.pdf>
- Musqueam Capital website: <http://musqueamcapital.ca/projects/block-f/>

8.3 **Construction Update**

- The storm sewer project along Western Parkway should be completed in April. Paving over the storm sewer trenches in Area A will begin shortly, weather permitting. The water line trenches in Area C (along Chancellor and Tasmania) will also be done.
- This summer, a new water line will be installed along University Boulevard in the centre boulevard, replacing the old line that is under the trees on the north side of the road. Major infrastructure work is also planned for Block F on Acadia between Ortona and Toronto.

8.4 **UEL Budget**

- Manager Braman has met with the CAC Budget Committee (Jaymie and Pete) and reviews the notional budget below with the CAC and the public.
- **University Endowment Lands**

Expenditures	Budget	Notes
Salaries and benefits	\$1,386,131	Salaries underspent but

		expecting to add 3 new hires
Travel	\$6,000	
Legal – internal, external and interest	\$50,500	
Office and business expenses	\$426,500	Incl. renovations and furniture for new staff boarding
GVWD (water purchase)	\$4,071,280	Increase of water rates (around 3%)
GVS&DD (sewerage)	\$429,240	Rate has gone down; but increase will be expected in next 2-3 years for wastewater treatment plant upgrade
Utilities, operational contracts, public works	\$728,000	
Operating equipment and vehicles	\$262,000	Anticipating to replace 2 vans and 1 pickup truck
Fire service	\$420,000	
Community Advisory Council operating costs	\$10,000	
Service providers	\$24,300	VPL
Capital Projects	\$2,097,349	2 major projects: finish pacing contracts and water line replacement.
TOTAL EXPENSES	\$9,911,300	

- **Revenue and Taxes**

Revenues and Taxes	Budget	Notes
Planning, development and building fees	\$150,000	
Water	\$4,400,000	Increase cost of water from Metro Vancouver reflected.
Crown Land	\$36,000	
Miscellaneous	\$20,000	
Business Licence	\$32,000	
Parking Meter Revenue	\$220,000	75 parking meters right now; 100+ will include associated with Block F along Acadia
Capital reserve draw down	\$1,800,000	Plan to draw down capital reserve by \$1.8M to offset large number capital project and increase property taxes
Property Tax Requisition	\$3,253,300	
TOTAL REVENUES	\$9,911,300	

- Capital Reserve is used for capital works (e.g. underground pipes, curbs and roads).

8.5 School Communications

- Jonn has met with the principals of Norma Rose Point and University Hill Elementary Schools to address the issue of communications and their concerns about the Block F development. A commitment to better communication with each other was reached as the parties will get in touch in case of major events, planned or unplanned.

9.0 Old Business

9.1 AECOM ISMP Plan (Stage 2 Report)

- Pete has reviewed the Stage 2 Report of the AECOM ISMP and is satisfied with what is presented.

9.2 U-Hill and NR Elementary Schools Communication Plan Update

- There are no tentative plans for further meetings unless it is needed. Communications with both parties will continue through e-mail correspondence.

9.3 Block F Working Group

- The Block F Working Group (represented by Ron Pears, Mojan Nozari and Kent Mullinix) have met to work on the community centre with Musqueam Capital Corporation. The Working Group has provided recommendations for project programmers. The Musqueam Capital Corporation will shortlist some candidates to bring back for discussion. They are hoping to complete the recruitment by early April.

9.4 Noise committee Update

- Pete has met with the UBC Campus Community Planning team and was informed that an independent consultant has been hired to survey the community on noise. The responses received by the independent consultant will be presented to the UBC Campus Community Planning and be presented to the Board of Governors.
- Pete has shared his responses with the consultants, both verbally and in a written summary form.
- Jaymie expressed her interest to see a copy of the written report.
- **ACTION: Pete to share the report with CAC.**

9.5 Church Collection Bins

- Jonn has yet to have an opportunity to speak to the person in charge of the bins and will follow-up for next month's meeting.

10.0 New Business

10.1 2017-2018 CAC Budget

- A draft budget for the upcoming year has been sent to the committee. The agreed amount for the 2017/2018 grant is for \$10,000, to augment the existing bank balance and would be used for printing (e.g. newsletter, notices), insurance, rent, events and programming and administrative expenses.
- **MOTION:** Dave motions to approve the budget. The motion is seconded by Pete, favored and carried unanimously.

10.2 CAC Website

- The CAC website is under maintenance after the malware was removed by the domain host/server, which had crashed the website. Nicole will be working on creating a new website, which should be back up around the end of March/early April.

11.0 Questions from the Public to the CAC

10.1 **Maria Harris, EEA Director**

- Maria informs that Marcin Pachinski (Division Manager, EEA, Metro Vancouver) has contacted Richard Wallis from Park Operations at Metro Vancouver to enquire about the collection bins between Cleveland Trail and University Blvd. It appears that it is not on park property. Maps were sent for determining property ownership.
- Regarding the UEL budget, Maria asks where it is possible for the budget to be made public. Manager Braman explains the UEL's budget is made public by the province through Estimates and, once debated, through the provincial Budget.
- Regarding the wastewater treatment cost, Maria brings up that it can potentially mean a tax increase in the future for UEL, as it had been in the Northshore. She hopes that the CAC could consider this when drawing down the reserve, or the UEL may otherwise experience quite a significant increase in tax.
- Maria also asks about the fire service charge and cost-sharing for the intersection of Wesbrook and University (specifically how much the cost of the building is borne by taxpayers).
 - o Manager Braman replies that there is a funding formula used to calculate the cost for fire service that is based on population. The agreement is shared between UBC and UNA, and a bulk of the contract with the City of Vancouver is paid for by the province.
 - o With respect to Wesbrook Mall / University Boulevard intersection and Wesbrook Mall upgrades, typically costs are shared based on % of land under the control of the respective jurisdiction. The UEL has

approximately 5% of this. MoTI and UBC have jurisdiction over the majority.

- o With respect to impact on public realm works by development, in early 2014 the UEL bylaws were updated to allow cost recovery for zoning application costs, and in 2016 the Works and Services Bylaw was approved for cost recovery from developers for connect to services and/or damages to public works due to construction.

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

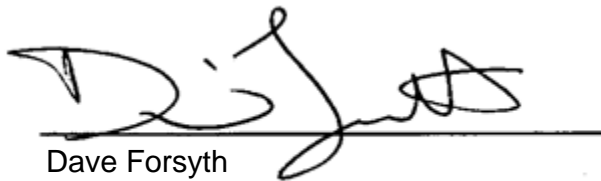
- Kim requests whether it is possible for someone to send a short follow-up summary about the investigation about the messy donation bins.

10.3 **Linda, Resident**

- Linda suggests the CAC to invite the RCMP to a future meeting to introduce themselves.
- Manager Braman has agreed to help set up the delegation.

12.0 **Adjournment**

The meeting was adjourned at 7:21 pm.



Dave Forsyth
President
Community Advisory Council