

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

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

**CAC Members Present:**

Dave Forsyth, Area A, President  
Peter McConnell, Area C, Secretary-Treasurer  
Lynne Pomfret, Area A  
Hong Chen, Area D  
Justin LeBlanc, Area D  
Mojan Nozari, Area D

**UEL Staff Present:**

Jon Braman, Manager

**Regrets:**

Jaymie Ho, Area B, Vice-President

**1. Call to Order at 6:01 pm**

1.1. Open Public Session

**2. Approval of Agenda**

*Moved by Dave, Seconded, Carried Unanimously*

**3. Oct. 16th, 2017 Minutes Review/Acceptance**

*Moved by Dave, Seconded, Carried*

**4. Delegations**

**4.1. Doug Avis (VP Musqueam Capital Corporations) and Bruno Thielmann (Refine Development Co.) – Update on Block F Project**

- Doug announced the name for the project on Block F: The Development Lelem (which means “home” in the Coast Salish Henqeminem language). The project logo was unveiled as well.
- The Polygon Homes will be the partner to put the showroom together in Phase One. They will be building the mixed-used 12-storey buildings, but the ownership will belong to the Musqueam Capital Corporations. The Community Center and Daycare will be designed by Francl Architecture, who also designed the UBC Wesbrook Community Centre.
- Bruno presented updates about the civil works and plan for next year. The programming and test fitting of the community center have been completed. They have also worked hard to save the trees for development and were able to save some more trees on Road A. The roots of the cedar trees were too shallow and had to be cleared.

- The work on Acadia road is complete. Gas lines need to be relocated and will take place in January. The winter environment is difficult to work right now.
- The lake will function in the next 2 years for sediment control, and then will be cleared out and planted. Sewer connection has been extended and will require more work that will take place next summer.
- Bruno also shared that a passive energy loop will be installed to direct energy system. Heat will be discharged in the energy loop to meet daily demand for the various buildings and development, and the excess energy will be stored in geothermal wells in the community green to meet seasonal demand.
- There are plans to extend the forest trail.
- The playground will begin next summer and will be similar to the Terra Nova Adventure Play Environment in Richmond. There will be many trails and spaces for residents to enjoy the natural environment.

#### *Questions and Answers*

- Mojan inquired about whether a 99 bus stop could be applied for the site. Jonn explained that the decision for a 99 bus stop is made by TransLink depending on demand. Mojan brought up the utility and need for the 99 bus stop in the area and expressed interest of the community to have on there for the Developers to consider.

#### **4.2. Maria Harris (Director of Metro Vancouver Electoral Area A)**

- Maria sends her regrets.

### **5. CAC Correspondence**

#### **5.1. CAC Bank Statement**

- The CAC bank statement for period ending November 19, 2017 is \$46,753.02.

### **6. Next meeting – Monday, December 18, 2017**

The next meeting will be on December 18, 2017 at 6pm in the Community Amenity Space at #300 - 5755 Dalhousie Road.

The AGM will follow after the public meeting.

### **7. UEL Manager Report to the CAC**

#### **7.1. Development Permits**

- Four new Development Permits have been issued since the last meeting for:
  - 5549 University Blvd (Area A)
  - 4768 West 6th Ave (Area C)
  - 5587 Chancellor Blvd (Area B)
  - 2037 Allison Rd (Area A)
- There are three Development Permit applications for consultations all for Area A: One on Allison Road, one on Chancellor Blvd and one on McMaster Road.

## 7.2. Construction Update

- Jonn reported most of the construction work has been completed, but they are still waiting for the trees to be put in on University Boulevard. The next stage will be maintenance and clean up.
- Justin: Is there a better mechanism to keep track for the lines? There seemed to have been some surprises about the lines during the construction work.
  - Yes. There are two systems that are currently keeping track of the line by the utility companies as well as by Two BC One (<https://www.bconecall.bc.ca/>). The UEL also has a separate tracking system. One challenge has been around redoing the alignment and updating the new information. This will hopefully be addressed as the BC Government move to a Geographic Information Systems (GIS) program.
- Lynne: Are the work done behind the houses on Acadia on the east side of the street initiated by Hydro?
  - Yes, the work is related to powerline either for maintenance or upgrade purposes.
- Lynne: Will there be any kind of beautification work done on the roadway between Pacific Spirit Park and the houses? Improving the aesthetics of the forest with the roadway that has been created seems to be a challenge and concern.
  - BC Hydro has the right of way. Their long-term plans around the concern is unclear. The area was cleared many years ago and storm systems will go to there.
  - CAC expresses displeasure with the clearcutting and mess that has been caused as a result to the work.
- Dave raised the question again about whether the area representative council members could get a notice for application for their area. This issue was also raised in last month's meeting, where Jonn had taken the request under advisement.
- **MOTION:** To ask the administration to notify the CAC via e-mail to Nicole when Development Applications are accepted by the UEL office.
  - The motion was put forth by Dave. Motion voted in favor unanimously by the Council.
  - Jonn expressed that he will not be sending the CAC notifications about the permits.

## Old Business

### 7.3. Block F Working Group Update

- Updates were discussed during the delegation presentations about the Block F project.

### 7.4. Community Works Project Update

- In the last Community Works Project Advisory Group meeting, Lynne and Jaymie received new information from UBC about the Wesbrook intersection. In the new proposal, UBC has included a climate mitigation and green infrastructure element in their project for the Wesbrook intersection.
- **Motion:** Be it resolved that following review of additional information regarding UBC's plans for upgrades to Wesbrook Mall and University Boulevard, Council

confirms their overwhelming support using the UEL's Community Works Fund allocation towards the Climate Mitigation/Green Infrastructure project.

- Discussion
  - Jonn added that the Ministry of Transportation and Infrastructure is responsible for University Blvd. They are also planning to do paving work on the westbound and eastbound lane. Another consideration to be mindful of is that UEL has waterline in the intersection and is planning to replace it early in the New Year. There is also a long term plan for the curved turn way to be taken out of service and be replaced with one that is safer for pedestrians. The UEL is also working with Regent College to widen the sidewalk. There is a lot of work that the UEL will need to do as an administration.
  - An important point raised was about cost sharing. The UEL's portion of the intersection is quite relatively small, but may wind up bearing a significant amount of the cost.
  - Lynne and Jaymie have recommended the Council to stay with the original decision.
- The motion was seconded and carried unanimously.

#### **7.5. Fall/Winter 2017 Connections Newspaper Update**

- Translation has been done and the proof should be completed shortly. Printing is anticipated to take place within the week.

#### **7.6. 2017 Winter Social Event Update (Thursday, December 5 at 5:30pm)**

- Dave has invited David Eby, who indicated that he will be attending the event.
- Pete suggested extending an invitation to Hon. Selina Robinson (MLA for Coquitlam-Maillardville and the Minister of Municipal Affairs and Housing).

### **8. New Business**

#### **8.1. Filming on UEL and Film Permits**

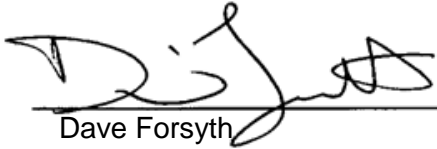
- Pete raised the question about filming rights and permits to Jonn in the UEL. Jonn replies that companies who wish to film at the UEL will require a filming permit from the administration. In the case of the park on West 6<sup>th</sup> Avenue, the film productions company would have also needed permits from the City of Vancouver and Metro Vancouver Parks.

### **9. Questions from the Public to CAC**

- Mojan Nozari, Area D
  - Mojan inquired about the decision made regarding the multiuse path outside the Liberta strata building and asked if the road could be changed to concrete instead of asphalt. Jonn explained that concrete would be noisy. If the Liberta Strata would like to send a motion about the change, they should be aware and understand the increased noise consequences.

**10. Adjournment**

The meeting is adjourned at 7:19 pm.



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Dave Forsyth  
President  
Community Advisory Council