

University Endowment Lands  
Minutes from the  
Community Advisory Council Meeting  
Monday, March 25, 2019  
Community Amenity Space Suite 300 - 5755 Dalhousie Rd

**CAC Members present:**

Claire Huxtable, Area D  
Mojan Nozari, Area D  
Judie Glick, Area C  
Michael Karton, Area B

Regrets: Kaity Arsoniadis Stein  
Lynne Pomfret  
Dan Johnstone

Administrative Assistant: Dianne Owen  
UEL Staff: Jonn Braman - UEL Manger  
Guests: Mike Feeley - Representation Director of Metro Vancouver Electoral Area A

Public: Barbara Heller, Area B  
Marg and Bruce Stuart, Area B  
Maria Harris, Area A  
Joan Dick, Area C

**1. Call the meeting to order**

A quorum being present, the meeting of the Community Advisory Council was convened at 6:09 pm. Dianne Owen acted as Administrative Assistant of the meeting.

**2. Approval of the Agenda**

The agenda was approved by the council

**3. Approval of the minutes dated March 4, 2019**

Upon motion duly made and accepted, it was resolved that:  
The minutes of the council meeting held on March 4, 2019, be approved as presented.

**4. CAC Correspondence:**

CAC Bank Statement as of March 19, 2019 was \$1,613.76

**5. Delegations**

**5.1 Mike Feeley, Director of Metro Vancouver Electoral Area A**

Mike Feeley is reporting as an alternate to Justin LeBlanc who resigned his from this position. Mike will report to us until the election of a new representative.

Please see report

Also discussed is that a large portion of unwanted clothing is donated, much of it still ends up in the garbage. In Metro Vancouver, textiles is one of the fastest-growing waste categories, accounting for five percent of total garbage produced in the region annually.

Please visit this website for reducing, repairing and re-using our clothing  
[Clothes aren't garbage](#)

Locating a drop-off location is done using the general recycling page  
[Metro Vancouver Recycles](#)

## 6. Manager's Report

- Development permits – no permits issued since last report.
- Advisory Design Panel architect nomination:
  - Mr. Paul Zhang, Architect, completed his service on the Advisory Design Panel.
  - Seeking motion to accept Mr. James Huemoeller, Architect AIBC, as a Professional Member.
- Area D Plan:
  - Want to encourage participation in the survey at [www.AreaDPlan.ca](http://www.AreaDPlan.ca) open until March 31<sup>st</sup>.
  - Phase 2 consultation events completed. Good turn out at the last couple of events.
  - Phase 2A engagement summary report is on the website. Phase 2B report will be posted in the summer.
- Community Centre Committee participated in the first workshop with the UEL's consultant, RC Strategies (Brian Johnston) on March 19<sup>th</sup>.
  - Next CAC committee workshop has been scheduled for April 4<sup>th</sup>.
- Construction update
  - Acadia Road / Area D – Notification of default was issued, contractor has declared bankruptcy, performance bond has been called. Project is delayed but will be completed. Residents in the area will be notified once the work schedule has been updated.
  - Rain gardens plumbing is underway. Concrete work pending. Soil placement, then rocks and plants expect within the next couple weeks. Western Parkway one may be delayed due to traffic diversion currently underway.
  - Wesbrook Mall project led by UBC is progressing. There may be some disruption to UEL residents with driveways on Wesbrook in April. They will be provided with advanced notice.

- Met with Budget Committee on March 15<sup>th</sup>. Seeking a recommendation from CAC w.r.t to the budget and confirmation of CAC's budget ask.
- Highlights of the budget:
  - Salary increase from last year reflects one additional staff and union negotiated increases.
  - Water and sewer costs from MetroVancouver rise to compensate for infrastructure upgrades and operational costs.
  - Operating equipment includes for a garbage truck that was not purchase in the current year (moved forward).
  - CAC budget is set at \$30,000 (\$15,000 pending for current fiscal).
  - A new line, amortization, is for repayment of large infrastructure projects over lifespan (40 years), such new Acadia sewers and in future Wesbrook upgrades and potentially slope stability mitigation.
  - Infrastructure maintenance projects (annual work) moving back up to 2017/2018 values. Includes PRVs in Area B, further work on sewer separation and improvement to water in Area D and lower Area B.
  - On the revenue side, building permit fees are expected to temporarily increase this coming year and likely next year. Water fees increase in relation to costs. Draw down of reserve is planned at \$300,000, basically for the garbage truck. The difference is made up from property taxes which will increase by \$300,000.
  - Addendum: Motion by Mojan Nozari, Seconded by Judie Glick

## 7. Appointment of Advisory Design Panel Professional member

The Community Advisory Council appoints Mr. James Huemoeller, Architect AIBC, as a Professional Member to the Advisory Design Panel.

Motion by Mojan Nozari, Seconded by Judie Glick

## 8. Committee Reports

- Budget Committee
  - Chair: Mojan Nazari,  
Claire Huxtable and Kaity Arsoniadis Stein
    - **Action Item: Insurance due April 10, 2019**
- Communication Committee
  - Chair: Judie Glick,  
Lynne Pomfret
    - **Action Items: Advertise Election on CAC website**
    - **Election items from Judie and Mike? We will publish the announcement of the Electoral Area A Election to be our representative with the Metro Vancouver regional District on our website**
    - **Group photo April 15, 2019**
- Governance Committee

- Chair: Michael Karton  
Mojan Nazari and Kaity Arsoniadis Stein
  - **Action Items: No feedback from Minister, write a letter from the CAC**
- Community Committee
  - Chair: Mojan Nazari  
Michael Karton, Claire Huxtable and Judie Glick
    - **Action Items: Finding out what is the vision for the UEL Community Centre, what would the CAC like to see modified.**
    - **Attend the April 4, 2019 meeting**

## 9. New Business

### 10. Questions from the public

- The public is concerned about being able to afford the Community Centre.
- Will taxes be used to pay deficit ?
- Is there an opportunity to delay the opening of the Community Centre, if necessary because of the taxes?
- What are the tax implications?
- Has anyone done due diligence for the tax costs to the community?
- The liability disappeared for developer and went to the taxpayer
- Where is the business plan

The building of the C.C. was delayed and it is tied to phase 2 (sequence and funding)  
 The developer can fast track it if they want to  
 The CAC and UEL Manager are working on it  
 UEL bearing the costs

### 11. Setting the Next Meeting

- **Monday April 15, 2019 at 6 pm**

### 12. Adjournment 7:30 pm

#### Action Items:

1. **Insurance due April 10, 2019**
2. **Advertise Election on CAC website**
3. **No feedback from Minister, write a letter from the CAC**
4. **Finding out what is the vision for the UEL Community Centre, what would the CAC like to see modified.**
5. **Attend the April 4, 2019 meeting**