

University Endowment Lands
Minutes from the
Community Advisory Council Meeting
Monday October 21, 2019
Community Amenity Space Suite 300 - 5755 Dalhousie Rd

CAC Members present:

Kaity Stein, Area A
Claire Huxtable, Area D
Mojan Nozari, Area D
Lynne Pomfret, Area A
Judie Glick, Area C
Michael Karton, Area B

Regrets: Dan Johnstone, Area B

Administrative Assistant: Dianne Owen
UEL Staff: Jonn Braman - UEL Manger

1. Call the meeting to order

A quorum being present, the meeting of the Community Advisory Council was convened at 6:05 pm. Dianne Owen acted as Administrative Assistant of the meeting and Kaity Arsoniadis-Stein chaired the meeting.

2. Approval of the Agenda

The agenda was approved by the council
Motion by Lynne Pomfret, Seconded by Claire Huxtable

3. Approval of the minutes dated September 16, 2019

Upon motion duly made and accepted, it was resolved that:
The minutes of the council meeting held on September 16, 2019, be approved as presented.
Motion by Michael Karton, Seconded by Claire Huxtable

4. Delegations

Jen McCutchen, Director - Elect Metro Vancouver Electoral Area A

- Jen talked about Transport 2050 and a public consultation in the spring.
- Perhaps going with light rail or greener options.
- Translink could come to a CAC meeting in the future.
- Please read Jen's attached Director's Update for more information

5. CAC Correspondence: \$19,659.38 as of October 7, 2019

6. Actions from last meeting:

a. Invite David Eby to the December 2019 CAC public meeting

David Eby will be attending the December 16, 2019 public meeting

b. Look into cheaper delivery alternatives for the newsletter

- The CAC is looking into volunteers to hand deliver newsletter
- Need a deadline for the January newsletter
 - Considering late January

7. Issues for CAC Discussion:

a. Photo with David Eby in Newsletter

- The photo in the newsletter upset several residents
- Council will review the newsletter before it goes out.
Motion by Michael Karton, Seconded by Mojan Nozari

Action: Council to review the newsletter before it goes out

b. School Tax

- Increasing property and school tax will be an ongoing agenda item
- Look at BC Assessment for individual taxes
 - How to approach it, as a cap or in moderation and that this tax applies to 2% of the population
 - Taxes more than doubled for some residents

Action: CAC to draft a letter

c. Letter for Police resources

- More resources through the RCMP
- Noise by-law
 - Broad based ticketing authority or narrow ticketing authority for noise in the summer
 - See Minister Robinson
- The letter sent made some headway
- They are considering increasing the RCMP local resources
- CAC is still pushing the issue
- UNA and UEL should work together
- UBC should help pay for the increase
- UBC has a population of 60,000
 - What about campus security
 - They will not take care of the noise
 - They will confirm there is a problem, but not deal with it directly

Action: Share letters with Jen McCutchen and post on CAC website

d. Results of meeting with David Eby

- CAC met with David Eby on Friday, Oct 18th
- The CAC should make a list of 5 priorities for the next twelve months and communicate it the UEL, Eby and Min. Robinson
- Lelem community centre funding - moving forward within the Ministry
- The CAC would like a written indication that the UEL/MMAH is addressing the community centre funding gap to ensure no incremental tax revenue will be required from existing residents
- The CAC just received the UEL report date August 7, 2019 The community is concerned that if the real estate market slows and the lelem

build-out takes longer than expected the community centre funding gap will last longer, Jonn has started discussions with Lelərın

- Why was allowing the space to be rented out not in the report? The consultant did not believe that was a viable option
- The community remains concerned about community centre costs be in the early years
- Can the UEL walk away from the community centre and leave it to Lelərın to run?
- Lelərın will contribute more in the future but until then how will the gap be met.
- Could the UEL have an answer before they start digging
- Why can't it be a green space for now and then build it in the future when Lelərın is a full capacity for residents?
- The solution for the funding gap need to be open ended
- Email from a concerned neighbour was read

e.Character of single family home area

- Judie to look into compiling a list of historically significant homes in the UEL
- On the subject of homes rented to bad neighbours:
- Tackle problem homes first
- The UEL by-laws do not allow rentals to students and yet some properties listed on MLS indicate the homes would be suitable for rentals for students.

f. Area A representation

- Thank you to Kaity Stein for her service and contributions to the CAC,
- The decision for the new Area A rep will be made at the November 15, 2019 meeting

Action: Claire to draft an email for Dianne to send out to the UEL neighbours for Area A rep.

8. Manager's Report appended to the Minutes

9.. Committee Reports

- Budget Committee
 - Chair: Mojan Nozari,
Claire Huxtable and Kaity Arsoniadis Stein
 - Nothing to report
- Communication Committee
 - Chair: Judie Glick,
Lynne Pomfret
 1. Deadline for next Newsletter, late January
 2. Need photos for Newsletter
- Governance Committee
 - Chair: Michael Karton
Kaity Arsoniadis Stein
 1. Cc letter to Jonn on thoughts and feedbacks

- Community Committee
 - Chair: Mojan Nozari
Michael Karton, Claire Huxtable, Judie Glick and Kaity Stein

9. Old Business

- a. Community Letter regarding inadequate community police resources was distributed.
 - i. This was done
- b. Irish Consulate is meeting with Jonn this week
 - i. The Irish Consulate was interested and wants to try introductory sessions
 - ii. they cannot rescind the students visas and only a few of the students are a problem
 - iii. The RCMP will come out when available
 - iv. The consulate will give their support
 - v. We should expect more people to come next year
 - vi. If nothing criminal was done their visas cannot be tagged
 - vii. Monitor the facebook page for parties and give the RCMP a heads up
- c. Need for bylaw enforcement measures for excessive noise, property appearance, and parking. Concern that the neighbourhood is losing its single family character with increasing student rooming houses.
 - i. Covered above in the minutes
- d. Kaity Arsoniadis Stein is resigning as of November
 - i. We need an Area A Rep
 1. Covered in the minutes above

10. New Business

Christmas Party date and time

It was decided to hold the party on Thursday December 19, 2019, time to be determined.

11. Questions from the public

- Regarding the consultant's report on the Lelemin community centre:
- asked about assumptions around the market
- no assessment of others areas involved in other clubs
- financial assumptions, no time sensitivity
- front end cost before the doors open
- 5 year operating deficit
- Consultant's report was programme heavy, finance light

11. Setting the Next Meeting

- **Monday November 18, 2019 at 6 pm**

12. Adjournment 8:17 pm

Manager's Report - Oct. 21, 2019 CAC Meeting

Development Permits:

- DP # 9/18 was issued for 4751 Chancellor Boulevard

Construction Update:

- Acadia North sewer project is largely complete with paving and curbs now installed. The contractor has been instructed on deficiencies, including clean up and landscaping and will be working on them as weather permits.
- Wesbrook Phase 1 (UBC) road works are now complete. The remaining signage and off road work is underway this month.
- Wesbrook Phase 2 from U Blvd south to Agronomy (both sides) is being planned. Work will commence in the spring for Sept 2020 completion.
- Two large Pressure Reducing Valves (PRVs) will be installed in Area B. The work is tendered and is expected to be completed in December. Residences serviced by water lines below these new PRVs will be notified in advance and will need to get their household PRV (usually located where the water service enters the house) and sprinkler systems checked by their plumber or technician.
- The Dalhousie water line replacement will be tendered shortly. The work involved replacing the water line on Dalhousie from Allison to University Boulevard and will be done this winter (timing TBD).
- NW Marine water services to houses in the lowest section are being replaced to help address water quality in that area. The water main service is being rerouted.

UEL Community Centre:

- RC Strategies / PERC completed the report developing a model and recommendations for the operation, management and governance of the new community centre. This work included a number of CAC workshops and recommendations. The report has now been provided to the CAC.
- The UEL Administration will be evaluating, and where needed, conducting further investigation on those recommendations, with the goal of being ready for the new facility once it is completed, fitted out, and turned over – approximately three years from now.
- The Ministry understands the CACs concern that the operation of the new facility could impact existing resident's property taxes during the build out of Ielə̀m and before sufficient membership fees, rental and other income is realised. This will be a primary focus of the UEL Administration going forward.

Charging station:

- BC Hydro has been contacted regarding fast chargers. There are rebates available for home and work chargers (level 2).
- It is likely such stations will need to be purchased, installed and electricity paid by the UEL, with subsequent rebates for the hardware.
- The recently DP approval of 2225 Acadia included provisions for charging stations. The Ielə̀m development has zoning requirements for stations.
- The UEL will look into the Coal Harbour charging stations and the methods of payment.

Water System:

- The UEL has new water billing software and upgraded technology. The first bills on the new system were sent out early this month. The next billing cycle is the end of December. Please let the UEL office know of any glitches or potential improvements.
- The new technology allows us to more closely monitor water use and leaks. This can reduce loss and enable better conservation practices, including the ability to implement tiered water pricing. We'll bring some analysis to the CAC in the future for discussion.
- Water lines are a significant assets in the UEL with several notable improvements in recent years including line replacements on Tasmania/Chancellor, University Boulevard, Western Parkway, Acadia, Northwest Marine and shortly on Dalhousie. Most of these have significantly reduced leakage and/or improved water quality aesthetics.

Slope Stability:

- The inter-agency group looking into the slope stability on NW Marine has asked the consultants to expand the report in a couple of different areas, consequently it is not yet complete.
- The UEL also commissioned AECOM (UEL's engineering consultants) to do an analysis of the groundwater and soils in Area B, upslope of the ravines, subsequent to the monitoring well installation last summer. They will provide a report that can be used by property owners for geo-tech work should they wish to redevelop, particularly below Newton Wynd. That report will be available shortly.
- A summary of this work, which is quite technical in nature, will be presented to the CAC in the future (date TBD).
- The UEL is also working with AECOM on recommendations related to land use, such as development limits, irrigation, permeable surface treatment, where they might impact the downslope erosion/subsidence. That work is still underway.