

**University Endowment Lands
Minutes from the
COMMUNITY ADVISORY COUNCIL MEETING
Monday, December 19, 2016**

Minutes from the meeting of the University Endowment Lands (UEL) Community Advisory Council (CAC), held at **6:00 pm on Monday, December 19, 2016** 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
Mojan Nozari, Area D
Justin LeBlanc, Area D
Hong Chen, Area D

CAC Members Regret:

Jaymie Ho, Area B, Vice-President

UEL Staff Present:

Jonn Braman, Manager

1.0 Call to Order at 6:01 pm

1.1 Open Public Session

2.0 Approval of Agenda

Moved, Seconded and Carried.

- The agenda is approved as presented.
- Two additional items are added to the agenda:
 - Under Section 4 “Delegations”: “4.2 – Maria Harris”
 - Under Section 9 “New Business”: “9.1 – Information for Emergency Contact” by Pete McConnell

3.0 Approval of November 2016 CAC Meeting Minutes

Moved, Seconded and Carried

- The minutes of the Community Advisory Council regular meeting of November 21, 2016, is approved as presented.

4.0 **Delegations**

4.1 **Doug Avis**, *Vice President of Musqueam Capital Corporation*; and **Bruno Thielmann**, *Redefine Development Co.*

- **Update on Block F**

- As the rezoning of Block F has been approved, the first phase of the project will begin in late January/early February. Acadia Road will be closed down in portions for sanitary sewer work in the summer (from June to August) during off-school season. The construction of road and service will begin roughly in April. The University Boulevard will also be worked on in this phase, and will most likely take place around May/June. The park area will require selective clearing, which should be taking place soon. A new trail alignment will be established, while leaving the old one so that people can continue to use the trail.
- Development partner for the building has not yet been selected yet. The UEL CAC will be consulted with on the design of the community centre. A small working group will be formed for more consultation work.

- **Questions from the CAC**

- *Will the trees taken down for the selective clearing be used in the community centre or playground?*
 - Certain species of trees will be used for the First Nations Longhouse (e.g. Cedar), while others will be kept on-site for park benches or wood debris. The goal is to repurpose as much as possible. For example, chipper will be used to chip down trees for rodent control and debris will be gathered up.
- *How will the trees be removed from the site?*
 - The trees will be pulled out, cut to usable length and stored off-site. The trees along University Boulevard will be replaced; the trees on Acadia will also be taken down.
- *How will the invasive species in the area be removed?*
 - We will try to save as much of the natural species as we can, but a labor force will be hired for the removal work.
- *What will be the route of the service vehicles during the clearing?*
 - Primarily on Acadia – this will be done prior to Acadia being rebuilt.
- *How will the dust caused by the construction work be controlled?*

- Most of the work will be done during the summer and water will be used to flush the dust as required.
- *Will there be more buffer space between the townhouses and the west side?*
 - The by-law/design guidelines has specific set-backs and instructions on how to treat the buffer area.
- *Will there be a disconnection to the south section?*
 - There will be temporary closures while construction takes place. The road will be kept open to the extent that it can and the construction work will be kept as short as possible and will take place at a time of the year where there is the least impact on school.

4.2 Maria Harris, Electoral Area A Director, Metro Vancouver

- There will not be an EEA report in January due to the holiday season in December. The next report will be published in February.
- There are two upcoming events in the Pacific Spirit Regional Park:
 - Conifer Walk – January 21 (Pacific Spirit Regional Park)
 - Get to know the common conifers in the temperate rainforest of Pacific Spirit Regional Park. (\$8 per adult, \$4.25 per youth/adult 65+)
 - Family Day Campfire – February 13 (Pacific Spirit Regional Park)
 - Drop by for a cozy campfire and learn about plants and animals through story and song. (Free event)

5.0 CAC Correspondence

5.1 CAC Bank Statement for the period ending November 31, 2016

- That the bank statements for the period ending November 31, 2016, was not available this month and will be announced in next month's meeting.

6.0 Next Meeting – Monday, January, 16, 2017

- Monday, January 16 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

- Donna is not able to join the meeting tonight and therefore cannot report on the new development permits.

7.2 Westbrook Mall Update

- There are no new updates.

7.3 **Block F Update**

- See above presentation by Doug Avis and Bruno Thielman.

8.0 **Old Business**

8.1 **Wesbrook Crescent Hedge**

- Some of the residents of Wesbrook Crescent have retained a lawyer in an effort to protect the hedge.
- As many residents of Wesbrook Crescent are very concerned about the possibility of the hedge on the western side of Wesbrook Crescent being removed, moved or somehow altered, Dave presented a motion at the meeting:

WHEREAS the Official Community Plan of the University Endowment Lands protects the Green Zone of the UEL including the Wesbrook Hedge, the Western Parkway Greenbelt, and Jim Everett Memorial Park;

AND WHEREAS the Management of the UEL has indicated the possibility that the Wesbrook Hedge be removed or varied as explained in his report to the CAC on October 17, 2016;

Be it resolved:

1. The Community Advisory Council is committed to the protection of the Green Zone, including the Wesbrook Hedge, as set out in 6.2 of the Official Community Plan.
 2. The Community Advisory Council opposes any change or variation of the Green Zone, including the Wesbrook Hedge.
- Justin raised his concerns about the second part of the motion and thought there should be some flexibility to unforeseen changes that may occur in the future.
 - Dave explained that the motion is a reiteration of the fact that the CAC is committed to the protection of all the green zones in the UEL – including the Wesbrook Hedge and other areas in the neighbourhood. He stressed that further motions could be made if the CAC wanted and that this motion was design to attempt to protect the hedge for the moment.
- **Motion Raised by Community Advisory Council:**
Moved, Seconded and Carried
 - Vote result was 5 in favour and 1 opposed.

8.2 **UEL Governance Online Survey**

- As mentioned in the last meeting, the government has decided to put out a 9 fact sheets to the community, which will take place around early January. The fact sheets will be on the history of the UEL and how it is governed, and each fact sheet will be about 3-5 pages. A small working group was formed (which included some members of the CAC) to review the fact sheets. As a result, a letter was sent to the Ministry, containing a list of errors in the fact sheets and concerns regarding the online survey process.

8.3 **Construction Site Safety**

- In November's CAC meeting, Dave raised his concerns about the improper placement of construction fences, which has been an ongoing hazard for residents and pedestrians for many years. In the meeting, residents also spoke up and shared their stories about falling over the feet of the fences. In this meeting, Dave followed up to see whether the issue has been addressed by the UEL office.
- Manager Braman response was that on-site inspections were made and that the UEL will continue to deliver construction standards consistent with Metro Vancouver and elsewhere. The construction feet will remain on the sidewalks.
- As the Manager refused to take additional action, Dave raised a motion to write a letter regarding the matter of safety to the Ministry. The motion was moved, seconded and carried unanimously.

8.4 **Integrated Storm Water Management Update**

- Pete has reviewed the draft ISMP for the UEL and asks when the final version will be ready. Manager Braman replies that it will be brought forward in phase II of the study.

8.5 **2014 and 2015 Drinking Water Reports Update**

- After Pete has raised his concerns about the inaccuracies and inconsistencies found in the 2014 and 2015 Drinking Water Reports by AECOM, Dave have also reviewed the report data and statistics. Dave, too, have found issues with the reports (e.g. incorrect average calculations) and is concerned about the quality of the reports by AECOM.

9.0 **New Business**

9.1 **Information for Emergency Contact**

- In a recent water leak incident on 7th Avenue, the neighbours walking by who saw water pouring from the house were unable to reach the UEL office or find the emergency number for the UEL. Eventually, the fire department was involved to resolve the issue. Pete asked if events such as this were to occur

again, what the emergency contact number in the UEL is and wondered if the information can be made more readily available to the residents.

- Manager Braman answered that the UEL office number (604-660-1808) is the best number to reach.

10.0 Questions from the Public to the CAC

10.1 Maria Harris, EEA Director

- Regarding the CAC letter about construction safety sites, Maria commented that she would like the letter to include 1.) The depth of single family lots is such that there is easily enough room for the construction fencing to be placed entirely on the resident's property. and 2.) That the by-law states any hedge or fence has certain setbacks and that there are no reasons why the construction fences should not have the same setback and 3.) When there are feet on the sidewalk they are covered with safety pads.

10.2 Michael Goldberger, UEL Resident

- Mr. Michael Goldberger pointed out that the Wesbrook hedge is a barrier against contamination and that it is in very good condition. He opposes the idea of removing the hedge to replace it with a wall.

11.0 Annual General Meeting

11.1 Election of CAC Executive

Moved, seconded and carried.

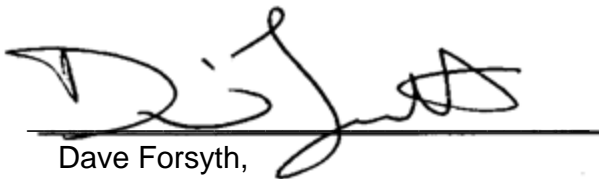
- That Dave Forsyth continue as President, Jaymie Ho continue as Vice-President and Pete McConnell continue as Secretary-Treasurer until the next election.

11.2 2017 CAC Meetings Proposed Dates and Times

- 2017 meetings will remain on every third Monday of the month, starting time will be 6:00pm.

12.0 Adjournment

The meeting adjourned at 7:12 pm.



Dave Forsyth,
President,
Community Advisory Council