

University Endowment Lands
Minutes from the
Community Advisory Council Meeting
Tuesday February 18, 2020
Community Amenity Space Suite 300 - 5755 Dalhousie Rd

CAC Members present:

Claire Huxtable, Area D
Mojan Nozari, Area D
Judie Glick, Area C
Lynne Pomfret, Area A
Vanessa Young, Area A

Regrets: Dan Johnstone, Area D

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 6:03 pm. Dianne Owen acted as Administrative Assistant of the meeting and Claire Huxtable chaired the meeting.

- Claire asked the public to hold questions until the New Business portion of the meeting
- Also would like neighbours to know that she works during the day and can't always reply to emails immediately and asks for patience

2. Approval of the Agenda

The agenda was approved by the council
Motion by Mojan Nozari, Seconded by Judie Glick

3. Approval of the minutes dated January 20, 2020

Upon motion duly made and accepted, it was resolved that:
The minutes of the council meeting held on January 20, 2020, be approved as presented.
Motion by Lynne Pomfret, seconded by Vanessa Young

4. Delegations

4.1 Staff Sgt Chuck Lan, RCMP

- Sgt Lan could not make it to the meeting today but will try for the CAC March 9, 2020 meeting.
- Sgt. Lan will be sharing the Statistical Crime Summary for the UEL

4.2 Jen McCutchen, Director - Elect Metro Vancouver Electoral Area A

- Jen would like to thank those of you who made it to the first Engagement meeting that was held on Thursday Jan 23 at 6:30 at the Wesbrook Community Centre
- **The next Engagement session will be on Wednesday April 15 from 6:00 - 8:00 p.m.** on the topic of affordable housing and its links to transportation.
- The subsequent session will be in June (date TBC) and will focus on the SkyTrain Extension to UBC.
- Jen will not be at the March 9, 2020 meeting
 - Questions for Jen
 - Q. Any news on the erosion study that has been undertaken in the UEL?
 - A. Jen did not know when the results of the study would be available; work will eventually have to be done to deal with erosion; the erosion near Locarno Beach is a different issue and handled by Parks and may result in a trail closure

Please read Jen's Director's Update for more information

Jen is always happy to discuss or elaborate on the issues covered in any of the EAA Director's updates or any other relevant suggestions or concerns you may have. Please don't hesitate to reach out to Jen at this email address (areajen@gmail.com).

5. CAC Correspondence:

1. Bank balance was \$13,361.59 as of February 3, 2020
2. The tax assessment from the 2018-2019 year was received - the CAC does not owe anything to the CRA

6. Actions from last meeting:

1. **Action:** David Eby invited to come to February 18, 2020 meeting if he can
 - a. David could not make it to tonight's meeting
2. **Action:** CAC priorities for the next twelve months are already on the CAC website, but will also be posted on the website's front page
 - a. This has been done
3. **Action:** Claire write a letter for CAC to approve in response to letter from Ministry of Finance
 - a. Letter was circulated to Council and then sent to Min Finance
4. **Action:** CAC response to Area D Neighbourhood Plan Appended to the minutes
 - a. This has been given to Jonn
5. **Action:** Claire to write a letter to Tom Johnston at Cressey from CAC requesting action on trees in front of Marketplace
 - a. No feedback from Tom
 - b. **New Action:** Claire to follow up with Jonn
6. **Action:** Send out another email for Area B rep for the CAC and ADP
 - a. This has been done

7. **Action:** Judie: Production and delivery assignment of current newsletter by the end of February
 - a. Will circulate a draft of the next newsletter and provide copies for distribution by CAC members to homes in their areas
8. **Action:** Claire will meet with Min. Robinson on Feb 6th, will raise the Wesbrook Crescent tree issue with the Minister as well as other CAC priorities; explore the possibility of an independent assessment
 - a. Discussion of next twelve month CAC priorities
 - b. Discussion of Wesbrook Crescent trees
 - c. Discussion of Area D Plan and housing priorities

Report on meeting with Minister Robinson:

- Minister Robinson is interested in the welfare of the residents of the UEL and and cares about community issues
- Notes from the meeting are appended to the meeting

7. Manager's Report appended to the Minutes

7.1 Motion: That the Community Advisory Council appoints Ms. Sherri Han, Architect AIBC and Ms. Sanaz Mani, Architect, AIBC, as Professional Members to the Advisory Design Panel. Motion by Judie Glick, Seconded by Claire Huxtable

CAC asked about follow-up on potential electric car charging stations:

- The UEL is on the list to receive charging stations
- The UEL office also has certain areas in mind for changing stations
- Timing and payment systems will depend on BC Hydro
- If the charging stations is private, it can be a pay-as-you-charge
- UEL will set them up when they get the funding
- UEL will update the CAC when they have been contacted by BC Hydro
- CAC commented that stations at the Community Centre and private building would also be desirable

CAC asked about the Urban Forest plan and development of Community Gardens

- The UEL office is digitizing their tree inventory
- The UEL bring this before the CAC later this year
- A landscape architect will help with the design of the community gardens

8. Committee Reports and new members

Margaret Stuart would like to step in for Area B representative, CAC

- Marg has advocated for the whole community and not for developers
- She has a long history of involvement in the community
- Please see her profile on the website

Dr Ilan Vertinsky would like to step in for Area B representative, ADP

- Ilan was not able to attend the meeting but had sent a statement which was read
- Ilan indicated he would like to try to recapture the UEL's unique charm while facilitating its adaptation to a rapidly changing environment.

All were in favour for Margaret Stuart

All were in favour for Ilan Vertinsky

New Action: Claire to send names and contact information to Jonn Braman

- Budget Committee
 - Chair: Mojan Nozari,
Claire Huxtable

Draft budget was distributed to CAC members and discussed

1. \$20,000 grant request made for the 2020-2021 year
2. Do we want to video the meeting?

New Action: Vanessa to assess cost/set up requirements

3. The budget will be finalized at the next meeting
4. Priorities for the year to come were discussed:
 - a. Resolving the Community Centre funding gap
 - b. The noise by-law priority was changed to finding means to dealing with problem properties
 - c. We will continue to prioritize increasing RCMP resources
 - d. We will continue to work on the School tax

- Communication Committee
 - Chair: Judie Glick,
Lynne Pomfret
 - 1. Judie would like to partner with the Campus Resident and for the CAC newsletter to look more like a newspaper
 - 2. Suggestion to put the CAC Priority List in the newsletter
 - 3. Lynne wrote a very nice article about Michael Karton for the newsletter
 - 4. Delivery of next newsletter will be in March and hand delivered by all council members - all agreed
 - 5. Council to approve draft before it goes to the printer
 - 6. Perhaps the community would be interested in an app called 'Next door' to stay in communication better with each other and the CAC

New Action: Judie: Production and delivery assignment of current newsletter by the end of February

- Governance Committee
 - Chair: Claire Huxtable
Vanessa Young
- Community Committee
 - Chair: Mojan Nozari

9. Old Business

10. New Business

- Trees - already discussed it
- By- laws
 - Focus on preserving rental stock, info to send around
 - **New Action:** Vanessa to send around an article
- Single family homes can be rented to a family
- A family can rent and have up to 2 borders
 - Jonn to reiterate border restrictions in in the next UEL Newsletter
- If UEL residents can talk to occupants of problem properties and determine if they are unrelated renters
- If they are uncomfortable talking to the occupants, the RCMP has offered to talk to occupants of problem properties
- A resident highlighted a Church/Cult with and address on Newton Wynd
 - RCMP are watching the comings and goings
 - It has been included in Block Watch communication
 - Reminder to document anything suspicious and report to the RCMP

11. Questions from the public

- Would the CAC consider a Twitter account or Facebook page?
- Yes, but we would also need to maintain the paper copy newsletter because not all residents use websites/phone apps
- Resident indicated she throws out mail from the UEL
- **New Action:** Judie/Council will look into setting up a Facebook page/Twitter account for community information
- Can the community contribute to the newsletter?
 - Of course
- What bylaws might come up for review this year?
 - Some bylaws are expected to come forward, but there are no firm dates or specific bylaws at this time; the Minister will need bring them forward
- Is there a way to get the By-Laws out to the public?
 - Through the CAC
- Will the Lutheran properties (Area A) be included in Area D as part of the Area D plan?
 - No - it will not be included in a different area as a result of the Area D Plan
 - Future land use will be designated, but not re-zoned
 - Feedback has been closed and sent to the Minister
- “No noise on Sunday” is a By-Law; a reminder can it be put in the newsletter
- **New Action:** Judie to include reminder in newsletter
- Construction has continued after hours in some cases

- If concerns are passed to the UEL office in a timely manner, they can talk to construct site managers
- The Westbrook Crescent trees: Community members reiterated their desire to see these trees protected
 - The Minister is aware of community concerns around the trees
 - The Minister indicated she understood the conflict of interest with Davey engaged to both assess the trees and perform the work
 - Had indicated willingness to see an independent, third party certified arborist assess the trees
 - Because of the legal action, the line of communication the CAC had with the Minister's office has been closed
 - 15 residents signed a letter from a lawyer requiring Jonn to deliver a plan for the trees by Thurs Feb 20
 - Acknowledge the community concerns over the trees on crescent
Motion: The CAC supports residents' desire for an independent third party risk assessment of the Westbrook trees.
 Motion by Mojan Nozari Seconded by Vanessa Young
- A resident had Bartlett Tree Services do an assessment, tree by tree, on the 75 Westbrook Crescent trees and found 6 that were questionable.
 - The assessment indicated the trees are worth \$850,000
 - Smith Trees say that all of them are fine
 - Resident will consult lawyer on whether to share assessment with Minister or post to website
 - CAC willing to post the assessment on the website, if the resident releases it

12. Setting the Next Meeting

- **Monday March 9, 2020 at 6 pm**

13. Adjournment 7:34 pm

Meeting with CAC and Minister Robinson Feb 6th 2020

Joining by phone: Jen McCutcheon, Electoral Area A representative
Dulcy Anderson, Constituency Assistant for David Eby, Point Grey MLA
Other UEL and Ministry staff

Agenda + Notes (notes from the meeting have been bolded)

1. CAC Priorities – as listed in letter from CAC Nov 19 2019:
 - a. Community Centre funding gap – timing for solution?
 - i. **We can expect to hear back on this in Autumn 2021 at the latest**
 - b. Noise bylaw enforcement provisions – urgent
 - i. **Minister was presented with three letters from community members who live next to a problem property**
 - ii. **Minister voiced concern that fines are not effective and cannot be tied back to property title**
 - iii. **Acknowledged that this is an important concern and there is a need to find solutions**
 - iv. **Committed to backing up MLA request to PSSG for increased resources. The Minister's office is drafting a letter regarding service levels in the UEL.**
 - c. Broader bylaw enforcement provisions
 - i. **This will develop over time**
 - d. Governance study
 - i. **Awarded to Urban Systems. Initial introductory email has been sent from CAC**
 - ii. **Vanessa Young will manage communication between Urban Systems and the CAC**
 - e. Efforts to increased RCMP resources in the UEL – support where appropriate
 - i. **Min Robinson offer to write a letter in support of increased RCMP resources**
 - f. School tax –

- i. Letters written to date were highlighted as well as the disproportionate burden on the community; efforts to roll back/modify the School tax will continue**
- 2. Trees along Wesbrook Crescent:
 - a. Need for an independent (ie. not engaged to perform any tree removal), third-party assessment by a professional arborist
 - b. Emphasis on preservation
 - i. Minister understood the conflict of interest with Davey**
 - ii. The Minister's office is unable to provide further updates given legal action**
- 3. Area D Plan:
 - a. Lutheran/Pentecostal/Mennonite site – community feedback and options
 - b. Incentives for purpose-built rental in Area D - options
 - c. Need to upgrade existing zoning in tandem with Area D Plan
 - i. Minister received and acknowledged petition from residents as well as strong opposition of community to a 6-8 storey residence on the site**
 - ii. Minister agreed that Area D development should preserve existing rental**
- 4. Dates for future updates
 - i. Quarterly update call schedule established with Ministry staff**
 - ii. First call expected to be on April 28th**

Manager's report Feb 18 CAC mtg

No development permits issued since last meeting.

Construction updates:

- Area B Pressure Reducing Valve boxes installation: mobilization is expected shortly (possibly this week) with excavation in early March. Update notices will be provided to affected homes in Area B.
- Area C sanitary force main repairs have been completed. Landscape repairs at the pump station will follow once the weather is more cooperative.
- Area D Dalhousie water main replacement is complete. Curb and sidewalk repairs are planned this week with pavement dependent on weather but likely before the end of March.
- Area B lower water main (along lower Acadia and NW Marine) repairs are planned in March.