

University Endowment Lands
Minutes from the
Community Advisory Council Meeting
Tuesday, May 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
Judie Glick, Area C
Lynne Pomfret, Area A

Regrets: Michael Karton, Area B
Dan Johnstone, Area D

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

Public: Dave Forsyth Area A
Maria Harris Area A
Jen McCutcheon UNA Hawthorn
Linda Leonard Area A
Kate Levi Area A

1. Call the meeting to order

A quorum being present, the meeting of the Community Advisory Council was convened at 6:07 pm. Dianne Owen acted at Administrative Assistant of the meeting.

2. Approval of the Agenda

The agenda was approved by the council
Motion by Lynne Pomfret, Seconded by Mojan Nozari

3. Approval of the minutes dated April 15, 2019

Upon motion duly made and accepted, it was resolved that:
The minutes of the council meeting held on April 15, 2019, be approved as presented.
Motion by Claire Huxtable, Seconded by Lynne Pomfret

4. CAC Correspondence:

CAC Bank Statement as of May 21, 2019 was \$11,653.02

5. Delegations

5.1 Mike Feeley, Director of Metro Vancouver Electoral Area A

Please see report

5.2 Tom Johnston of Cressey

- Came to talk to council about changes Cressey is making to garbage collection in the Marketplace.
- A new waste contractor Waste Management starts in June
- They will be working with small food vendors to reduce the trash
- They will be adding additional bins for trash and recycling.
- Tom Johnston and Jonn Braman will be working together
- Cressey will take care of muddy Blvd, but want to do something that is consistent with the vision
- Property owners are to maintain the lawn space on either side of the sidewalk in front of their homes
- Tom to come back to the CAC with some suggestions

Action Item: Farshad and Cressey to sit and talk

5.3 Jen McCutcheon running for Electoral Area A Director

- Jen is interested in waste management, waste water and transit
- Jen is from BC and went to UBC
- There are five candidates running this time

6. Manager's Report

- Development Permit #15/17 was issued for 1837 Allison Road.
- Acadia Road north construction: negotiations for a new contractor are proceeding well. Residents will be notified of an updated schedule to complete the work once the new contractor is on site. The default of the prior contractor is unfortunate and highly inconvenient to the neighbours, however the contract provisions are robust and ensure the project will be completed safely and within budget.
- Wesbrook Mall project continues, with work beginning on the UEL portion of University Boulevard. As stated before the goal is to complete this phase by September. The detour remains in place for now. Once the road is complete traffic flow is expected to return to normal.
- The groundskeeping crew is ramping up for the spring / summer. New summer auxiliaries have been hired and we are looking for at least one more. Resumes can be dropped off at the UEL office.
- The water crew has begun the annual water main flushing. This will progress through the neighbourhoods. Notifications will be delivered a few days in advance. While flushing is underway, homes in that neighbourhood may experience some sediment in the water. This can be improved by running the water at each tap in the home. The water is safe to drink.
- The electrical contractor is repairing street lights and upgrading more of them to LED. This year we expect to have between 2/3 and 3/4 of them converted and, in addition to lower maintenance costs, expect the power bill to reduce substantially, especially in the winter months (long nights).

7. Committee Reports

- Budget Committee

- Chair: Mojan Nozari,
Claire Huxtable and Kaity Arsoniadis Stein

1. Motion: That the Community Advisory requests the Manager change the stipulations for the annual grant from a Review Engagement to a Notice to Reader Engagement level financial statements as recommended by the Society's Accountant, Peter Wu & Associates. Further, that the CAC instructs the Society's accountant going forward to file a T2 Corporate Tax Return, a copy of which shall be filed with the UEL office within 30 days of filing with the Canada Revenue Agency. Motion by Kaity Stein, Seconded by Mojan Nozari

2. Motion: The Council moves to authorize Peter Wu, CPA to make inquiries with the CRA on a no-name basis regarding the non-filing of T2 corporate tax return since the UEL's inception and the tax implications, of any. Peter Wu will report back on the results along with a work plan and fee estimate. Motion by Lynne Pomfret, Seconded by Mojan Nozari

- Communication Committee

- Chair: Judie Glick,
Lynne Pomfret

Action Items: finding someone to help get the newsletter together

- Governance Committee

- Chair: Michael Karton
Mojan Nozari and Kaity Arsoniadis Stein

Action: Follow up letter

- **Have David Eby go to the next meeting**

- Community Committee

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

Action Items: Preliminary recommendation to Jonn by the end of June and ask the Musqueam Capital Corp for what was paid in taxes last year

- **Community Centre will run at a deficit for 4 to 5 years**
- **A threshold for a reasonable tax contribution**
- **What does leləm pay for property taxes**

9. New Business

- Acadia Road, large potholes and unfinished
 - Another contractor will be coming on board

10. Questions from the public

1. Support for Mojan's suggestion that the CAC call a public meeting before providing its recommendation to the manager in order to provide the public with background about the community centre, to inform the public of the CAC's proposed recommendation to the UEL Manager, and to seek public feedback which the CAC would provide to the manager along with its recommendation.
2. Support for a CAC recommendation that is conditional on there being no spike in property tax due to the community centre.
3. It was asked about property taxes paid by owners of the Leləm properties. How much property tax does the UEL collect from Leləm properties? Are undeveloped Leləm properties charged residential, commercial, or other mill rate and how does taxation of Leləm properties compare with taxation of other undeveloped (or under-developed) land in the UEL and City of Vancouver? Is some or all of the property tax collected from Leləm properties being set aside while the Leləm properties are being developed? This, in order to help smooth tax increases that would otherwise result from new public expenses (primarily community centre, but also other new public facilities such as for the park)? These are all responsibilities of the Province to the UEL taxpayers.

11. Setting the Next Meeting

- **Monday June 17, 2019 at 6 pm**

12. Adjournment 8:33 pm

Motioned by Mojan Nozari, Seconded by Claire Huxtable

Action Items:

1. Farshad and Cressey to sit and talk eventually (no timeline)
2. Follow up letter
3. Finding someone to help get the newsletter together
4. Preliminary recommendation to Jonn by the end of June and ask the Musqueam Capital Corp for what was paid in taxes last year