

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

Minutes from the meeting of the University Endowment Lands (UEL) Community Advisory Council (CAC), held at **6pm on Monday, September 19, 2016** in the Community Amenity Space at 300-5755 Dalhousie Road, Vancouver, BC.

**CAC Members Present:**

Dave Forsyth, Area A, President  
Jaymie Ho, Area B, Vice-President  
Peter McConnell, Area C, Secretary-Treasurer  
Justin LeBlanc, Area D  
Hong Chen, Area D  
Mojan Nozari, Area D

**CAC Members Regret:**

Lynne Pomfret, Area A

**UEL Staff Present:**

Jon Braman, Manager

**1.0 Call to Order at 6:05 pm**

1.1 Open Public Session

**2.0 Approval of Agenda**

Moved, Seconded and Carried.  
That the agenda be approved as presented.

**3.0 Approval of Minutes**

Moved, Seconded and Carried  
That the minutes of the Community Advisory Council regular meeting of July 18, 2016 be approved as presented.

**4.0 Delegations**

4.1 UBC Campus & Community Planning - Joanne Proft, Manager, Community Planning;  
Kavie Toor, Director, Facilities & Business Development, Department of Athletics;  
Gabrielle Armstrong, Senior Manager, Public Engagement; Michael White, Associate Vice-President, Campus and Community Planning

- UBC Campus & Community Planning first presented a proposed plan for a recreation and athletics facilities strategy to the CAC in April 2016. The draft strategy principle was presented to the Board in June, and prototype analyses for different facility options were conducted over the summer. There will be a public consultation from Oct 3<sup>rd</sup> to Oct 23<sup>rd</sup>; input received through open house sessions and online survey will be used to refine the proposed options and strategies that will be submitted to the Board for approval by

spring 2017. Depending on the decision of the Board, there may be at least 18 months after this point before any project work officially begins.

- The strategy deals with two issues: aging of existing facilities (War Memorial Gym and Thunderbird Stadium), and a growing need for recreational fitness and gymnasium space for students (recreational floor area per student is 0.15 sqft, compared to SFU 0.47 and UVIC 1.08).
- The Board has adopted a set of Guiding Principles for the development of the strategy, which are as follows: (1) Align with UBC's Core Academic Mission; (2) Promote the health and wellbeing of students, faculty, staff and residents; (3) Foster varsity excellence; (4) Embrace UBC's history; (5) Build a sound business case; (6) Explore land use and housing revenue opportunities.
- The goal is to re-align the facilities to create synergy, and an environment and culture where physical activity can thrive. An emerging concept proposes creating two distinct areas for facilities: a Recreation Hub and a Spectator Hub. The spectator component of the current War Memorial Gym site will be moved to the Spectator Hub. The War Memorial Gym and the surrounding area will be transformed into a Recreation Hub, increasing both fitness and recreational gym space through either a basic renovation, full building renovation, or a complete rebuilding of the War Memorial Gym. Currently, UBC is also working on a \$4 million aquatic centre that includes a 50 m pool, a 25 m tank, and a warm-water family pool. Taking down the War Memorial Gym is the preferred option and accommodating all recreational needs with a new building.
- The options for the Spectator Hub focus on Thunderbird Stadium and a new varsity gym located in an Athletics Centre of Excellence. There are five options: (1) Keep Thunderbird Stadium in its current location (basic/full renovation); (2) A new Thunderbird Stadium on the adjacent Whit Matthews Field; (3) A new Thunderbird Stadium by the Rashpal Dhillon Track & Field Oval (relocating the existing Oval on Whit Matthews Field); (4) A new Thunderbird Stadium and Athletics Centre of Excellence on the current Osborne Centre and Tennis Bubble sites; (5) A new Thunderbird Stadium adjacent to Whit Matthews Field with the Athletics Centre of Excellence being located on the existing Tennis Bubble site.
- Option 4 is the most complex and costly of all options because of the necessary relocation of underground utilities, closure of Thunderbird Boulevard, and demolition and relocation/replacement of existing buildings (two Osborne Centre buildings and the Tennis Bubble) and amenities (skate park and basketball court). The existing Kinesiology program in the Osborne Centre would be accommodated by the new Athletics Centre of Excellence. This option results in a relocation and a significant increase in size of the future Stadium Neighbourhood housing area, which presents opportunities for additional development revenue. This could contribute to the cost of a new stadium and potentially result in more Endowment revenue to support UBC's priorities.

It was noted that, under Option 4, Thunderbird Blvd will be permanently closed to through traffic. Bikes and vehicles will be re-routed to Agronomy Road with two new four-way signals at East Mall and Wesbrook Mall. At the end of full-stadium events, Wesbrook Mall will be closed to non-local traffic for up to an hour to allow the

Thunderbird parkade to empty while also granting local traffic passage. The intention is to primarily divert traffic onto 16<sup>th</sup> Ave and SW Marine Drive. Additional access points for the parking lot have been considered. This configuration will likely have minimal impact on hospital access.

- Campus and Community Planning explored the idea of transforming the existing baseball field into a spectator facility holding 1,000 to 1,500 seats. It would accommodate a range of varsity, competitive, and recreation league games, as well as community events.
- An initial analysis of noise levels was undertaken for all stadium options to understand the relative impacts of each option. The analysis assessed two event types – sporting events and concerts (charts presented can be found on the Campus and Community Planning website). In-depth analysis of noise from day-day operations of the future stadium will be undertaken during detailed design, since none of the stadium options have been approved or designed at this time.
- Regarding planning for the University Blvd Precinct, the ground in this area is currently under construction; the aquatic centre is also under construction, scheduled for completion at the end of 2016. There will also be additional ongoing construction for student housing until 2019 (including the bus exchange), and in 2017 the old aquatic centre will be demolished to make way for the new MacInnes Field. The second university rental housing building will begin construction late next year; the first is currently under construction.
- UBC is working with UEL and MOTI on the Wesbrook Mall re-design; the latest progress includes a preliminary functional design of for the corridor. Based on the first public consultation in 2014, the design incorporates additional bike connectivity and separation by elevation. The width of the road at cross-sections is planned to be reduced from four to two lanes for pedestrian safety. A transit priority lane is also planned to be added between Agronomy Rd and University Blvd. Currently, the project is still at the funding stage. The goal is to complete the revamping of Wesbrook Mall between Student Union Blvd and Thunderbird Blvd in the next five years. This will occur in tandem with the construction of the new transit exchange, which is expected to be completed by 2019. There will be a public consultation event when the draft proposal is ready in January 2017.

Jaymie Ho inquired about which option was currently preferred, considering that the fourth is currently quite problematic; UBC noted that this will be a key topic of internal discussion due to the complexity of the benefits and drawbacks associated with each option, but the option that retains the current Stadium has attracted the most interest. She also suggested a revision to the guiding principles, particularly No. 2 (Promote the health and wellbeing of students, faculty, staff and residents) and No. 4 (Embrace UBC's history) by incorporating the role and needs of UEL community. No. 2 should be amended by the addition of "neighbourhood residents" at the end, while No. 4 should include "UEL community values", given that the development history of UBC has been intimately tied to the UEL.

Pete McConnell raised an inquiry regarding whether there has been an in-depth noise analysis covering noise from electromechanical equipment and traffic in addition to stadium events, in consideration of noise requirements at the existing boundary between the UBC and UEL. UBC replied that, while the primary emphasis was the impact of events within the stadium, there has been some baseline work conducted to gauge day-to-day noise. However, the project has not yet proceeded to the phase where detailed noise work is under consideration.

Pete McConnell utilized the Block F development as an exemplary case; the applicant devised specific noise evaluations at six locations in order to ensure that the noise limit at the boundary of UEL and Block F was consistently met, including noise from inside buildings. He re-emphasized the importance of a detailed noise analysis, since UBC has an even stronger ability to study and prevent noise-related issues than the Block F applicant. UBC replied that noise is an issue that is being actively addressed and recognized in discussions. Pete McConnell will provide to UBC a noise analysis conducted at the UBC Brain Research Centre for reference.

Dave Forsyth emphasized that the rooftop mechanic units on several new UBC buildings have caused health issues to surrounding residents; complete noise analyses need to be conducted as early in the planning process as possible. He also stressed that the noise impact study needs to cover the area of adjacent UEL neighbourhood instead of stopping at Wesbrook Mall; in general, the UEL should be recognized as a specific stakeholder in the guiding principles.

#### **4.2 Maria Harris, Electoral Area A Director**

- Community Works Fund – The next meeting is expected to be in mid-October to discuss shortlisted projects. One project that is strongly of interest is the Wesbrook Mall proposal.
- Pacific Spirit Park Service Yard – The Metro Parks staff are still analysing the data acquired, so currently there is no pertinent item on the agenda of the September meeting of the Parks Committee. So far, there has been no change to the shortlist of sites, but the Parks Staff clearly received the response of UEL community at the July CAC meeting. The community is overwhelmingly opposed to the Little Australia triangle as a candidate space. The Parks Staff also raised a new inquiry to the Province regarding the tenure of the existing site, but they have not yet received a response. Director Harris talked with Bev Ramey, a Pacific Spirit Park Society Director and a former GVRD Park Planner; she did not support the movement of the Service Yard into the Little Australia open area due to concerns regarding the inability to control water movement, the incomplete disturbance (well-regenerated ecology) of the site, and the intrusion of noise to the quiet neighbourhood. The Society prefers that the Service Yard remain at its current location, and will help the CAC to lobby the government as much as possible within their abilities. They would also like to ask Metro Parks to reopen consideration of three additional sites on W 16<sup>th</sup> Ave, including the disused interpretive centre currently used as a trailer parking space, the entrance to the water reservoirs at

Sasamat, and an additional forested area at Tolmie that is of the proper size to be a service yard. Director Harris suggested inviting Bev Ramey to attend a future CAC meeting for further discussion.

- Mayor's Council Public Consultation on Transit and Transpiration Investment Plan – The plan will be multi-phased; the first phase will involve meeting with new investors and conducting design work. Consultation through TransLink will run from October 11 to 31.

## **5.0 CAC Correspondence**

### Bank Statement

That the bank statements for the period ending August 7, 2016 were received for information. The closing balance was \$62,889.45.

## **6.0 Next Meeting**

Monday, October 17 at 6pm in the Community Amenity Space at #300 - 5755 Dalhousie Road.

## **7.0 UEL Manager Report to the CAC**

### 7.1 Development Permit Approval

Four permits have been approved over the past two months:

- 1988 Western Parkway
- 4925 Queensland Road
- 4944 Queensland Road
- 4911 College Highroad

### 7.2 2015 Drinking Water Report & 2014 Report Inconsistency Issue

Manager Braman confirmed Pete McConnell's findings regarding the lack of acknowledgement of errors in the 2015 report. He requested a letter to explain the cause of the errors; it was found that a table in the 2014 report did not transcribe data correctly. Manager Braman provided the letter and a revised copy of the 2015 report (spelling errors corrected) to the CAC via Director Pete McConnell, who will inform to CAC if there are any further issues.

### 7.3 Area C I&I (Inflow and Infiltration) Update

The UEL Administration will be conducting testing in some of the residences that previously could not be accessed. The houses being tested will receive a letter of notification. Some cross-connection issues have been discovered among the already-tested houses. The UEL raised manhole covers that were too low, allowing stormwater in through the covers.

### 7.4 Pump Station Controls Update

An efficient solution has been found to relevel the control system kiosk such that the system did not need to be disconnected during repair. The kiosk will continue to be monitored and may need further adjustment in the future. With this work complete, a paver

path to the pump station will be installed in order to facilitate ongoing maintenance of the station.

#### 7.5 Infrastructure

- Spot repair work is underway. Most of the surface access repairs have been completed; the majority of the remainder of work projects will be done trenchless, meaning that impact from excavation will be minimized.
- There will be three major water and sewer main projects commencing shortly after the contract is signed:
  - Western Parkway (from University to College Highroad). The new waterline will first be installed, followed by a storm sewer line - notices have been distributed to affected residents.
  - Storm sewer line installations will be disruptive to local traffic.
  - Allison Rd (College Highroad and Campus Rd)
  - Wesbrook Crescent (end of Wesbrook to Chancellor Blvd)
  - Paving of these roads will occur in early 2017 (weather permitting) after the pipe installation is complete.

#### 7.6 Integrated Stormwater Management Plan (ISMP) Update

The UEL Administration is developing an ISMP principally for managing flow of stormwater to the north, but the plan also considers flow to the south. The City of Vancouver, in collaboration with Musqueam First Nation, completed an ISMP for the creeks flowing southward through the MFN reserve. Currently, background information collection is being finalized. The UEL Administration has held conversations with a number key stakeholders (e.g. Metro Vancouver Parks, UBC, University Golf Course, Stream keepers). The next stage is to establish provisional goals and objectives of stormwater management, followed by development of an implementation plan and enforcement strategies. Though the plan is not technically required for the UEL, it is important to have, as in other municipalities, a plan in place that is consistent with Metro Vancouver's Integrated Solid Waste and Resource Management Plan and BC's Environmental Management Act. Manager Braman would like to invite AECOM to provide a briefing to the CAC in the October meeting.

#### 7.7 Block F

The Minister of Community, Sport and Cultural Development intends to enact the bylaws for Block F. Notification will be shortly published in the *Vancouver Courier* and the bylaws will be available at the UEL Office and on the UEL website for viewing. A summary of changes from the previous draft were highlighted during the meeting.

- Community Centre:
  - The applicant agreed with the concern of the CAC that a professional programmer should be involved. The applicant will also be hiring an architect familiar with building community centres. This intent was stated in the "Community Centre" section in the updated design guidelines (page 128). Additionally, the CAC will be invited to establish an advisory building committee

to advise the UEL Administration and the Block F owner regarding the process of programming, planning, and designing the community centre.

- The design standards for the Community Centre were retained and a rate structure for fitting out the Community Centre was included (no change from the previous version). The standards in the design guidelines are minimal standards to ensure that the Community Centre will have at least the basic necessary features, allowing opportunity for variation with input from the community during the design process.
- The list of individual rooms and spaces that should be included, as provided by the Block F Working Group, have been changed in the design guidelines.
- No change was made to the parking spaces. The allotted space will remain at 23 spaces underground in the adjacent building and 7 spaces adjacent to the building. There are also 130 other street parking spots in the vicinity of Block F created by the development.
- Tree Heights: The UEL's consultant confirmed that the revised report provided by the applicant used typical methodology for measuring tree height, consistent with the standard instruments and practices used within the industry.
- Tower Heights and Density: All building heights and density remain unchanged.
- Noise guideline: Most of the material changes suggested by the CAC were accepted, with minor revision of wording to suit the bylaw structure. See design guidelines (pages 132-133). Post-construction noise measurement, and if necessary, mitigation, has been added as recommended by the CAC.
- Affordable Rental: Affordable rental will prioritize those working in the UEL as suggested by the CAC, provided they meet the income limit criteria. The form of the Housing Agreement is established through a bylaw; it requires a society familiar with operating low-cost housing, housing income limits established by BC Housing and requires the agreement completed with the owner. Regarding the recommendation on the selection of tenants (e.g. police officers, teachers), the Bylaw will not put any constraints on the occupations of tenants.
- Daycare:
  - The provision was captured in both the Bylaw and design guidelines; UEL residents will be considered as a priority.
  - Parking at the Daycare remains unchanged. There is a provision in Bylaw for staff underground parking in the adjacent building, and a drop-off parking area on Acadia Rd.
- Fast Food Restaurant:
  - This section of the proposal remained unchanged. The applicant tried to devise alternative wordings for the proposal, but they were unable to find with an alternative that captures the current and future differences between fast food and non-fast food.
  - "Whole Foods" and "Urban Fare" are examples of restaurants with rapid take-out service of healthy foods.

- The nature and location of this development will likely drive the quality of restaurant businesses, since it is more distant from the university than existing UEL restaurants.
- Wind Turbines:
  - The term “wind turbine” was removed from the bylaw. The concern was wind turbines would possibly result in noise, visual intrusiveness, and bird kills. The intention is to allow for the possibility infrastructure for green agriculture, solar panels, or other renewable energy initiatives.
  - However, it is ultimately up to the Manager to decide on what developments are acceptable. The development of these initiatives will be influenced by both input from the Manager as well as the community. There is no restriction on the height of the auxiliary.

There will be no further public consultation on the bylaws and bylaw amendments. The notice will be published in *Vancouver Courier* on Thursday October 22<sup>nd</sup> and 29<sup>th</sup>. Pursuant to the University Endowment Land Act, the Minister will sign off on the ministerial order enacting the bylaws after a period of no less than 30 days and no more than 60 days.

Mojan Nozari commented that the revised plan disregards the strong concerns of UEL residents on tower heights, density, and parking. Manager Braman responded that all public comments were included in the package to the Minister, who also considered other arguments on density (with respect to financial resources for the applicant to pay for community amenities) and height (as a trade-off for more green space) issue. Mojan Nozari found this rationale difficult to justify, since the height of the 18-floor tower could be reduced by adding height to the shorter (6 and 9 floor) towers to reach the same density.

Mojan Nozari also commented on discrepancies in tree height measurements between the original report and subsequent reports, and stated that official reports should not use estimated heights. Manager Braman replied that differences between surveyors and arborists will yield different results in their reports due to differences in instruments and estimation methods, and stressed that arborists are more strongly concerned with the condition and state of trees, with the estimation of height being an auxiliary consideration while land surveyors are legal professionals in determining heights and spacial location.

## **8.0 Old Business**

8.1 Metro Vancouver Park Work Service Yard Selection and Impact on Little Australia Park  
Pete McConnell is leading a sub-committee to work on the development of strategies that will be implemented over the next several months.

## 8.2 Society Act Changes

The Society Act will come in effect in Nov 2016 with 2-year grace period for societies to meet the requirements. It also provides a chance to amend or add to the existing Bylaws. Dave Forsyth and Pete McConnell met with lawyer Anders Ourom a few months ago; he

has drafted preliminary versions of the new Bylaws, which will be reviewed and distributed to other council members for comment. Manger Braman requested an opportunity to review the draft Bylaws to ensure consistency with the Official Community Plan.

### 8.3 Bike Storage / Parking Subcommittee

In June, an UEL resident came forward with complaints about the shortage of bike racks and bike storage space in Area D. Council members Justin LeBlanc and Lynne Pomfret conducted surveys three times a day during the week of September 11<sup>th</sup> to assess the situation; a detailed report of the results is included as Appendix "A".

- Bike Racks:

- There are bike racks installed east (20 units), south (14 units), west (14 units), north (9 units) of the University Marketplace and near the bus stop (30 units) across from McDonald's. The bike racks are sufficient to meet the demand except for those on the north side. On three out of seven days, the bike racks were over capacity, which could be a consequence of higher demand on the west end of the north side where retail stores are located. It was suggested to install additional compact bike racks on the sidewalks of the north side of the University Marketplace.
- Manager Braman questioned whether pedestrian traffic would be impaired by the additional bike racks. Justin LeBlanc replied that the three existing bike racks installed on the west end of the north side do not create such a problem according to his observations. Manager Braman noted that UBC may have additional concerns regarding mobility of pedestrians or wheelchairs for disabled persons.
- Manager Braman made an inquiry regarding whether Justin LeBlanc had seen any bikes that had been tagged. Justin LeBlanc replied that he had noticed the UEL Administration tagging the bikes, and he identified only two bikes that were tagged as being likely abandoned over the entire week.

- Bike Storage Room:

- A survey of bike storage space in multi-family buildings was also conducted (see pages 9-10 in Appendix A). Most buildings did not have sufficient bike storage space, particularly in relatively newly-built properties. Mojan Nozari explained that this situation was caused by the misuse of bike storage rooms as lockers.
- Very few buildings possess outdoor bike racks, which was the original subject of the complaint sent to the CAC. Most bikes stored outdoors were locked to posts.
- The cost of a U-line bike rack is \$1,200 - \$1,500 each, including the installation fee, with a typical rack accommodating eight bikes. Alternatively, Lynne Pomfret found the large rows of individual U-shaped racks be visually attractive; however, Justin LeBlanc believes that there is no need for such costly, large-scale implementations.
- The information presented will be forwarded to Manger Braman for further action.

### 9.0 New Business

No new business topics were raised.

## 10.0 Questions from the Public

### 10.1 Maria Harris, Electoral Area A Director, Area A Resident

With respect to the earlier discussion on the Society Act, Maria Harris stated that the suggested four-year CAC election cycle should be flagged as an issue of interest. Dave Forsyth confirmed that this had already been done.

She also questioned why *Vancouver Courier*, the only newspaper that is not circulated in the UEL, is the sole medium that will be used to distribute notifications regarding the Minister's decision on Block F; she recommended that both *Connections* and the *Campus Resident* should be used as additional channels of communication. Manger Braman replied that *Vancouver Courier* is in fact delivered in the UEL, and that it is the only newspaper that can meet the requirement of placing a "notification once a week for two weeks". UEL website postings will fill distributional gaps.

### 10.2 Hong Chen, Area D Council and Resident

Hong Chen noted to Manager Braman that, in the extended Block F Draft Bylaw document, there was a mistake in counting the square metres (area) of buildings. In the tables on pages 94 and 96 of the document, the buildings labelled "D-K" should be "D-M." This occurs once on page 94 and twice on page 96, and she had also pointed this error during the ADP meeting. Manager Braman responded that he will review bylaws again and verify if the error has been fixed.

### 10.3 Kim Smith, *Connections* Editor, Area A Resident

Kim Smith praised Council member Justin LeBlanc's initiative in surveying the situation of bike parking and storage in the UEL.

She expressed her disappointment at the Minister's decision to disregard the public input despite of strong community opposition to the proposal on the most substantial issues.

She asked Manager Braman if the waterline and sewer main projects will commence at the same time. Manager Braman replied that the projects will be implemented sequentially by the same contractor.

## 11.0 Adjournment

The meeting adjourned at 8:05 pm.

A handwritten signature in black ink, appearing to read 'D. Forsyth', is written over a horizontal line.

Dave Forsyth,  
President,  
Community Advisory Council