

Noise is Killing Us!

It is getting louder and louder in our neighbourhood. What was once an area known for its peace and quiet, the University Endowment Lands is now being bombarded by loud noise from traffic, large construction projects, droning rooftop venting systems and increased density of housing.

And this is only going to get worse in the future.

Pete McConnell, a UEL resident and retired physicist and engineer has been monitoring noise levels here and he has seen a notable jump in noise in the past few years. We can expect it to increase even more with vast developments and increased density planned by UBC and by the Musqueam Indian Band for Block F in the UEL. This will add 2,200 to UEL's current population of 4,250, and 10,000 to UBC's current resident and student population of over 60,000. More people means more noise from traffic, from human activity, and from rooftop mechanical systems.

Pete has just submitted to UBC an extensive paper on the deleterious effect of constant noise, specifically regarding its Precinct development, a huge project across the street from the UEL. This UBC project is predicted to pump out noise levels far above most bylaw standards and far in excess of World Health Organization (WHO) standards for health.

Generally, the WHO and municipalities recommend a daytime noise level of up to 55 decibels (dBA) and 45 dBA for nighttime.

(This article is a synopsis of his extensive, carefully researched paper on the impact of widespread urban noise, especially in regards to the UEL. His full study is available on our Website.)

Pete is so worried that he has taken his own noise level meter out into the UEL to get an idea of the UEL's current noise levels. Some of his results are startling.

Residents at Liberta, a townhouse development on Acadia Road, have been complaining about noise emanating from the new Norma Rose Point Elementary School ever since the school opened. They say the continuous racket emanating from the school forces them to close their windows and at

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Pete McConnell, a UEL resident and retired physicist and engineer has been monitoring noise levels

Block F Rezoning Still Needs Work

Musqueam Capital Corporation seeks rezoning

The 22 acre parcel bounded by University Blvd, Toronto Road, Acadia Road and Ortona Road is currently zoned MF-1, which allows apartment buildings up to four storeys. The owner wishes to rezone the land, with the stated goal of building a better project than is currently allowed with only low rise apartments. The owner is asking for a mix of building forms and a substantial increase in density

Residents have a role

UEL residents have a role to play in the rezoning process. They can keep up to date on progress and attend the open houses and town hall meetings which are held from time to time, and provide their opinions at these events. The Community Advisory Council elected by all UEL residents is also committed to taking part in the process. The CAC has established a working group to help monitor progress, and to provide their carefully considered opinions to the CAC, which in turn advises the UEL Administration.

The first proposal had many problems

The first proposal was submitted by the Musqueam to the UEL Administration in December 2013. At that time the Block F Working Group had significant trouble with the proposal. Top of a long list of problems were very aggressive up-zoning of the buildable density to maximize profit for the developer, a hotel and a number of 22 storey towers and a clubhouse restricted for the use of the Block F residents only. This version had huge benefits for the property owner and almost nothing for the public.

UEL office receives new proposal

A revised rezoning application for the 22 acre Block F site has now been submitted. The proposal is asking for about 1,247,000 square feet of low, mid and high rise housing with a small amount of commercial space. Most of the housing will be condominiums, but some market rental and below market rental will be provided. A 15,000 square foot community centre and a daycare facility are also in the plans. A public park includes a number of large second-growth trees, active play areas and a wetlands.

This version better than the first one

The new proposal replaces the hotel with rental apartments, lowers the maximum tower height from 22 to 18 storeys, provides a community centre for all UEL residents, and improves the open spaces and building arrangement on the site. It also reduces the increase in density by a modest amount.

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EVENTS:

Block F Public Open House

Wednesday, 17 June 2015 – 4:00pm – 8:00pm

where: Norma Rose Point School

There will be an Open House hosted by the UEL Administration. You will be able to provide comments at this event, but not on an open dialogue basis. This event is open to anybody.

Town Hall: Block F Discussion

Monday, 22 June 2015 – 6:30pm mingle 7:00 discussion

where: 300 – 5755 Dalhousie Rd

The Community Advisory Council is hosting a Town Hall Meeting for UEL residents only. It will be in a discussion format. You will have the opportunity to voice your opinion and hear what others think about this important project.

Workshop: Personal Safety for Women

Thursday, July 9 2015 – 6:00 -6:30pm

where: 3385 Wesbrook Mall (details on page 10)

CPR course

Open to all UEL adults, training by the Vancouver Firefighters. With a maximum of 18 participants/class

when: late September, specific date to be determined

where: 300 – 5755 Dalhousie Rd

details: contact Kim Smith, uhillconnections@gmail.com



A letter to Coralee Oakes from our CAC President

May 25, 2015

The Honourable Coralee Oakes
Minister of Community, Sport and Cultural Development
PO Box 9056 Stn Prov Govt Victoria, B.C. V8W 9E2

Dear Ms Oakes,

Re: University Endowment Lands (UEL) Request for Incorporation Study

I am writing on behalf of the UEL Community Advisory Council (CAC) to request a meeting with you to discuss the proposed incorporation study for the UEL.

We are aware from your officials, who met with us at our instigation, and from your responses to our MLA's questions during last year's debate on budget estimates, that consultants have been retained to gather the facts. That process seems to be taking an inordinate amount of time, especially given that at least one of your officials is thoroughly familiar with the UEL, having worked on UEL matters for years.

As you know, our MLA recently obtained documents through a freedom of information request. Those documents show that a workshop was held last November, apparently to brainstorm our request and other UEL matters. However, the documents are heavily redacted, so we are able to learn little from them.

We find it surprising that this workshop, and possibly other activities, have been carried out without the participation of UEL residents. Community representatives should be integrally involved in all discussions regarding the governance of the UEL. The process to date has lacked any transparency or openness. It is unacceptable that we are being kept on the sidelines while a matter of considerable importance to our community is under discussion.

The FOI documents contain the following statement: "Amongst the more engaged citizens there is a diversity of views on governance. Some want to run their own affairs while others are interested in being part of Vancouver for improved services." After extensive canvassing of views, the CAC is aware of only one UEL resident who would like to join Vancouver. There is overwhelming support for the formation of a municipality, as demonstrated in three town hall meetings, and there appears to be strong opposition to becoming part of Vancouver.

Your Ministry and its predecessors have a long-standing policy of not forcing a particular governance structure on

residents of a community against their will. We would expect this policy to apply to UEL residents. Based on our conversations with fellow residents, there is little doubt that a proposal to join Vancouver would be soundly defeated in a referendum.

In the debate on your Ministry's budget estimates on May 5th, you told our MLA that "you remain committed to ensuring that we find a modern approach to how we address the governance opportunities for the University Endowment Lands". We are not looking for an innovative governance structure for the UEL; incorporation as a municipality is what we asked be studied. There are 157 other communities in the province that are municipalities (not including the special status municipalities), approximately 60 of which have a smaller population than the UEL. All we are asking is that we be given the opportunity to have a similar governance structure for our community.

We would like a meeting with you before the end of the summer to discuss the following:

- The status of our request for an incorporation study.
- Resident involvement now, before approval of an incorporation study.
- The Musqueam Indian Band's involvement in the process.

As the politician responsible for local matters in our community, you are the equivalent of our mayor. Yet you have repeatedly turned down requests to meet with us. It's as if the mayor of your home town, Quesnel, refused to have anything to do with the residents of Quesnel. Meetings with your officials are not an adequate substitute for meetings with you.

I look forward to confirmation that you will meet with us.

Yours sincerely,

Dave Forsyth
President, UEL Community Advisory Council

cc: The Honourable Suzanne Anton, MLA, Vancouver-Fraserview
The Honourable Andrew Wilkinson, MLA, Vancouver-Quilchena
Dave Eby, MLA, Vancouver-Point Grey
Maria Harris, Director, Electoral Area A,
Metro Vancouver
Ron Pears, Past President,
UEL Community Advisory Council

FOI Request Comes up Thin

Incorporation request made in 2013

In the Fall of 2013 your elected Council made a formal request to the Provincial Government for an Incorporation Study to look at the possibility of the UEL becoming a self-governing municipality. Since this submission was made Council has been unable to establish a dialogue with the government. We are told they "are working on it", but that working on it does not include talking to us.

FOI request

In order to try to find out what they are "working on", a Freedom of Information (FOI) request was made in early January asking for records generated by two consultants with respect to governance of the UEL. FOI requests take quite a while to process and a response was finally received in late April. The documents obtained are dated from November 12 to December 16, 2014. The documents include the notes from a workshop held on November 13, appendices to the workshop notes dealing with the Musqueam Indian Band, and a series of emails that followed the workshop, plus a Power-Point presentation used at the workshop.

Hollowed out documents received

These documents could have told us at least something about what the government was thinking and doing, but in fact they tell us almost nothing. All the documents are so heavily redacted (at least 90%) that all they tell us about the government's reaction to the CAC's request is that the government was indeed working on the file in late 2014. There are just big blank patches where the content was. We are left with such things as email salutations and the headings of notes and few scatterings of text, with almost all of the content erased. One of these documents reads: "pages 32 through 56 redacted for the following reasons: s13, s16, s17". The "s" refers to the section numbers of the FOI legislation. For example, Section 13 allows the government to withhold information "that would reveal advice or recommendations developed by or for a public body or a minister". It can fairly be assumed that the withheld information is precisely that which would be of interest.

Section 13 allows the government to withhold information "that would reveal advice or recommendations developed by or for a public body or a minister"

We will keep trying

While the government is legally obliged to provide the documents, the FOI legislation allows or requires them to refuse to disclose broad classes of information, including information that would reveal advice or recommendations. We will keep trying to pry open the black box of government, reminding them whenever we can that trust begins with transparency. A subsequent FOI request has been made to get more up-to-date information.

Gazpacho

A cold, refreshing summer soup

Ingredients:

- 2 cups peeled and chopped hothouse cucumber
- 1 cup red bell pepper in chunks
- 1 cup green bell pepper in chunks
- 1/2 cup chopped red onion
- 1/2 cup chopped regular onion
- 2 cups chopped ripe tomato
- 1 clove garlic
- 2 cups tomato juice
- 5 ounces V-8
- 1/2 cup red wine vinegar
- 1 Tablespoon wine vinegar
- 1/3 cup extra-virgin olive oil

- 1/4 teaspoon chili sauce
- 1/4 teaspoon Basil
- 2 dashes of Tobasco or Worcester sauce

Preparation:

Put first six ingredients in the blender with the tomatoes. Chop briefly. Add rest of ingredients and blend lightly. Soup should remain thick and chunky. Keep in fridge. Gazpacho is good for several days.

Adjust ingredients including herbs, lemon juice, Tobasco or Worcester sauce, according to taste.

This can be made up to 3 days in advance.

Serves four.

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Attention Readers!

Please send us your comments, ideas for future articles, events and news we could use in *Connections*.

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MLA David Eby Questions Minister Coralee Oakes



Our MLA recently asked Coralee Oakes, the Minister responsible for the UEL, a series of questions during committee debates on budget estimates. You can see the video of this exchange at: <https://youtu.be/gRY5EBNYNUO>.

The Guest Editor's comments on the Minister's responses are at the end of this article and are referenced by numbers in parentheses after the paragraph to which they relate.

BC Legislature, Tuesday
May 5th, 2015

D. Eby: I'm sure the minister knows exactly what I'm going to ask her about. In November 2013 the University Endowment Lands Community Advisory Council dropped a proposal for an incorporation study on the minister's desk, metaphorically speaking. On March 24, 2014, I was in this place, and I asked the minister for an update.

She said she was gathering the facts about the current state of the UEL. She said the ministry was doing fact-finding, information-gathering, to look at service relationships, that she had people on the ground "right now" gathering the information so they could start to really move forward.

That was more than a year ago. As far as the Community Advisory Council knows, no action. Can the minister give an update on where we're at here?

Hon. C. Oakes: I appreciate the member being engaged in this particular file.

I agree that... One of the things we canvassed earlier was: how do we modernize local governments and ensure that we're meeting the needs of the citizens of today? When you look at the Point Grey peninsula, arrangements have evolved over the past 107 years. We significantly need to ensure that we are supporting a new, modern approach to supporting these communities to provide the services to their citizens.

We continue to focus our efforts. As you can well imagine, over the last 107 years there are a lot of service agreements in place – whether it's pipes in the ground, sewer, water systems, transportation, whether it's working with the university. We are looking at gathering that information.⁽¹⁾

We continue to work on that. I remain committed to ensuring that we find a modern approach to how we address the governance opportunities for the University Endowment Lands.

...work done by consultants that the minister had hired to go to the University Endowment Lands and collect this information. It seemed that they consulted with everybody except for the people who live in the University Endowments Lands

D. Eby: The minister may be aware that we did a freedom-of-information request for the work done by consultants that the minister had hired to go to the University Endowment Lands and collect this information. It seemed that they consulted with everybody except for the people who live in the University Endowments Lands, the Community Advisory Committee.

If the minister had asked about what was happening at the UEL, she would have heard – her staff would have heard or her consultants would have heard – that there's no official community plan, even though there's a massive new development happening at block F; that there's no development cost charge policy, even though there's a massive new development going in place; that there are neglected motions about spending the capital reserve fund to actually improve the infrastructure amenities in the community – streets, lights, pipes.

The money has been saved. The money can't be spent, though, because there's no action. They're looking for any advocate to step forward and say: "Well, what's the allocation of things like firefighting costs between us and UBC?" They're saying: "Who's going to step up and fight for the restoration of the \$60,000 community grant that we used to receive?"

I would say that there is a very urgent crisis here in governance in this peninsula, and 107 years of binding that 107-year-old pipe is not the core issue that the community has. The issue the community has is that they make motions, and there is no response.

I would like to invite the minister to come to the University Endowment Lands. I'd like to invite her again, because I invited her to a community meeting. She didn't attend and didn't send any staff.

Can the minister assure the community that that will stop? When they make a motion and say, "Will you deal with the infrastructure problem? Will you spend money we have here on infrastructure? Will you issue the tenders?" that that will happen. This is critically important.

Whether or not there is governance reform, I think the minister knows the community's feelings about that. There needs to be an investigation, and it needs to happen. But when they make motions, can the minister assure the community that they'll actually be acted on?

Hon. C. Oakes: I have examples of how, in fact, the administration through the UEL has been very responsive to the groups. For example, a motion came forward that has been acted upon about having access to the Vancouver Public Library. This was a request by the CAC, and that is now in place.⁽²⁾



As well, we've been very responsive around infrastructure, and \$600,000 has been spent in a capital plan. I'm pleased to say that \$3.5 million in infrastructure upgrades will be happening over the next three years.⁽³⁾

In response, as well, the CAC was consulted on the budget, as they are every year, and they did endorse the budget this year. They also sit on the working group and provide feedback on block F. There are a number of examples of how we are very responsive to the needs of the CAC.⁽⁴⁾

D. Eby: My final question.

The minister clearly is having some trouble believing the message that I'm bringing to her from the community – that there is a disconnect between the motions being passed by the CAC and action being taken by the administration, whether because of understaffing or some other issue that needs to be addressed.

I would like to invite the minister to come to the University Endowment Lands. I'd like to invite her again, because I invited her to a community meeting. She didn't attend and didn't send any staff.

I'd like to invite her to set aside some money in this budget, to come down and meet with the people that she is the mayor for and listen to them firsthand instead of listening to me, because clearly, I have a credibility issue with the member, and that's fine. But the community members will not have that issue. I encourage her to come down and hear from them firsthand.

Will she make a commitment to do that, on the record?

Hon. C. Oakes: Again, I would remind the member opposite that there is a unique governance structure, through the UEL. The administration and the day-to-day operation is delegated to a UEL manager who exercises the authority and supports of the small number of provincial public servants that are in the area. The UEL manager keeps the ministry and myself informed and up to

date on what is happening with the UEL. I assure you that I am provided with regular briefings on the UEL.

We are laying the groundwork, which I've identified to the member opposite. We want to understand the complexity of the relationships, as well as the shared services, and we'll continue to work on that.

Guest Editor's comments:

(1) It does not take 18 months to figure out where the pipes are or what the service agreements are. Those are well known. The Minister is ducking the issue as to what they have been doing for the past year or so on the CAC's request for an Incorporation Study.

(2) The UEL Administration did finally call the Vancouver Public Library and get the arrangement finalized, but it took considerable pestering by the CAC and members of the community to get it done. Notwithstanding the unnecessary hassle, we do thank the Government.

(3) The Minister is wrong here. The \$600,000 has not been spent, it is planned to be spent. The CAC is hopeful after a number of false starts this necessary work will actually be carried out.

(4) The Minister is correct, the CAC does review the annual budget with the UEL Administration each year, but there have been significant concerns with the method of reporting of expenditures. As to the Block F Working Group that was created by the CAC to review and comment on the rezoning application, it has been a constant struggle for the CAC to have a significant role to play in the rezoning process. The Block F Working Group has achieved a limited but useful role, but achieving it was much harder than it should have been.

Hedge Problems Persist

Lazy and Thoughtless Property Owners are a Problem

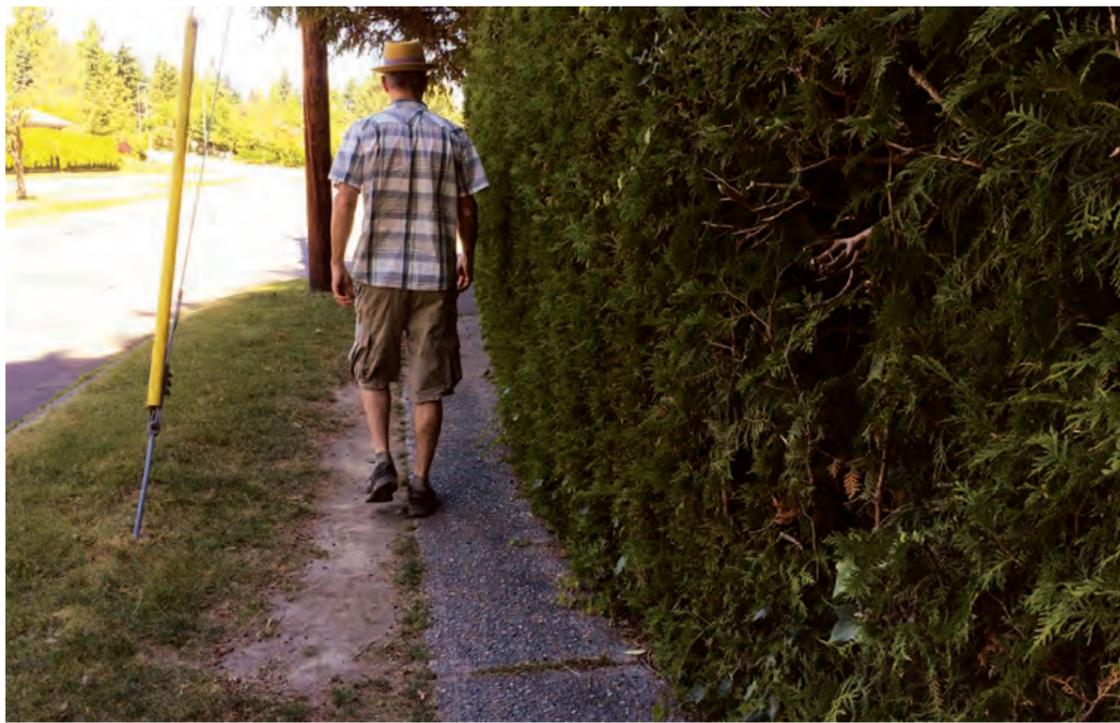
The problem of property owners not keeping their hedge trimmed is not going away. In some locations it has become such a problem that pedestrians cannot walk on the sidewalk and are pushed into the grass, which quickly becomes mud.

If hedges are not trimmed continually they will over time just grow fatter and fatter. Each year the trimming must cut the hedge back to the place it was the year before.

Please have some consideration for your neighbours and keep your hedge trimmed. Do not encroach on the sidewalk!

該修剪樹籬了!!!

社區中有些獨立屋屋主沒有定期修剪樹籬，形成行人的路障，行人因此必須走到泥濘的草地上。樹籬需要定期修剪回原型，不能使其恣意生長。屋主們，請您體諒鄰居的需求，定期修剪您的樹籬，別讓您的樹籬侵犯了人行道喔!



A path has been worn beside this sidewalk from people forced to step off the sidewalk to clear the overgrown hedge. In our wet weather, this path turns to slippery mud.

Capital Works Program Update from UEL Manager

by Jonn Braman

UEL Capital Works 2015

There are three major infrastructure projects planned for this summer & fall in the UEL. This type of work is typically completed during the driest part of the year and, where possible, while schools are out and traffic flow lowest.

A water line replacement in Area C

There is a cast iron water pipe along Tasmania Crescent and Chancellor Boulevard that was planned to be replaced in a few years as it reached the end of its service life. However increasingly more frequent occurrence of rust and sedimentation in the water, and other factors, has prompted a

re-evaluation of this plan. This six-inch diameter pipe will be replaced this year. Water service will be maintained during the replacement, but there will be short interruptions to connect houses to the new pipe.



Jonn Braman, UEL Manager

Sewer separation in Area B

A section of combined sewer pipe on Wesbrook Crescent, between Chancellor and Newton Wynd will be replaced with separated storm and sanitary sewer pipes. This is part of a longer-term program to complete sewer separation across all of the UEL.

Spot repairs of sewers in Areas A, B, C & D

Video footage of the UEL sewers identified a number of areas in the storm and sanitary sewers that need repair due to such things as root intrusion or partial collapse. Fourteen spot repairs will be completed in various areas. These repairs are planned to be as least disruptive as possible. In many

cases this will be conducted 'trenchless', from existing manholes, but a few locations will require temporary holes to be dug in the roadway.

All of this work is necessary and will be coordinated to the greatest extent possible to minimize disruption to homes and traffic flow. Notices, providing more detail on timing and impact, will be sent out to adjacent homes and businesses to advise of planned works once contractors begin to mobilize this summer.

This work is part of the Ten-year Capital Plan, which has been updated this year, and is part of the 2015/2016 budget recommended by the Community Advisory Council.

Parking in the UEL

by Jonn Braman

We get all kinds of parking complaints at the UEL. Many complaints are due to a lack of understanding about why we have parking rules. So I want to take a stab at explaining the thinking behind parking control.

We have parking rules so UEL residents and business customers have a place to park. That's our main motivation.

1. Enforcement is driven by public safety (first) and degree of violation(s).

- If you block a fire hydrant or driveway (fire safety) we'll be wanting that car moved!
- The more violations in a given area, the more stringent we are at parking control. We try to ensure there is parking for everyone to use.
- We have a low tolerance for cars that have been warned or towed before. If you have a driver's licence, we figure you're smart enough to know better...



2. We don't have the ability to "fine" for parking violations. We can only have vehicles removed: towed at the owner's expense. And we make it easy to avoid being towed... just park legally.

3. In Area's A & B parking permits ensure residents can park in front of their homes. This is so they are not overrun by university students.

- Visitor parking passes are available for Area A & B (for your gardener, nurse, nanny, granny, etc.), but you need to be responsible for them.
- If you visit a friend, use their visitor pass or park in their driveway (off the sidewalk) – permits are only good IN FRONT of YOUR House.
- We've had incidents where Area A & B residents have attempted to "sell" or "loan" their parking permits – hence the need to enforce parking in front of your own house. We've had residents complain if there's someone else parked in front of their house (see sentence above).
- Parking, generally, is on one side of the street, otherwise the fire, garbage and other trucks can't get by. The signs say: "No Parking, except with permit" or "No Parking". The latter means no parking, period.

4. Area C generally doesn't generally have a problem with student parking, so we limit enforcement over there, but we also monitor for changes in parking 'habits'.

5. Area D has special challenges due to higher density and different use:

- Street parking is limited in Area D.
- Older residential buildings do not have underground parking (it wasn't required when they were built), so limited permitted street parking is available for them.
- Businesses in Area D rely on walk-in and drive-in customers. Car parking is time-limited to encourage turn-over.
- Everyone (including permit-holders) must pay for meter parking. That's only fair as not all UEL residents have permits and the businesses need turn around.
- Commercial vehicles are required to use the lanes for off-loading, with very few exceptions (e.g. we don't enforce people who legally carry guns or put out fires for a living).

6. We don't enforce to make money.

- Meters generate revenue which is used to offset parking control officers and meter maintenance costs.
- Towing revenue goes directly to the tow companies to offset their truck and impound costs (UEL does NOT collect these).
- We can't control how long it takes for a tow truck to get there. Sometimes its minutes, sometimes more. If you get a ticket, you take your chances not moving your vehicle immediately.

7. At the parking meters, we don't know if:

- you've "just stopped for a minute" to pick up something at the Village
- you didn't have any change with you
- you forgot to put money in the meter
- you've gone to a class for the next three hours
- you left a stolen vehicle
- your friend works in one of the stores
- you are an extra special UEL resident who should not be towed, ever...

Sadly, our parking control officers don't have mind-reading ability (neither do I). Even more sadly is that they've heard every excuse out there, several times.

8. People working on parking control are just doing their jobs. They don't deserve grief from anyone for that.

- UEL staff monitor parking control and respond to complaints. They are nice people trying hard to explain the rules.
- Parking attendants must follow the rules we give them, that's what we pay them to do. They only issue tickets to people who violate the parking rules.
- Tow truck drivers work for independent contractors paid solely when they tow a vehicle. This is the same throughout the metropolitan Vancouver (and most other places). Once they've hooked up to a vehicle, they are entitled by law to charge a fee.

No one likes to be towed, including me. Have a properly displayed permit and park in the right spot, or pay at the meter, and you won't be.

Block F Rezoning Still Needs Work

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But, problems remain

There are still elements of the rezoning application that are not acceptable, the Working Group reports. Some of the top issues of concern are:

■ **Building heights:** the applicant has rejected the suggestion of 15 storey maximum height made by the Working Group, which still feels 18 storeys is inappropriate. The four towers at 18 storeys will simply be out of scale with the surroundings.

■ **Density:** the current zoning on the property permits a density of 1.0 FSR (Floor Space Ratio: the ratio of the site area to the total floor space). Bonuses, including one for the provision of underground parking, can raise this to 1.45. The current application calls for a new density of 1.75, or a 21% increase over the existing maximum allowable. The extra density means an additional 219,000 square feet more than the currently allowed 1,027,934 square feet. The Working Group feels this may only be acceptable if all other outstanding issues are dealt with successfully.

■ **Bylaw relaxations:** the proposal requests relaxation of a number of UEL bylaws that deal with height calculations, area of the floors and site coverage. The UEL Manager has not indicated what he intends to do about these requests. Without a decision by UEL Administration regarding these requests for changes to the development rules, the Working Group cannot understand what the final bulk will be or the actual height of the buildings will be.

■ **Residential parking:** there are reductions in the underground parking from the UEL standards that are not appropriate. This development should conform to the current standards as described in the Bylaw.

■ **Community Centre underground parking:** none is provided, which is unacceptable as it will limit the accessibility for those UEL residents who must drive for all sorts of reasons. Parking under the community centre must be provided.

■ **Noise:** noise, often from improperly shielded mechanical equipment on tops of buildings, can be a serious problem and travel long distances. Noise has not been addressed in the proposal and it should be.

■ **Scale model:** the submission does not include a scale model, something that is sorely needed. It is hard for many to understand the drawings, particularly when those showing building heights appear to be fanciful.

■ **Relationship of taller buildings to the landscaping:** the proposal documents describe the 18 storey buildings as being lower than the taller existing trees. This is not true and the documents should be adjusted to show the correct relationship.

■ **Other outstanding concerns include:** Community Centre governance and operations, commercial centre service vehicle access, rainwater treatment on site, number and size of family housing units, and encouragement for some seniors housing,

The rezoning is scheduled to be finalized in the fall, at which time Jonn Braman, the UEL Manager, will be submitting a revised Bylaw for the rezoning of Block F to Minister Coralee Oakes in Victoria for her final decision and approval. One more public meeting hosted by the UEL Administration is planned before the submission is made to the Minister.

What's happening with Block F

June is an active month for the Block F rezoning. Currently scheduled activities, some of which might have already occurred by the time you read this, are:

■ **Wednesday, June 17:** open house at Norma Rose Point school, hosted by the UEL Administration, 4:00 to 8:00 pm

■ **Monday, June 22:** Town Hall meeting sponsored by your elected Council, Suite 300, 5755 Dalhousie, 7:00 to 9:00 pm

■ **Tuesday, June 23:** Advisory Design Panel, works yard lunch room beside the UEL admin building, 4:00 pm

■ **Tuesday, June 30:** CAC submits a formal report to the UEL Administration and the Musqueam Capital Corporation



Table below outlines area and height maximums as well as uses for this map.

BLOCK F - SUMMARY									
PARCEL	PARCEL NET AREA		USES	GROSS FLOOR AREA (SQ. FT.)	MAX F.S.R.	MAX SITE COVERAGE	MAX HEIGHT (Storeys)	MAX HEIGHT (Meters)	MAX HEIGHT (Feet)
	m ²	SQ. FT.							
A	8,269	89,010	Commercial	28,000	1.09	45%	5	17.7 m	58 ft
			Below Market Residential	43,750					
			Market Residential	25,000					
B	3,318	35,716	Rental Residential	85,000	2.44	50%	12	39.6 m	130 ft
			Accessory Commercial	2,000					
COMM. VILLAGE DEVELOPMENT AREA (Parcels A+B)		11,587	124,726		183,750				
D	4,544	48,908	Highrise + TH	146,724	3.00	40%	18	59.4 m	195 ft
E	5,143	55,358	Highrise + TH	152,235	2.75	40%	18	59.4 m	195 ft
F	4,452	47,925	Highrise + TH	143,775	3.00	40%	18	59.4 m	195 ft
G	4,543	48,896	Apartment + TH	105,126	2.15	45%	6	21.3 m	70 ft
H	5,334	57,412	Apartment	100,471	1.75	40%	4 + 6	21.3 m	70 ft
I	3,358	36,141	Apartment	90,353	2.50	50%	6	21.3 m	70 ft
J	3,398	36,575	Apartment	64,006	1.75	50%	4	15.2 m	50 ft
K	4,657	50,130	Townhouse	62,663	1.25	50%	3	10.7 m	35 ft
L	4,394	47,300	Townhouse	59,125	1.25	50%	3	10.7 m	35 ft
M	4,288	46,152	Highrise + TH	138,456	3.00	40%	18	59.4 m	195 ft
RESIDENTIAL DEVELOPMENT AREA (Parcels D-M)		44,110	474,797		1,062,934				
TOTAL DEVELOPMENT AREA (Parcels A-M)		55,698	599,523		1,246,684				

David Needham Leaves UEL Administration

UEL Public Works Manager David Needham and his partner Pascale are moving on to new horizons in Ottawa, where Pascale has accepted a position as a professor of political science at the University of Ottawa.

David has been liked and highly regarded by all UEL residents who have had the opportunity of dealing with him and we wish him and Pascale all the best in the future.

David said that they have thoroughly enjoyed their eight years as members of

the greater university community. For their first three years in Vancouver they lived in the UEL and since then have lived in the UNA. They also both studied and worked at UBC. David said he has been impressed throughout by the investment in the community shown by fellow residents and work colleagues.

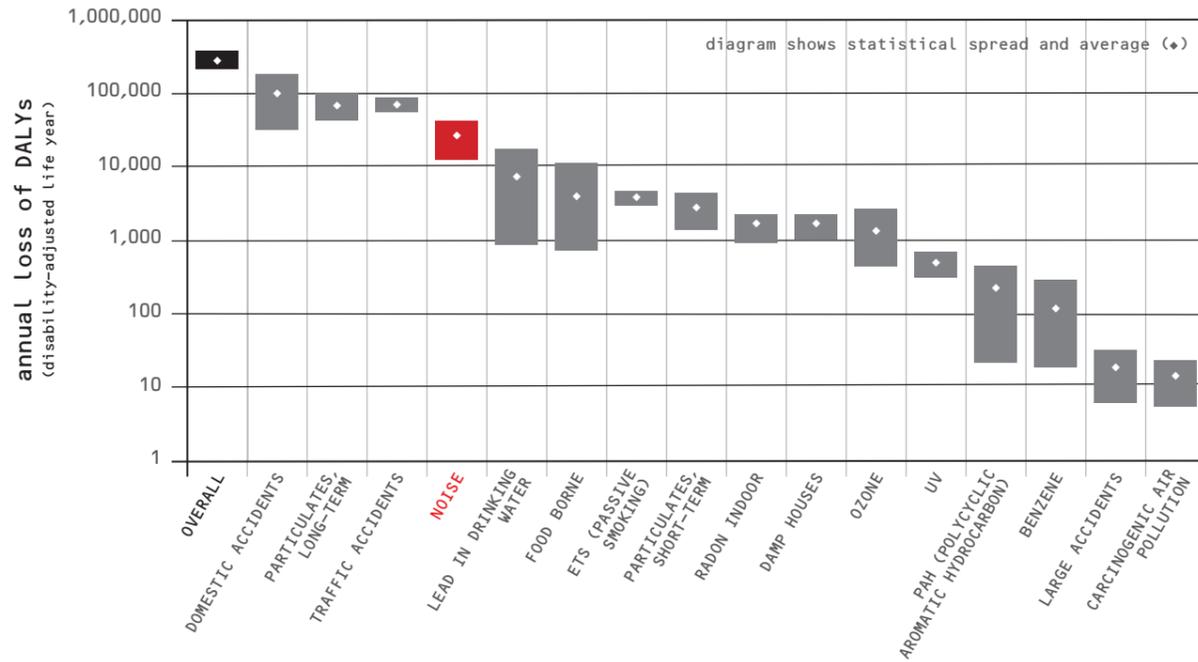
David passes on his very best wishes to all UEL residents, and stated that it has been his personal and professional pleasure to have spent the last three years working at the UEL with what, he wanted to stress, is an outstanding, multi-talented, and incredibly committed team.

All the best David. You will be missed!



Noise is Killing Us!

continued from page 1



DALY

One DALY can be thought of as one lost year of "healthy" life. The sum of these DALYs across the population, or the burden of disease, can be thought of as a measurement of the gap between current health status and an ideal health situation where the entire population lives to an advanced age, free of disease and disability. DALYs for a disease or health condition are calculated as the sum of the Years of Life Lost (YLL) due to premature mortality in the population and the Years Lost due to Disability (YLD) for people living with the health condition or its consequences.

night, they are startled awake at 4 a.m. as the school's rooftop air conditioning gears up. In response to the complaints, Pete set up his noise meter across the street from the school to get a 24-hour recording of the district's noise levels.

He found many Liberta residents are exposed to night noise levels of an average 53 decibels, going as high as 56 decibels when the air conditioning turns on at 4 a.m. The sleep-deprived Liberta residents are being exposed to perceived noise levels about a little over twice the 45 decibel level the WHO recommends for outdoor night levels (each 10 dB increase means a perceived sound twice as loud).

Continuous high ambient noise is much more than a simple irritant. Hearing loss is perhaps the most

obvious consequence of loud noise. But numerous studies indicate it can lead to death by hypertension and cardiovascular disease. "Calling noise a nuisance is like calling smog an inconvenience. Noise must be

considered a hazard to the health of people everywhere." – warned Dr. William H. Stewart, former U.S. Surgeon General – from The Right to Quiet Website.

The WHO lists 14 environmental factors that cause disability or death. Noise comes in fourth, just after traffic accidents.

"Noise exposure should be of great concern to residents in the UEL,"

Pete writes in his extensive report. Unfortunately, noise impact is not part of the public discussion, even though less damaging factors such as second hand

The sleep-deprived Liberta residents are being exposed to perceived noise levels about a little over twice the 45 decibel level the WHO recommends for outdoor night levels

smoke or lead in drinking water are widely debated. Noise is rarely included in planning or development plans. This is partly because sound cannot be seen, varies wildly and is a subjective, perceived phenomenon. Still, physical damage from loud continuous noise is real and can be objectively measured.

The Culprits: Modern mechanical venting and cooling systems

Many of the worst sounds we experience are caused by building mechanical systems. Even single family houses can be a problem. Modern houses often have heating and cooling systems that are not always neighbour-friendly. Heat pump compressors run almost non-stop and even the lowly furnace is now a high efficiency machine that needs a fan. Fans push the waste heat out through a vent in the wall. They can be extraordinarily noisy. Indoors, it emits a low, gentle hum. Outside, it roars away almost constantly at the next door neighbours. The noise can be intolerable.

Multi-family low rise and high rise buildings can have all three – gas appliances, exterior heat pumps and rooftop AC. It is a recipe for an area-wide cacophony of noise.

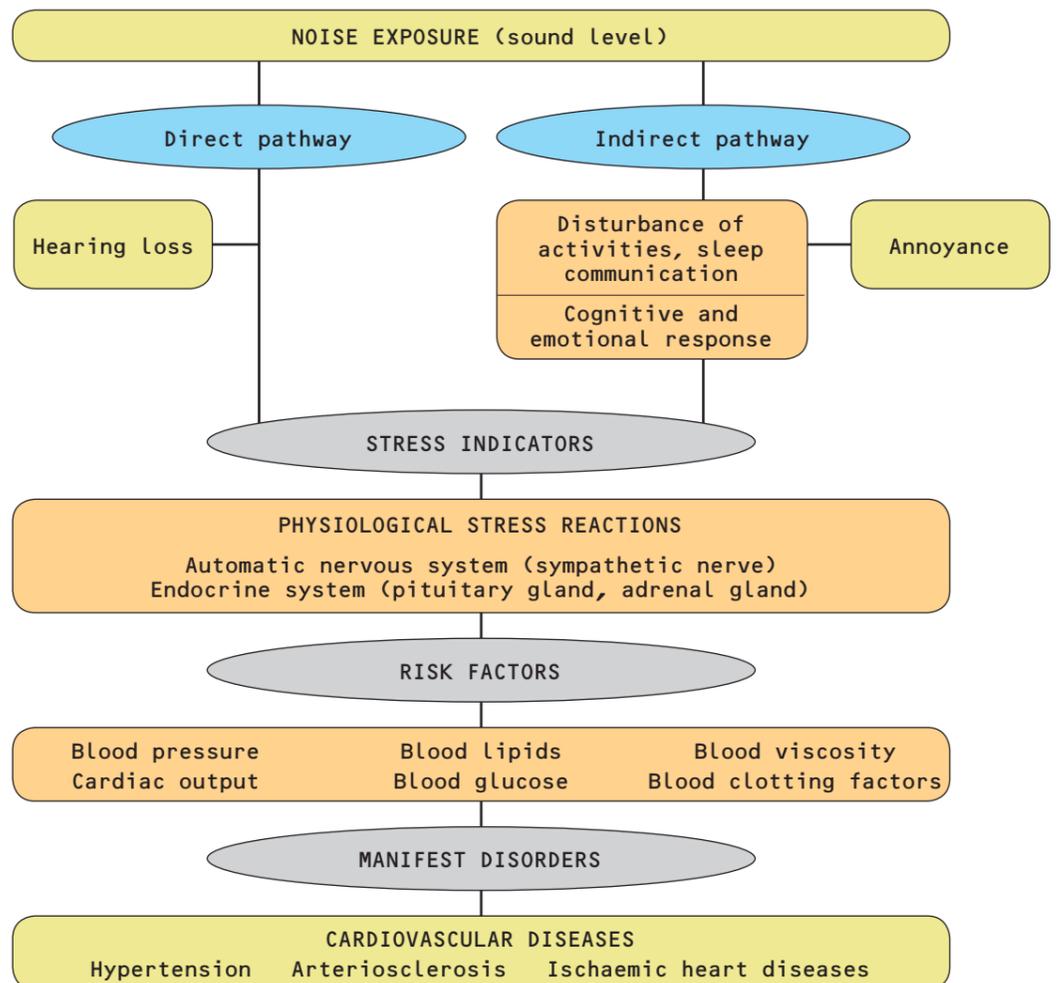
要命的噪音!

UEL 這個原本寧靜的社區，現在已被來自交通車輛、工程建設、樓頂大型通風設備、以及建築物密度不斷增加所產生的噪音汙染了。這種情況在未來只會越來越糟。

UEL 居民、專業物理工程師 Pete McConnell，曾協助位在 Acadia 路上的 Liberta 住宅居民測量夜間自 Norma Rose Point 小學樓頂通風設備發出的噪音。結果顯示，該住宅居民長期於凌晨四點起受到 53-56 分貝的噪音影響(世界衛生組織的夜間噪音標準為 45 分貝；每增加 10 分貝，人體所感受到的噪音程度將增為兩倍)；居民在夏天也無法開窗、睡眠被嚴重打擾。世界衛生組織曾公布 14 項因環境因素導致殘障或死亡的因素，噪音排名高達第四位，屈居交通事故之後。我們對噪音問題實在應更加留意。

目前 UEL 居民所遇到的噪音問題，幾乎都因樓頂大型通風設備引起。現代住宅常設空調設備，暖氣系統的壓縮機透過通風設備來散熱，因而產生噪音。在室內，使用者聽到的聲音低沉微弱；但在戶外，壓縮機會製造不間斷地對著鄰居咆嘯、令人難以忍受的噪音。未來 UBC 和 Block F 都計畫興建高樓，其產生的噪音勢必威脅周邊的居民。但是，只要能正視噪音問題，在建設尚未開始前就採用正確的技術來預防問題，任何的噪音問題都是可以避免的。身為 UEL 的居民，我們該做些甚麼來阻止噪音問題呢？

1. 提出抱怨：依序採取三步驟 – 向發出噪音的單位抱怨、向 UEL 行政辦公室抱怨、採取法律訴訟途徑
2. 協助推動新的 UEL 噪音防制法誕生：目前的法規是於 1999 年頒布的，那時 UEL 多數的民宅都是獨立屋，也沒有使用現代化的通風設備，因此該法規並不符合現今的需求。新的法規應採用世界衛生組織的噪音標準 – 日間為 55 分貝、夜間為 45 分貝。
3. 積極參與社區會議 (包括 UBC 提案公聽會議)：不斷於會議中要求建設單位進行噪音影響評估研究
4. 加強對噪音的了解和知識：請參考 The Right to Quiet Society (www.quiet.org) 和世界衛生組織 (www.who.int/en) 網站



source: Babisch, W., 2002

This figure illustrates the reaction scheme to noise. Noise affects the nervous system and the endocrine system by both direct and indirect paths. This causes a change in the physiological balance of the organisms which can include these biological risk factors.

Particular Areas of Concern

UBC

Some existing UBC academic buildings use high velocity exhaust fans on the roof to shoot waste air and gases straight up, instead of building a tall stack. These can sound like jet engines and be heard blocks away. UBC also has numerous building projects on the books. Work has already started on the University Boulevard Precinct project, an ambitious mixed-use development from Wesbrook Mall to East Mall. and will build more additional residential towers as part of the Gage South development on Wesbrook Mall.

Block F

This multi-use project will increase the UEL population by 50% and will contain a mix of towers, mid and low rise buildings and townhouses, and other amenities.

Each of the new buildings on UBC and UEL land has the potential to add numerous sources of unnecessary and unhealthy noise to the environment. None of the potential problems are unavoidable. But problems must be anticipated and the right technical solutions found before construction. Such problems are very difficult, and expensive to fix after the fact.

What To Do???

1. Complain!

If you are faced with an unacceptable noise problem, complaining sometimes works.

a) Complain first to your offending neighbour.

After a barrage of complaints about Rose Point school's AC, the Vancouver School Board has agreed to look at the problem.

When one of Pete's neighbours in Little Australia was worried about an exterior heat pump that the contractor building the house next door intended to install in the house, he and Pete talked to the contractor. The contractor relented, scrapped the pump and put in heated flooring.

b) No satisfaction from the neighbour?

Talk to the UEL administration office.

c) Last measure is going to court.

A number of individuals have taken legal action against properties creating unacceptable noise. They can do that under the tort of private nuisance.

Legal action can be costly but a local organization, The Right to Quiet Society, offers \$1000 towards the action.

2. Agitate for an updated UEL noise level bylaws

All noise problems caused by building systems or even occupancy problems can be avoided by proper planning and careful construction. Fixing things after the fact is much harder.

The current UEL bylaw states:

Unreasonable noise

No person shall, within the boundaries of the University Endowment Land, make or cause any noise or sound on a public or private place which disturbs unreasonably, or is likely to disturb unreasonably, the quiet, peace, rest, enjoyment, comfort or convenience of persons in the neighbourhood or vicinity.

- THE UEL NOISE CONTROL BYLAW, DATED JULY 9, 1999 IN SECTION 6

This bylaw dates is from a time when the majority of UEL residences were single family on large lots, mostly older homes built before the introduction of noisy modern venting and cooling systems placed in exterior walls. They had normal furnaces and waste heat went up the chimney on its own. New homes and buildings

tend to use exterior systems. Similarly, multiply family residences and even commercial buildings had simple systems that were less of a problem.

A new UEL bylaw that includes the universally accepted WHO noise limits of 55dBA in daytime and 45 dBA at night would greatly help.

3. Attend every public planning meeting! Ask for a noise impact study every time.

UBC has never included the UEL in its noise impact studies even though UEL residents are recipients of UBC's barrage of noise. Pete has requested UBC to update its 2012 noise impact study, now obsolete because of construction changes, to a current one that includes the UEL. So far no response. But he thinks UBC noise levels, already heard in the UEL, will get much higher because of mechanical

What's a decibel?

The decibel scale and decibel numbers are confusing for those of us concrete thinkers. Simply put, the decibel scale is logarithmic and decibel numbers express sound level as a ratio compared to the threshold of hearing, not an absolute sound level. "Every 10 decibel increase to a sound makes the human ear perceive it as twice as loud," Pete says. The base is Zero dBA, the threshold of human hearing or the sound from a mosquito 3 meters away. From there, human hearing can range up to an unbearable 130 dBA, the point of intense pain. Factors such as wind, temperature, air humidity all affect the way sound is transmitted through the atmosphere, and therefore sound is measured as the perceived level of sounds.

systems and traffic. Add in UBC's over-amped outdoor concerts on Wesbrook Mall and noise levels hitting UEL residents across the road could peak at a mind-numbing 80-plus dBA.

4. Check out these websites

There are numerous websites that articulate concerns about soaring urban noise levels.

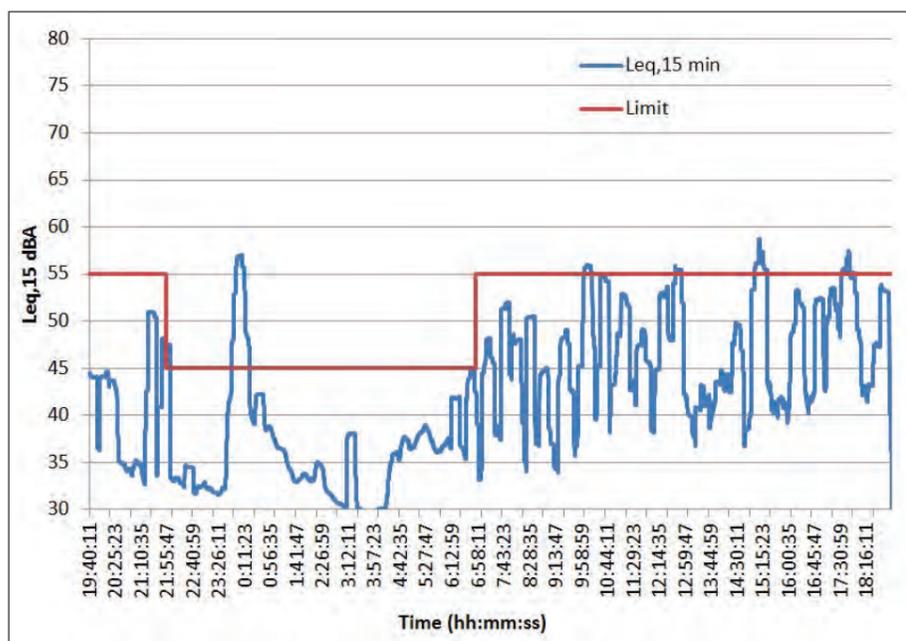
Two very good ones are:

- The Right to Quiet Society www.quiet.org. This is a non-profit society based in Kitsilano. Its mission is to raise awareness of the dangers of excessive ambient noise. Its Website is reader-friendly with lots of images and quotes.
- A more technical one but equally readable is World Health Organization. www.who.int/en.

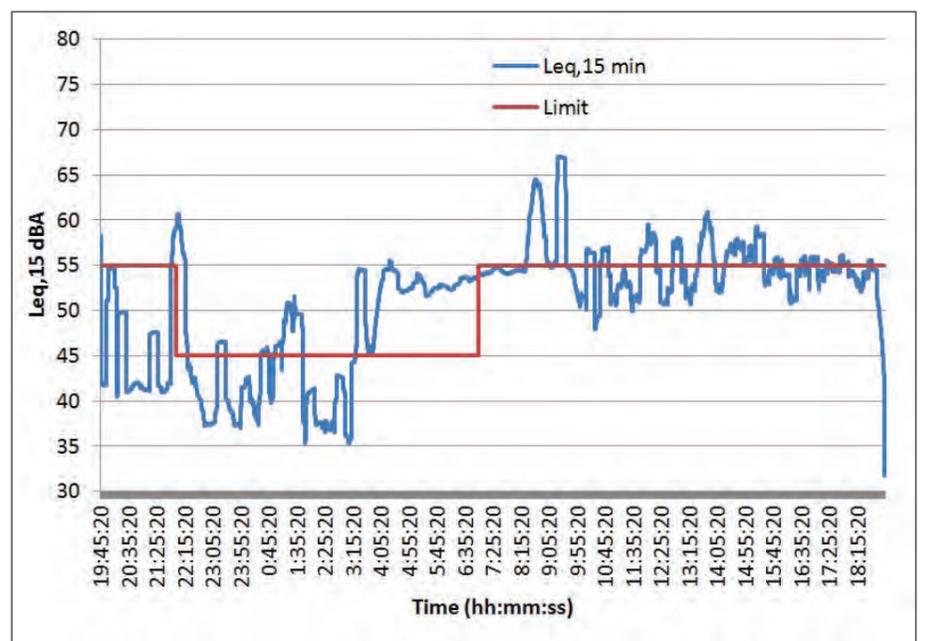
A request has been made for UBC to update its 2012 noise impact study, now obsolete because of construction changes, to a current one that includes the UEL.

(Synopsis written by Catherine Gourley. Please read Pete's excellent and thorough paper on the environmental noise in its entirety on the UEL community website. A direct link to paper: <http://tinyurl.com/npa8sfh>)

EXAMPLES OF NOISE LEVELS FROM COMMON SOURCES			
NOISE SOURCE	SOUND PRESSURE LEVEL (DB SPL)	NOISE SOURCE	SOUND PRESSURE LEVEL (DB SPL)
Jet aircraft, 50m away	140	Conversational speech, 1m away	60
Threshold of pain	130	Average home	50
Threshold of discomfort	120	Quiet Library	40
Chainsaw, 1m away	110	Quiet bedroom at night	30
Disco, 1m from speaker	100	Background in TV studio	20
Diesel truck, 10m away	90	Rustling leaves in the distance	10
Kerbside of busy road, 5m away	80	Mosquito, 3m away	0
Vacuum cleaner, distance 1m away	70	Hearing threshold	0



A noise meter was set-up in Area C neighbourhood.



A noise meter was set-up across the street from Norma Rose Point Elementary School to get a 24-hour recording of the district's noise levels. It revealed that Liberta residents are exposed to night noise levels of an average 53 decibels, going as high as 56 decibels when the air conditioning turns on at 4 a.m.

Gardening is for the birds

Four seasons in your garden

by Pamela Lee

Bird habitats in Canada are being threatened as trees and parklands are removed through urban, and industrial development. Joni Mitchell said it well: “They paved paradise and put up a parking lot.” A 2012 report from BirdLife Canada found bird populations in Canada had fallen 12 percent since 1970.

So what can we do? Here are a few small ways that can make a big difference. Why not plan a garden that provides safe haven, nesting sites and food for birds? A garden with a variety of plants and less hardscape is not just environmentally friendly but more relaxing and promotes biodiversity by supporting birds, butterflies and other beneficial organisms for you to enjoy.

Most of the plants specified are ones that have been proven to grow well in the Pacific Northwest. Most varieties are sourced from the Great Plant Picks website (www.greatplantpicks.org). These plants, if planted in the “right place” in your garden should thrive; when possible plant native plants.

When planning your garden, remember to begin by considering exactly when each plant, tree or shrub flowers and fruits. But also consider how a variety of sizes and shapes encourage perching birds by providing places they can hide from predators.

To get you started, let’s focus on the flowering seasons of a few plants from spring to winter.

Spring:

- *Acer palmatum* ‘Katsura’, Japanese Maple – deciduous upright tree 10’x10’
- *Cornus sericea* ‘Bailey’, Red-twig dogwood, red-osier dogwood – deciduous shrub with red bark
- *Wisteria floribunda* ‘Multijuga’ Japanese Wisteria – deciduous spreading vine

Summer:

- *Rosa* ‘Autumn Sunset’, Double yellow Old-fashioned rose. Roses! There are so many to choose from.
- *Viburnum davidii*, David’s Viburnum – evergreen spreading shrub
- *Crocosmia* is a drought tolerant perennial in my garden and is a humming bird magnet.

Fall:

- *Abelia* ‘Edward Goucher’ Glossy Abelia – semi-evergreen shrub
- *Caryopteris incana* ‘Jason’ Sunshine Blue® Golden Bluebeard – deciduous shrub that blooms late summer early fall
- *Camellia sasanqua* ‘Setsugekka’, Autumn Camellia – upright evergreen shrub that blooms early fall to the end of December

Winter:

- *Daphne odora* ‘Aureomarginata’ Variegated Winter Daphne – evergreen shrub
- *Hamamelis* × *intermedia* ‘Diane’ Hybrid Witchhazel – vase-shaped deciduous shrub
- *Ribes sanguineum* Flowering Currant – upright deciduous shrub that blooms in early spring. A favourite with over-wintering Anna’s Humming birds.

And above all, provide yourself with a comfy place from which to watch the action! The birds will come if you create a friendly habitat.



UEL Upgrades Equipment

After many years of minimal equipment replacement a number of key pieces of gear are being renewed. A couple of years ago the UEL outside staff began using the new garbage truck, a big improvement over the small Cushman-type vehicle used for years to collect refuse from single family homes. Recently the crew took delivery of a new multi-purpose lawnmower to replace a 20 year old machine. The new one can be used to brush curbs in the spring and plow and blow snow in the winter and has a year-round enclosed cab and rollover protection. There are other upgrades coming in the next while as equipment such as the big brown van we have seen around the UEL since dinosaurs ruled the earth get replaced.

All UEL residents appreciate the work the team does. Thanks!



UEL Public Works Team: left to right: Dave Needham – Supervisor, Art Galbraith, Mike Long, Tyler Kanters, Jason Webb, Kenji Mizoguchi, Brock Gradley, Alan Tin

A Community Airport Suggested in 1945 Report



In 1910 Point Grey was chosen by the University Site Commission as the location for the University of BC. Timber sales licenses were immediately issued and construction of the first permanent campus buildings

started in 1914. The First World War halted construction for years and it was not until the Great Trek in 1922 by hundreds of students tired of the crowded temporary “Fairview shacks” near the General Hospital did the government move ahead with building the new university.

The UEL: the endowment that never was

The creation of the University Endowment Lands was intended to support the development of the University. Starting in 1925 lots were offered for sale for the new University Hill community, however the remoteness of the UEL from the downtown core (the population of the whole Lower Mainland was under 300,000 at that time) combined with the depressed market throughout the 1930s, followed by the Second World War, meant that the UEL instead of being a source of funds became a drain on the revenue of the Province. Many of the lots remained unsold and vacant until after WWII. By 1945 there were 415 residential lots, the same as today, but only 160 houses.

The war ends and planning for the future begins

Of all the studies and plans done over the years for the UBC area, perhaps the most charming is the 1945 “Report Upon a General Plan” done by the well-known planning firm of Harland Bartholomew and Associates of St. Louis, Missouri. This study was an update of the original 1924 plan and suggested how to develop the areas not already subdivided, including what is now Pacific Spirit Park as well as much of the southern part of today’s UBC property.

This report, done just as WWII was ending, reflects a time and place now long forgotten. The vision of the future is upbeat and hopeful, and some of the “modern town

planning” ideas presented would have led to the creation of a beautiful development, if implemented. However, it appears that this plan was put on the shelf and forgotten.

The square mile community concept

A fundamental part of the Bartholomew plan is the development of a set of communities each with a centrally located elementary school that is surrounded by a 10 to 20 acre park with playgrounds, tennis courts, bowling lawns and other community facilities. Within the square mile community all roads would be discontinuous, preventing high speed through traffic. Commercial development would be at the intersections of the major through streets that surround the communities. This sort of thinking follows the garden city and garden suburb planning ideas of the first half of the 20th Century.

We all start flying

One idea that epitomizes the positive vision of the time is the serious suggestion that the UEL include a small airport. This seems funny now, but was part of the sort of futuristic speculation of the time.

“There will eventually be a considerable number of persons in the Vancouver area who will own and use small private planes.”

“In the future there will be considerable travel by persons owning their own planes. Many tourists will desire to come to Vancouver in this manner. An airport located close to the centre of the city, within a fine residential area, with a “country club” rather than a commercial or industrial character would be most useful and attractive to visitors as well as to residents of the Vancouver area.”



FROM THE VANCOUVER SUN, NOVEMBER 10, 1982

Lands have a long, confusing history

by Pete McMartin

The original University of B.C. endowment lands were two million god-forsaken acres of cattle range and scrub forest way the hell and gone in the Cariboo, and things would have been a whole lot simpler today if it had stayed there.

It did not.

It came to Vancouver and has bugged us ever since, and as many trees as there are in the endowment lands have been felled so newspapers could bring you the story.

This is its history. It is 75 years long, and the most recent chapter was written this week. Another tree is felled.

The story started in 1907. Acting with uncharacteristic foresight, the provincial government passes the University Endowment Act, proclaiming the two million acres to be used for “the betterment of higher education.”

Proceeds of sales or leases of the land are to pay for the construction and operation of a university.

No land is sold. Nobody knows where the Cariboo is.

In 1908, they pass the University of B.C. Act, officially creating the University of B.C.

In 1910, Point Grey is chosen as the construction site. The government allots 175 acres for the site.

The situation changes drastically in

1920. The provincial government passes the B.C. University Loan Act, striking from the books the two million Cariboo acres and proclaiming 3,000 acres adjacent to the Point Grey site as the new University endowment lands.

The Act does not give ownership of the land to the university; it remains with the government.

Which brings us to 1925. They pass the University Endowment Lands Administration Act. (Confused?)

This act designates the subdivision of the endowment lands. The proceeds of the sales of the subdivision lots will go into the University endowment account and the interest generated from the sales will be for the use of the university.

In 1925, the first subdivision is built between Chancellor Blvd. and University Blvd.

In 1926, the second subdivision is built between Chancellor Blvd. and Southwest Marine Drive.

In 1940, the third subdivision is built between West Eighth Avenue and Blanca St. None of them make money.

The subdivision lots do not sell well. In 1938, they drop the price on lots 25 percent.

Business picks up after the war, and in 1945, the prices of the lots increase by 50 percent. The endowment lands, however, stay a losing proposition.

A government report released in 1957 shows the endowment lands account \$1 million in the red.

In 1954, the government allows the university to incorporate another 433 acres of the endowment lands. It will be the last the university gets.

The UBC endowment lands enter a two-decade period of frustrated would-be commercial and government proposals.

The government, hoping to recoup its losses, in 1957 proposes a \$20-million development plan: 3,500 single homes, 34 apartment blocks, five new churches, four elementary schools, a golf course, two playing fields, a 100-acre industrial park. The plan expires on the drawing board.

Also in 1957, the Lower Mainland park advisory committee makes the first proposal for a 100-acre park in the Endowment Lands.

In 1959, the park advisory committee [sic] makes a similar request.

In 1963, commercial developers propose a \$300-million scheme ever more ambitious than the government’s. They want to build 10 self-contained neighborhoods. The scheme evaporates.

In 1964, Pat McGeer, who was then Liberal MLA for Point Grey, says the provincial government should hand “clear title” of the UEL to the university.

In 1964, the city of Vancouver also takes a shot at incorporating the UEL. Neither

McGeer nor the city get anywhere.

In 1965, the provincial government announces it will build a town of 40,000 on the UEL. McGeer experiences “anguish.” The plan goes nowhere.

In 1971, plans are proposed for a regional park. It flops.

In 1973, the NDP provincial government announces plans to open up the UEL for thousands of low-cost housing units to relieve the housing pressures in Vancouver. In the face of the public outcry that follows the plan is withdrawn.

Instead, in 1975, after being defeated at the polls, the NDP does an about-face and proclaims the 1,066 acres between Chancellor Blvd. and Southwest Marine Drive a park. It remains a park today, but an unorganized one without any facilities.

In 1977, the Musqueam Indian band claims the UEL as their aboriginal entitlement.

In 1980, after an invitation from the provincial government, the Greater Vancouver regional district presents a plan to turn the UEL into a Class A regional park. The government likes the idea.

On Thursday, Nov. 4, 1982, The Vancouver Sun runs a story saying UBC initiated secret negotiations with the provincial government to win clear title and control of the UEL. It is, said a UBC officer, part of the “university’s heritage.”

Update from your MLA

by David Eby



There has been a lot of news lately about the impact of absentee investors speculating on real estate in Vancouver. With major developments underway at Block F and the Jericho lands, this issue is critically important to the future of our community.

In late April, Laurence Fink, the Chair of BlackRock Inc. told the 2015 Credit Suisse Megatrends Conference in Singapore that investors should consider buying condos in Vancouver, London and Manhattan instead of gold. BlackRock is the world's largest investment management company, with \$4.7 trillion under management.

Clearly, the impact of absentee investors speculating using homes in our communities could be significant.

People who hold real estate vacant as an investment don't shop in local stores, don't send their kids to local schools, and don't participate in community events or local government. If enough investors follow Mr. Fink's advice on this "megatrend", the

distorting effect on prices in our local real estate market could be profound.

I've met with UEL residents who have toured me past neighbourhood homes they say have been sold three times and nobody has ever moved in. So what's going on?

Unfortunately, hard statistical information is almost impossible to come by.

On May 14, I asked BC's Minister responsible for housing, Rich Coleman, to use the tools available at the provincial level to measure the impact of absentee speculators on Vancouver's market. He replied "There is no initiative or research that we're doing from this ministry with regards to that."

In the absence of hard information, media will continue to speculate about speculation, as will we all. While housing affordability in Vancouver remains at an all-time low – the

Economist says we're North America's most expensive city to live in – I am very concerned that those shut out from the housing market will be looking for solutions, and failing that, scapegoats.

It's the job of elected officials like me to advocate for the best public policy for our community that responds to the facts, and to use the information available to government to ensure public discussion rests on evidence and not prejudice. Unfortunately, given the Housing Minister's lack of interest in the hard numbers, it seems I won't be able to play either of these two roles at least for the next two years.

If you have any thoughts to share with me on this issue or any other, e-mail me at david.eby.mla@leg.bc.ca. You can reach the Housing Minister at MNGD.minister@gov.bc.ca.

Don't Flush That!

Our hardworking public works team has a problem. It seem that too many of us are flushing down the toilet things that are a problem for the pumps that handle all that stuff that disappears when you push the lever.

The problem is simple: some of our seemingly insignificant household and personal items are amazingly strong. The use of wet wipes is on the rise, spurred by various floor mops and promoted to clean counters, door handles, etc. to protect from 'germs'. Many contain biocides, which are not good for the biological processes at wastewater treatment plants, and they increase prevalence of so-called super-bugs. Wet wipe products claim to be biodegradable. They are NOT. Test this by putting a piece of toilet paper in water and giving it

a stir. Then try one of these wet wipes. They really don't belong in the toilets.

A bigger problem arises when the wet wipes combine with grease and bits of "tougher than steel" dental floss and form balls that plug pipes. These materials combine to make a very strong, rope-like material which the impeller cannot macerate nor can it be expelled by the pumps. These can get very large and expensive to remove. And a plugged sewer is no fun for anyone.

So, PLEASE toss things that don't belong in a toilet into the garbage.

請勿將任何種類的濕紙巾或牙線丟入您的馬桶中。謝謝您的合作



What's clogging the UEL sewers? Wet wipe products claiming to be biodegradable, other "disposables" and dental floss. Don't flush that!

FREE

PERSONAL SAFETY WORKSHOP FOR WOMEN

The **RCMP** and the **VPD WOMEN'S PERSONAL SAFETY TEAM** invites women age 18 years and older to participate in a unique program that educates women about personal safety. Through theory & practical exercises, learn about crime prevention and dealing effectively with violent encounters.

THURSDAY JULY 9TH

6-8:30 PM

WESBROOK VILLAGE (3385 WESBROOK MALL)

REGISTRATION REQUIRED AT INFO@DISCOVERWESBROOK.COM
REGISTER BY JUNE 30, 2015. SPACE IS LIMITED.
FOR WOMEN ONLY (18+)

DiscoverWesbrook.com

Police Blotter

UBC /UNA

Property theft:

There were several reports of stolen property from various locations on campus, laptops and backpacks are the main targets.

Break and Enter:

- 6200-block of Eagles Dr. (cash and I-phone stolen).
- 5800-block of Gray Ave.
- 6200-block Crescent Rd (ATM broken into and cash stolen).
- 6800-block of SW Marine Dr. individual caught inside the building and arrested.
- 6000-block of Iona Dr.

Theft from vehicles and/or damage to vehicles occurred in the following locations:

- 3300-block of Shrum Lane.
- 4900-block of W 16th Ave.
- 5700-block of Dalhousie.
- 5500-block of NW Marine.
- 6300-block of Larkin Drive.
- 4900- block of W 16th Ave.
- 6300-block of Hawthorn Lane.
- 2100-block of Lower Mall.
- 5600-block of Montgomery Place.
- 5600-block of Fairview Place.
- 2500-block of Melfa Lane.
- 6000-block of Iona Dr.
- Acadia beach parking lot X3.
- Theft of Vehicle – area of Old Marine Dr/ SW Marine Dr.

Theft of bicycles:

- Approximately 40 bicycles were reported stolen from numerous locations on the UBC campus and the UNA residential areas. This number is similar to the previous 3 month period. Main Mall, Lower Mall and East Mall continue to be particular hot-spots.



UEL Village:

Property theft:

- Gold's Gym – theft of cell phone.

Theft from vehicles:

- 5700-block of Toronto Rd.
- 5200-block of University Blvd.
- 5300-block of University Blvd.

UEL Single Family area:

Break and Enter:

- Acadia Circle A (UEL Administration Area) – tools taken from a shed that was not locked.

Theft from vehicle:

- 4700-block of Chancellor Blvd. (passenger window smashed and laptop bag containing several items taken)

Other:

- Vandalism 4800-block of Queensland Rd – tree ripped out and stolen from boulevard.
- Suspicious Person: – 4900-block Queensland Rd (person soliciting business for lawn aerating) Person checked by police and no problems.
- 4700-block of W 6th Ave. Complaint of low flying helicopter – (film crew).

Information provided by:

Cpl. Brenda WINPENNY

University RCMP

2990 Wesbrook Mall

Vancouver, B.C. V6T 2B7

Phone: 604 224 1322

Cell: 604 220 8171

Email: brenda.winpenny@rcmp-grc.gc.ca

Changing times for personal transportation

by Stephen Forgacs

When I graduated from University Hill Secondary School in 1981, it was certainly accepted among my peers that if you didn't already own a car you soon would. The idea of not being a car owner seemed odd, and throughout the last years of high school classmates were rolling into the school parking lot in an interesting assortment of beaters.



As my daughter prepares to enter her last year of high school, the assumption that everyone aged 16 or over will soon have their own car has faded, at least in this city where transit, various forms of car sharing and cycling have gained ground in the minds of young and old as valid alternatives to car ownership. "No-car", let alone "one-car", families are increasingly common and seem to manage very well.

When my wife and I decided to sell one of our two cars three years ago, an older acquaintance commented that we didn't have to go to just one car, as though we were imposing an unnecessary hardship on ourselves. He was right, we didn't have to go to one car, but we were asking ourselves why we needed two. Our daughter was capable of getting herself to and from school and required less frequent chauffeur service than in her younger years, my wife was operating her business from home, and I was travelling my 20-kilometre round-trip commute by bike year round. Often we would have two cars sitting idle at home.

The advent of car sharing, and of a service called Car2Go, specifically, featured prominently in our decision. Although Car2Go's little blue and white Smart cars are not readily available in the University Endowment Lands, we live close enough to the service's Blanca Street boundary that a seven-minute walk often gets us to a

Car2Go vehicle. More importantly, there is an abundance of these vehicles (and now BCAA's new Evo car-sharing vehicles) around my workplace during the day so I almost always have a car at my disposal when I need it for just \$0.40 a minute. And BCAA's Evo cars have bike racks further expanding my options.

After three years of being a one-car family we find that we now often choose to travel around the city using a car-sharing program, transit, bicycles and on foot over using our car simply because it's less hassle. With any of these options the cost and inconvenience of parking disappears. Beyond the cost savings of giving up a car, which in our case equal at least \$4,000 a year in parking, fuel and insurance alone, we enjoy the benefits of seeing the city from a different perspective, more exercise and less stress.

North American cities and towns were designed around the car and, for that reason and others, alternatives to transportation via private car are not always practical. We consider ourselves fortunate that much of the time these transportation alternatives do work for us.

To see the Car2Go boundary, visit <https://www.car2go.com/en/vancouver/>

Recycling beyond the curb

Despite having curbside pick-up of recyclables there are still many items that are collected weekly that can't be put in the blue box. Where do we take them?

Three depots under 10km from the UEL border take many recyclable items that don't belong in the blue box. This list contains a few of those everyday items.

- Foam cushion packaging
- Foam food containers and trays
- Plastic bags and overwrap

Go Green Bottle Depot

2286 Ontario Street (at W 7th Ave)
<http://www.go-green.ca/>

Regional Recycling Vancouver

960 Evans Avenue
<http://regionalrecycling.ca/>

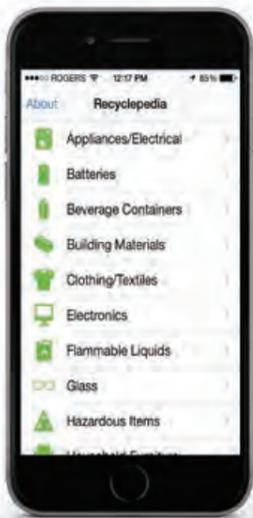
Vancouver South Transfer Station

377 West Kent Avenue North
<http://Vancouver.ca/recyclingdepots>

For more depots, please go to <http://recyclinginbc.ca/>

London Drugs recycles many of items, this is a limited list. For an extensive list of items you can find it at this website. <http://greendeal.ca/>

- Alkaline Batteries
- Florescent Light bulbs
 - Compact Fluorescent Bulbs (CFLs)
 - fluorescent light tubes up to 4-foot lengths
- One-use cameras and Disposable cameras
- Printer cartridges
 - Ink jet cartridges
 - Laser cartridges
- Britta filters
- Electronics
 - Electrical and Electronic goods (TVs, VCRs, computers, monitors, printers etc)
 - Cell phones, PDA and rechargeable batteries



Other common household items can be recycled as follows:

Plastic grocery bags:

Safeway or London Drugs

Metal clothing hangers:

Metal clothes hangers from a drycleaner can often be returned to the drycleaner for reuse. Check with your drycleaner. And Vancouver South Transfer Station and the Vancouver Landfill will also take your metal clothes hangers. (377 West Kent Avenue North, Vancouver)

Paint cans:

Go Green Depot & Recycling
2286 Ontario Street
<http://www.go-green.ca/>

Joe's Bottle Depot
4394 Main Street (at Rear)

And for just about everything else, these websites can help you find places to take your uncollectable recyclables. Use the search engines on these tools to find a depot that will accept your item.

RCBC (Recycling Council of BC)

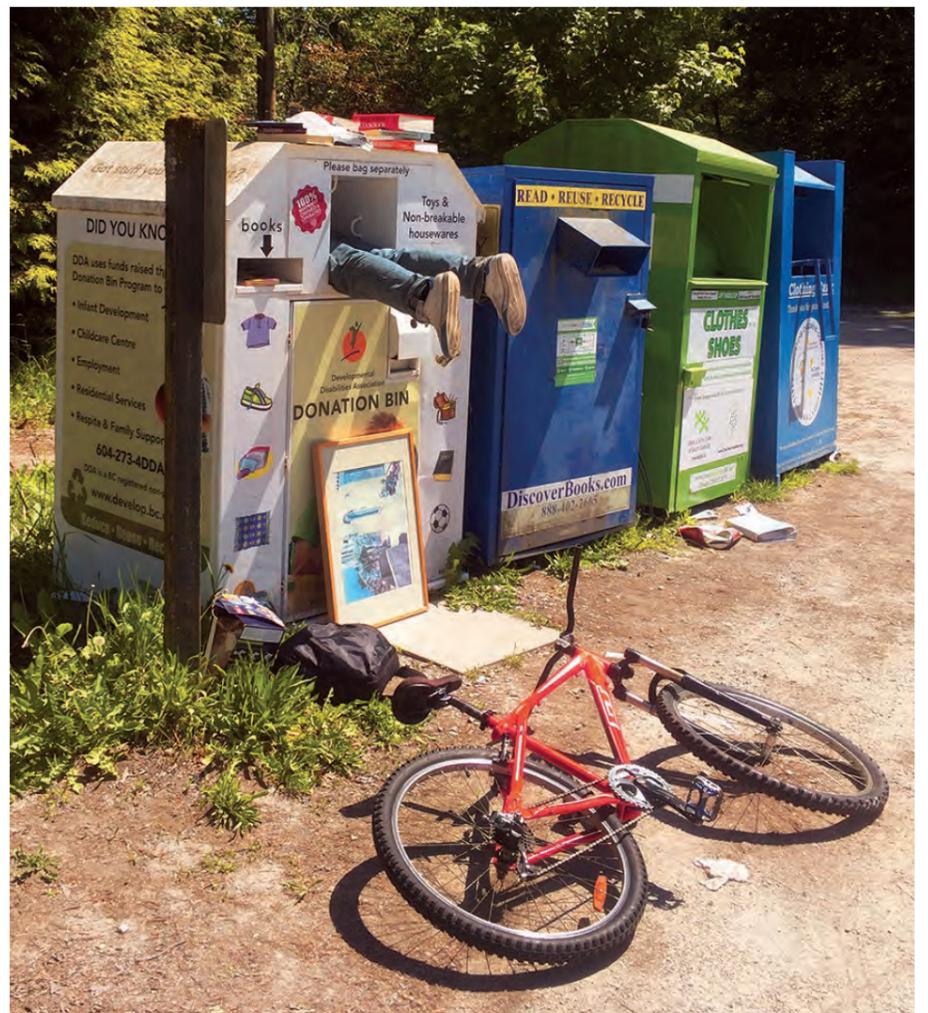
Use their Recyclepedia search engine by selecting items to be recycled and your region. They even have an App for your smartphone!

<http://www.rcbc.ca/recyclepedia/search>

ReGeneration

Officially, ReGeneration is a federally incorporated, not-for-profit, product stewardship company. That's a complex description for what is actually a fairly simple idea: "at our core, we are a group of people committed to making the recycling of special waste easy for everyone."
<http://www.regeneration.ca/>

This site lists precisely which of the following items can be recycled and where: lighting products, paint, pesticides & flammable liquids, smoke & CO alarms, major appliances, small appliance and power tools, and outdoor power equipment.



Donating your unwanted items is another option to recycling. But, this is not the way to donate your body to science.

資源回收知多少

家中的資源垃圾,有許多並非本社區資源回收服務所認列的項目。您如何處理它們呢?

若您家中有下列資源垃圾,您可送至三處資源回收中心,包括:Go Green Bottle Depot, Regional Recycling Vancouver, 以及 Vancouver South Transfer Station.

- 保麗龍相關包材
- 塑膠袋或各類縮膜包材

London Drugs 也提供多項資源垃圾回收服務,下列為部分範例。您可上 <http://greendeal.ca/> 網站。詢詳細資訊。

- 鹼性電池
 - 日光燈泡或燈管
 - 可丟棄式相機
 - 印表機墨水匣
 - 濾水壺的濾心
 - 電子產品 (電視、錄相機、電腦、螢幕、印表機、手機、充電電池等)
- 如需了解是否有提供其它類別資源垃圾回收的服務站,建議您善用以下網站查詢:
- RCBC (<http://www.rcbc.ca/recyclepedia/search>)
 - ReGeneration (<http://www.regeneration.ca/>)

It's official: UEL residents gain VPL access

by Kim Smith

On March 26th, the CAC announced – via email – that after years of effort, UEL residents finally have access to the Vancouver Public Library's excellent services.

Typical of the many delighted reactions are the following:

"We've always wanted library cards! Thank you SO much!"

"Thank you, thank you, thank you!!! I'm an avid reader so this is a wonderful gift to me!"

"Thank you for finally getting this done! I tried many times over the last 10 years, including writing to the MLA and Minister. I've been spending at least \$70 per year on VPL Library card for years so this is good news, none too soon either – my subscription is due to expire next week."

To pick up your library card, you'll need a piece of government-issued identification along with proof of your UEL address. A BC driver's licence is ideal since it meets both requirements. Other possibilities include a Canadian passport plus a utility bill.

The process will be even easier if you visit the West Point Grey branch of the library at 4480 W.10th Ave. For years and years, librarians at this location have had the unhappy task of telling unsuspecting UEL residents that although virtually every other lower mainland taxpayer had no-cost access to the facilities, those of us in the UEL were required to pay upfront. While a few chose to pay for library privileges, many more did not.

Not surprisingly, library staff are delighted with the news. "We're thrilled to welcome UEL residents!" one librarian told me. "The VPL is all about encouraging people to read and helping them find the information they need and want – not about restricting access."

As to the numbers, they speak for themselves: as of June 16th, 180 library cards have been issued to UEL residents, including 50 children.

Ready for a leisurely summer read? Why not head over to the library and pick up a book? Heck, why not get two or three?

Didn't receive the news? Then it's time to add your name to the CAC's list. Email your contact details to council@uelcommunity.com

UEL 居民已可申請溫哥華圖書館證

自三月二十六日起, UEL居民終於能使用溫哥華圖書館的各項服務了。欲申請證件者, 請持一份由政府單位發出的身分證明文件(如卑詩省駕照), 以及地址證明(如電費帳單)。您可到離社區最近的 West Point Grey 圖書分館(西10街4480號)辦理。截至五月初已有 167 位社區居民申請了圖書證。暑假就快到了, 別忘了多利用圖書館的借書服務, 渡過一個既悠閒又充實的夏天。

另外, 若您希望在第一時間收到社區最新消息, 請將您的聯絡方式(姓名、電郵地址)寄至

Council@uelcommunity.com, 我們會立即將您加入社區消息聯網中。



West Point Grey library branch librarians Trina, Jane and Sarah welcome UEL residents

LETTERS TO THE EDITOR

Re: VPL access

By joining the Vancouver Public Library, the UEL is now covered by the InterLINK system that includes all libraries in the lower mainland cities. Thanks!

On Victoria Day I walked by VPL's Kitsilano branch while shopping, and saw an enormous pile of returned items – an extraordinary utilization rate relative to my expectation. Closer to home, I enjoy visiting the West Point Grey branch, and do so frequently. I walk there through the forests when I get a chance.

The collections by the InterLINK are vast, and services superb. I particularly like to browse digital contents, which has improved my productivity and sense of well being.

More support can help the libraries expand further and benefit many. It is a virtuous circle.

Hong Chen

The UEL Bookgroup is up and running!

by Kim Smith

Surely one of life's great pleasures is to spend an evening with a group of intelligent, engaged readers talking about books – which is exactly what the UEL Bookgroup did for the first time on Thursday May 7th.

Over endless cups of fresh mint tea we talked about authors and genres that appeal, those we'd rather avoid, and which titles we'd like to read and discuss. From among more than 300 titles available as bookgroup sets from the Vancouver Public Library, we settled on a classic of 20th century English fiction: *The Good Soldier* by Ford Madox Ford.

Ranked No.41 on *The Guardian's* list of the **Top 100 Novels***, the novel is described as "an extraordinary story of broken hearts and betrayal... a text that repays every re-reading with significant new insights." Booker Prize-winning novelist Julian Barnes calls Ford a "proper reader's writer" whose mastery of the form has been championed by authors as diverse as Graham Greene and William Carlos Williams. Hidden

behind an apparently simple story told in an equally simple fashion, Ford tackles what is perhaps the fundamental question of our age: what can one ever truly know about oneself and others? I'm looking forward to a great discussion.

Next up is Pat Barker's *Regeneration*, to be discussed in late August. Interested in joining us? Contact me at uhillconnections@gmail.com for details.

*Top 100 Novels

<http://www.theguardian.com/books/2013/sep/22/100-best-novels-robert-mccrum>



UEL Bookgroup members include Barbara Heller, Sharon Kahn, Shelagh Dodd (back row), Sandra Lo, Hong Chen, and Kim Smith (front row)

Your Editor is Listening! Please Write

Got a comment on something you see in this issue of *Connections*? Like it? Don't like it? Got a gripe about something? Got a story idea you want to pass on? Got a news item or notice about an upcoming event you want to share?

We like to get mail. Write us at: uhillconnections@gmail.com

