



## Works Yard proposes to take over Little Australia's only park

by Svend Andersen

As part of the process related to the Pacific Spirit Regional Park Service Yard Replacement Project, staff from the West Area Office have shortlisted three locations for the new works yard. The Little Australia community park is one of the three shortlisted locations! If our park is selected, it would mean not only the total destruction of the only community gathering place we have in our neighbourhood, but significant noise and traffic disruptions, as well as the loss of an important and rare recreational facility enjoyed by a broader segment of the public that extends far beyond the neighbourhood of Little Australia.

It is crucial that your voice be heard in this decision process! This is true for both residents of the neighbourhood as well as visitors from other neighbourhoods who enjoy the park. It is very important to let Metro Vancouver West Area Office staff know how devastating the destruction of Little Australia's

community park would be to the community. We have until July 13, 2016 to make our opinion count. Please use the attached form and follow the instructions on the last page to ensure that it arrives at the West Area Office before July 13th.

In the text of the attached feedback form provided at the public hearing, it refers to the "Three Preferred Sites". One of them is Little Australia's community park and the other two are south of 16th closer to the administrative office – these two sites are farther away from residential areas and do not possess a community function that is comparable to the role of Little Australia's park in providing a place for physical activity and social interaction.

As many of us have experienced, parks connect us with one another and are the lifeblood of our neighbourhoods. Parks enhance the quality of life of its residents

on many levels. Faced with the increasing pressures of urban densification, we need to make sure that our goal of protecting Little Australia's community park is clearly communicated to the decision makers.

More information can be found through the links below. While only the current preferred site is listed in that material, Little Australia's community park is under serious consideration as discussed in the public information meeting that was held on June 22nd. So please take the time to comment

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**"I am sympathetic to the concerns that have been forcefully expressed by residents of Little Australia. The open green space is a valued and rare open space that needs to be preserved. I also agree that it is inappropriate and unnecessary for access to the site to be through a residential neighbourhood."**

**I can assure residents that I will advocate on their behalf for the service yard to be located somewhere other than on the green space. Furthermore, I will keep the community informed of any developments."**

**Maria Harris, Director Metro Vancouver Electoral Area A Member, TransLink Mayors' Council on Regional Transportation 604.225.2254 mariaharris@telus.net**

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## Opinion Block F Rezoning

By Ron Pears

After several years of effort, the Block F rezoning is now in the final stage. We don't know what the end product will look like in all its details, but nobody thinks it will be very different from what was shown at the public meeting on May 31.

Maybe this is a good time to reflect on the process and the results of the process.

Rezoning applications are very common and the landowner of this 22-acre parcel has a right to prepare one for the land. When the current landowner acquired the land it came with zoning that permitted 4-storey apartment buildings. It was a reasonable question to ask as to whether an even carpet of low apartment buildings would be the best way to develop this land, either in terms of adding the most to the UEL community, or in terms of financial reward to the property owner.

At the beginning of the process there were a few strong concerns with the development of this property at all. It had been taken out of a regional park and transferred to a private entity in 2008. Many thought this was a bad decision on the part of the provincial government and resented the whole idea of the property being developed to an urban use by anybody for any reason.

The first iteration of the rezoning proposal was not very well received by pretty much anybody, including the public and the UEL's elected Council. The proposed density was greatly increased from that allowed under the current zoning, making many think that this

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## Be grass wise.

### Summer Water Restrictions

Lawn sprinkling regulations are in effect from May 15th to October 15th of each year.

Lawns only need one inch (25cm) of water = one hour of watering, once per week. Water between 4:00 a.m. and 9:00 a.m.

**Even numbered houses:** Monday, Wednesday or Saturday

**Odd numbered houses:** Tuesday, Thursday or Sunday

For more information: <http://tinyurl.com/h8xgesx>



Use a chafer beetle resistant lawn mix when you need to reseed. Keep in mind, grass goes dormant if you don't water and quickly revives when the rain returns.



# Works Yard proposes to take over Little Australia's only park

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and ensure that Little Australia's park remains part of our community. You do not have to fill in the entire form; rather make sure that you clearly communicate your reasons why the Little Australia's community park is important to the community and why it needs to be protected from destruction.

Make sure you forward this information to your contacts, so we can reach everybody in the community!

**Site on the topic:**  
<http://tinyurl.com/hzgmgsu>

**Details:**  
<http://tinyurl.com/hcvtvyq>  
<http://tinyurl.com/zf5oywk>

## The CAC would like to welcome its newest members to the CAC and ADP, Justin LeBlanc and Kent Mullinix.

### Justin LeBlanc, CAC – Area D



Justin LeBlanc, CAC representative for Area D, has enjoyed living in the UEL since 2004 with his partner, Erin Easdown. Justin recently completed his PhD in environmental microbiology where his research focused on bacterial bioremediation of contaminated soils. He has volunteered in UBC's "Let's Talk Science Partnership" program in addition to managing the

composting program at the Life Sciences Center at UBC. We are pleased to have his positive energy, concern for environmental science, and insights into the UEL and UBC community.

### Kent Mullinix, ADP – Area D



Kent Mullinix, ADP representative for Area D, is Director for the Institute of Sustainable Food Systems at Kwantlen Polytechnic University. He is also an Adjunct Professor in the Faculty of Land and Food Systems at UBC where he obtained his PhD in plant science, specializing in integrated pest management. Kent helped spearhead the Tswassen First Nation's Farm School and

Richmond Farm School and has extensive hands-on understanding of fruit crops, agricultural education programming and sustainable food systems. He looks forward to using these skills to help build a sustainable UEL community.

## UEL Incorporation Study

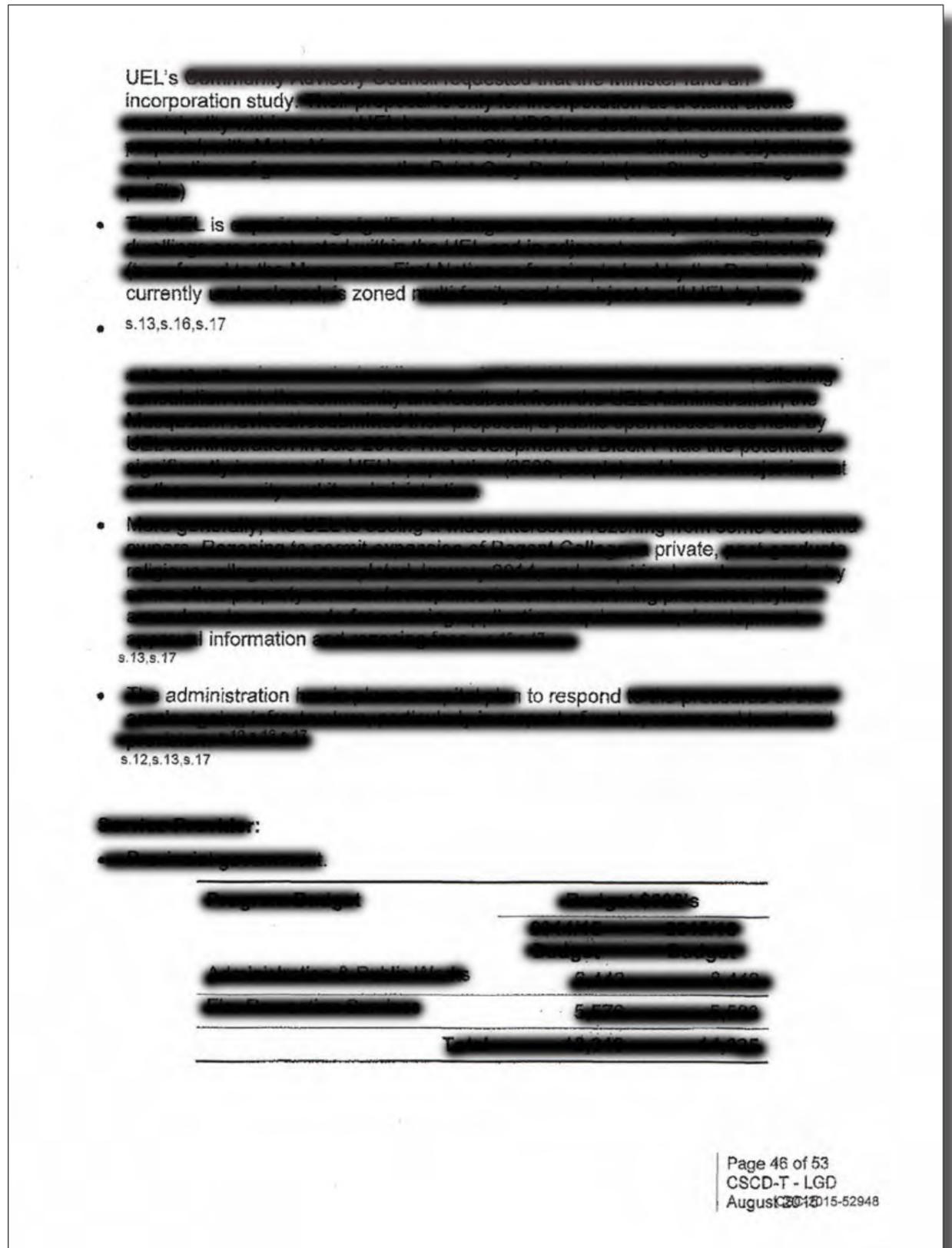
While the current BC government boasts about the "transparency" of its decision-making processes, documents obtained by the UEL's MLA, David Eby, suggest otherwise.

A Freedom of Information (FOI) request concerning the CAC's request for an Incorporation Study yielded a 26-page document. Sounds good, right? Sure, but only three pages appear unaltered and intact. Twelve pages are either somewhat or moderately redacted, while eleven other pages are either completely censored or altered so substantially as to be meaningless.

Buried amongst the gibberish is the following reference to some of the Ministry consultations:

"... staff level outreach with key interests (in Feb/Mar 2015) - the MFN [Musqueam First Nation], Vancouver, Metro Vancouver and UBC. Key messages heard from these interests include: (1) the current UEL governance arrangement is unsustainable; (2) shifting from provincial to local governance in the UEL makes sense; and (3) key interests (particularly Vancouver and MFN) see concerns and challenges with a stand-alone UEL municipality."

**Nice to know that the Province is duly "consulting" with interested parties. Everyone, it seems, except those of us who live and pay taxes in the UEL.**



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## Being prepared for disaster saves lives

The UEL's first Emergency Preparedness day held on May 7th was an invitation to think seriously about how best to prepare ourselves, our families and our pets for events that most of us would rather forget about: fires, earthquakes, and long-term power failures.

At one end of Jim Everett Park, children climbed on emergency vehicles and learned how highly-trained individuals respond to calls for help and how specialized ladders rescue families from tall apartment buildings.

Parents, grandparents, and others exchanged ideas with a host of expert emergency responders from St John's Ambulance and the RCMP, in addition to Metro Vancouver's senior security and emergency coordinators, including Rob Nicholls, Manager, Safety, Security & Emergency Management, and Rod Tulett, Regional Duty Officer, Security & Emergency Coordinator. Fire extinguishers and surprisingly delicious freeze-dried foods suitable for long-term storage in earthquake kits were available for purchase.

And let's not forget the prizes. Those who registered for the UEL's emergency contact list were automatically entered to win one of two deluxe emergency kits generously donated by Metro Vancouver. Congratulations to Lillian Wang who won the 2-person kit, and Jay Zhao who scooped up the Grab and Go emergency backpack.

Many thanks to all those who helped make the day a success: the Community Advisory Council (CAC); Maria Harris, Director, Metro Vancouver Electoral Area A; Metro Vancouver; Misa Lee, Deputy Manager, UEL Administration; and Marily Mearns, volunteer coordinator extraordinaire.

See you again next year!



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## Opinion: Block F Rezoning

By Ron Pears

particular developer was no less greedy than any other developer, notwithstanding the glowing words in their presentations. The first proposal also showed towers of 22 storeys, something that in this park location seemed to be very aggressive. In addition to the very tall towers, the layout of the lower buildings was clunky and did not sit well on the site. Site layout and landscaping was not impressive.

There was also a hotel proposed and this was seen as something that if created or operated imperfectly could be a detriment to the community. There was a public “community space” in the second floor of a commercial building, but this seemed very much an afterthought and it was hard to figure out what it was for. The only community center, per se, was set deep in the housing development and was only for residents of Block F. Other UEL residents were not welcome.

As the process marched on the Community Advisory Council (CAC) kept trying to have a formal place at the table. For a long time this was vehemently rejected by the Government of BC, who because of our unusual governance situation control everything in the UEL. The government wanted to stick to a stilted and formal process, one that in reality was not going to involve the public very much. We all know what “community consultation” can look like in these sorts of situations, when it only serves as a legitimizing paint job on the real work behind closed doors.

It took a long time to get included into the process in any meaningful way. These struggles to be taken seriously are something that I personally think was inappropriate and, frankly, stupid. If the UEL Manager, Jonn Braman, and his bosses in Victoria had simply dealt with the only elected representatives we have regarding local government in the UEL in a fair and reasonable way, we all would have been much better off. However, eventually we did get a system set up with a CAC-appointed committee which could prepare reports that would then be formally accepted by the CAC and forwarded to both the property owner and the UEL administration team.

I do believe that the reports prepared by the Block F Working Group were considered during the numerous revisions to the scheme and that the work of this group has had a positive and significant role in eventually ending up with a better job.

A number of people have asked me if they think the project is OK. I usually say yes it is. It certainly is better than the first proposal we saw, not that this is great praise. The towers are lower at 18 storeys, the hotel is gone and the commercial area has been reworked to be much better. There are quite a few townhouses, a medium-density building form that is good for a number of reasons, including providing a lower-scale base to taller building, but also providing good ground access residences. The private club and bad empty second storey “community space” idea have been combined and moved closer to the commercial area and the park. We now have a real UEL community center, open to all residents of the Endowment Lands. The public areas and landscaping look good, with a well-conceived park and very interesting landscaped edge to the property along University Boulevard.

It is a perfect job? Well, probably not. Nothing much that humans create is perfect. The towers are still too tall, the parking for the community center is inadequate and there are other concerns which can be seen in the full Working Group report published in this issue of *Connections*. We can all hope that the final version reflects honest and competent consideration of these community concerns.

The actual implementation of the development program depends, of course, on a lot of people acting wisely in the future. It is quite possible that almost nobody who was involved at any level in the rezoning process will be the ones who design and build the buildings. The property owner will do the necessary infrastructure work and then sell off 99-year leases to individual developers. This means the documentation that guides and controls the future work must be good. Is it good? Well, it looks good to me, but I am no expert and anybody would have a hard time figuring out how hundreds of pages of bylaws and design guidelines are really going to work. Much will depend on the quality of the developers who buy the leases and the quality of the work the UEL administration does in ensuring that the letter and spirit are both respected and achieved.

## Report on Block F Rezoning Application

June 20, 2016

### 1.0 Introduction

The Block F Working Group (BFWG) was created by the UEL Community Advisory Council (CAC) in 2013. The purpose of the BFWG was to become familiar with the Block F development proposals, solicit community input regarding these proposals, and provide advice to the CAC so that the Council could advise the UEL Manager in a meaningful and constructive manner.

The BFWG is currently comprised of thirteen members residing in all areas of the UEL. Some members are long time residents and others are relatively new arrivals. Six of the BFWG members sit on the CAC and/or the Advisory Design Panel and the remainder are private residents. These members provide an extremely good cross section of the UEL community and were chosen because of their reasoned approach and their ability to speak for the community in its entirety.

This report contains the BFWG’s comments on the draft bylaw and design guidelines dated May 2016 that have been prepared for the Minister’s approval of the rezoning of Block F.

### 2.0 Community centre

#### 2.1 There are a number of important issues of concern regarding the community centre

**1.** The Developer, not the community, will be the builder: As this community facility will be provided in the future by the lead developer, not the community itself, the process by which it will be planned and designed is critical. In particular, the lack of a professional architectural programmer for the project should be corrected.

**2.** Current documentation inconsistencies: The documents as provided in the draft have inconsistencies that should be cleaned up, in particular the two lists of space allowances are different. This is basic good document preparation.

**3.** Specifications or lump sum? The description of building quality is alright, but the listing of furnishings and equipment is redundant if you are going to specify a lump sum value. One or the other would be simpler.

**4.** Real estate sales centre: Is the community centre still being considered as the location of the real estate sales centre? We had thought this no longer works because of timing.

**5.** Parking as stated is inadequate. This will be the only community centre in the UEL and should therefore serve the entire UEL, including residents of areas A,B, and C. Based on the walking distance radius provided by the applicant in their “social connections maps (section 11.4, of May 2015 proposal), only residents of Area D and a handful of those from Area A live within walking distance of the proposed community centre. All others, now and in future, will have no options other to cycle or drive to the facility. The proposed 30 parking spaces for staff and visitors to the community centre are grossly inadequate. If the community centre is to be accessible to the entire UEL community, then there should be 70-75 spaces available for visitors (not the proposed 30 spaces for visitors and staff). Ownership of parking facilities should be arranged for the benefit of the community so that, just as in the Westbrook neighbourhood, the first two hours of parking are free and payment is required thereafter.

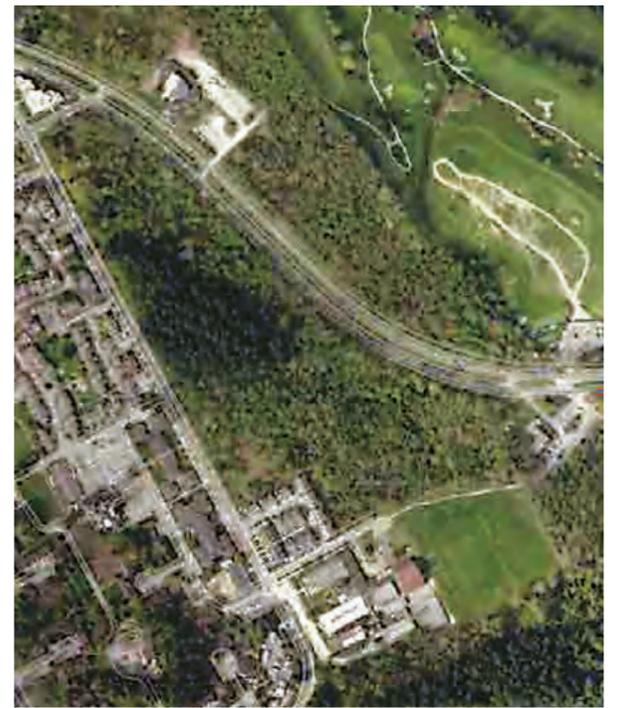
#### 2.2 Recommended changes to bylaw documents

**1.** A serious attempt should be made to include parking underground the building. This should be a competent design attempt, not just a verbal list of the challenges to overcome. Adequate convenient parking will be a big factor in the eventual success of the centre and its accessibility by all UEL citizens.

**2.** Delete the two space lists and substitute the one provided by the Working Group in February 2015.

**3.** Describe a three step process to planning and designing the UEL community centre

a. Establish building committee: presumably UEL/BC Government, Musqueam and community members



b. Retain a building programming firm: to work with all stakeholders to provide the architectural brief from which the building will be designed. An architectural programming phase, done by a qualified programming team, will provide a good process for planning the building and relieve both the UEL and the developer of what can be a contentious responsibility. A programmer will develop a rationalized space needs analysis, including working with the existing community, and allowing for future community development. They will also work with the UEL and the developer to ensure that their concerns, such as accurate costing, are looked after. There are firms who have excellent experience in doing this for community centres

c. Retain an architect with excellent experience in community centres

**4.** Clean up the overly detailed description in Appendix F of the covenant. If the Furniture, Fixtures and Equipment list is important as it stands, it should be costed professionally to make sure the cash allowance is sufficient (we are not sure that it is sufficient).

**5.** Remove all references to the temporary use of the community centre as a real estate sales centre.

### 3.0 Tree heights

#### 3.1 The issue of how high the tall conifers actually remains a concern

**1.** Tree heights remain a concern. In particular the changes made to the original tree inventory, with all changes increasing the estimated heights.

**2.** The original report produced a table where 93% of the mature conifers were less than or equal to 45 metres in height. A subsequent report introduced another firm’s height numbers into this table and indicated that 70% of the mature conifers were less than or equal to 45 metres.

**3.** While we realize it is not necessarily easy to estimate the true height of a tree in a forest, this is an important issue.

#### 3.2 Recommended action

**1.** An independent firm should be employed to review the current tree inventory and resurvey all tree heights.

### 4.0 Building heights

#### 4.1 Tower heights remain a major concern

**1.** The most common concern from the public is the height of the 18 storey towers

**2.** 96% of residents surveyed thought the towers were too high at 54 meters high plus unknown additional height of roof top structures and that the maximum height should be less than the height of the majority of mature conifers.

**3.** The Working Group also feels that these towers are just too high for the situation.

**4.** Buildings of that height will not fit into the natural surroundings.

**5.** The building on Lot D is of concern as it is quite close to University Boulevard and will have minimal forest screening.



#### 4.2 Recommended changes to bylaw documents

1. Restrict the height of buildings to an absolute maximum of 45 meters (the majority of the mature conifers). This maximum would include any roof top structures.
2. Restrict the height of the building on Lot D to a maximum of 35 meters (including any roof top structures).

#### 5.0 Noise Guidelines

##### 5.1 Noise bylaw is generally good, but there remain a few outstanding issues

##### 5.2 The first issues occur on page 132 of the Block F Design Guidelines where it states:

*For the purposes of this Section, any noise levels listed is the A-weighted 24-hour (Leq) sound level and will be defined simply as noise level in decibels.*

1. This sentence doesn't make any sense in relation to the table of Acceptable Continuous Noise Levels on page 132 for the Quiet, Intermediate, and Activity area where the figures are given for Day and Night. It would be properly stated as Leq,Day and Leq,Night. Referring to the levels specified in the table "Summary of Acceptable Continuous Noise Limits (Decibels) in Block F"
2. The Day and Night period is not defined, and unless this is done there could be a significant ambiguity and to what the actual times of Day and Night are.

*These two issues would be easily addressed by the following:*

3. Change the ambiguous wording "A-weighted 24-hour (Leq) sound level" used in the Draft Design Guidelines to Leq,Day and Leq,Night. , referencing the continuous noise limits in the table "Summary of Acceptable Continuous Noise Limits (Decibels) in Block F" on Page 132.
4. Adopt a standard definition of Day and Night hours, such as those used in the City of Vancouver which is very common in City and Municipal Noise Bylaws. In the case of the City of Vancouver, they define Day and Night as follows;

"Day" – from 7 o'clock in the morning (0700 hours) to 10 o'clock in the evening (2200 hours) on any weekday or Saturday, and from 10 o'clock in the morning (1000 hours) to 10 o'clock in the evening (2200 hours) on any Sunday or holiday,

"Nighttime" means any time not included within the definition of daytime

##### 5.3 The second noise related issue is to account for the aggregate sound level in the developed parcels.

The Draft Design guidelines and the Bylaws are not clear on how the adherence to the Continuous Noise Limits (page 132 Draft Design Guidelines) will be met throughout and until the end of the development. The noise levels at the site boundaries should be based on

the contribution from all noise sources within the site and not just single noise source within a site or parcel over the entire development period.

The only way this issue can be dealt with is through inclusion in the Design Guidelines or through wording in the revised Bylaws.

##### 5.4 Design Guidelines need to address noise footprint from all sources

1. The need to abide by the Design Guidelines is cited in the following;

*SCHEDULE F to the Works and Services Bylaw*

##### 2. Acoustic Requirements

All buildings must be designed in accordance with the noise control considerations outlined in the Block F Design Guidelines and an acoustical study shall be completed and submitted with every development permit application.

##### APPENDIX 2 TO THE MINISTER'S ORDER AMENDMENT TO THE LAND USE, BUILDING AND COMMUNITY ADMINISTRATION BYLAW

##### 164 Noise

*(4) No construction of any building or structure may be commenced on Block F until the Owner at the Owner's cost has provided to the Manager as part of a Development Permit application an acoustic report prepared by a qualified acoustic professional recommending site specific noise mitigation measures in respect of both living and amenity spaces in the building as well as adjacent buildings including, as appropriate, both active and passive measures;*

*(5) No construction of any building or structure may be commenced on Block F unless a qualified acoustic professional certifies that the plans submitted as part of a building permit application include the site-specific noise mitigation measures recommended in the acoustic report provided to the Manager pursuant to Section 164(4) hereof.*

##### 5.5 After the fact enforcement provision missing

1. What matters to controlling noise is how it actually works.
2. Specifications are all well and good, but cannot guarantee good performance in themselves.
3. There needs to be a provision that clearly states that if measurements taken on site after the project or projects have been completed are at variance to the minimum performance required, the developer or developers have to make the situation good to the satisfaction of the UEL office.

##### 5.6 Recommended changes to bylaw documents

1. The Block F design Guidelines need to address how the issue of apportioning the noise footprint from "all" source locations within the Block F Development will result in an overall noise level at the Receiver Location Areas as specified in the table on Page 132. This is not an onerous task, it just has to be addressed up front so

it doesn't become a problem after the rollout of the development.

2. Add a paragraph making it clear that built performance will be measured and if at odds from the required performance, developers will be responsible for making the necessary changes.

3. Make the changes described in section 5.2 above.

#### 6.0 Affordable rental

##### 6.1 Affordable rental is a good idea, but we have priorities for tenants

1. The UEL community would like to see those working for the community to have the opportunity to live close to work. While this used to be possible before the recent real estate boom, we now see those working in and for the community needing to commute long distances.

2. Finding accommodation close to the UEL is difficult for workers, and if they need to commute from far away it makes them much less connected to our community.

##### 6.2 Recommended changes to bylaw documents

1. Insert language stating the priority in selecting tenants for this lower cost rental opportunity be those persons working in and for the UEL community: UEL staff, local firemen, local police officers, local teachers. There will be no problem finding tenants, but who should benefit and for what reasons is important.

2. To manage this a "tenanting committee" should be created.

#### 7.0 Daycare

##### 7.1 All daycare in our area is restricted as to priority acceptance.

1. Both UBC and the UNA give priority to children from their own communities. It is essential that we do the same.

2. There will be no problem with this facility filling up; it is just a matter of who gets first call. If we don't do that we will find that those living in the UEL, including and especially those in Block F townhouses and apartments are flooded out by those from, for instance, UBC family housing.

##### 7.2 Recommended changes to bylaw documents

1. Daycare should be clearly described as UEL-priority.

##### 7.3 Daycare parking seems too low

2. We question the very low allowance for daycare parking

#### 8.0 Fast food restaurants

##### 8.1 Paragraphs 170 and 171 of Appendix 2 of the Ministerial Order allows "restaurant" as an outright use.

1. This is a problem as shown by the proliferation of fast food restaurants in the existing Village. This situation has dramatically lowered the attractiveness of the Village to other merchants and strongly encouraged its use by UBC students, to the detriment of the general UEL community

##### 8.2 How to define "fast food"

2. You can wrestle with complicated descriptions, and this might be worth a try. It could certainly add to the strength of the bylaw. Such descriptors as "packaged food", or examples such as "pizza, pita pockets, burgers" etc. could be used too.

3. The UEL office should be able to make the decision as to whether a particular restaurant application needs a development permit.

##### 8.3 Recommended changes to bylaw documents

1. Delete "restaurant" from outright use and add "non-fast food restaurant"

2. Add "fast food restaurant" to conditional uses

#### 9.0 Wind Turbines

##### 9.1 Section 162 (1) c) of the Ministerial Order contain reference to wind turbines

1. Wind turbines should not be allowed on buildings in Block F for reasons of noise, visual intrusion and bird kills.

2. This should not be left to the UEL Manager's discretion as currently stated.

##### 9.2 Recommended changes to bylaw documents

1. Delete all reference to wind turbines

# A tale of two campers: U Hill students in the great outdoors

by Cub Reporters, Kyoungjoo and Lori



Cub reporters: Lori and Kyoungjoo

This issue's Cub Reporters, Kyoungjoo and Lori, were thrilled to join other U Hill students, teachers and parents on a year-end camping trip in early June. **Connections** is delighted to present their pre- and post- impressions of the adventure:

**Kyoungjoo:** pre-trip jitters and excitement

Have you ever wanted to sleep in the great outdoors and experience the nature of this world? Hi! My name is Kyoungjoo and my class is going to an overnight camp in Squamish for two nights and three days.

I feel thrilled and excited but also very nervous. This will be my first time going away to camp without my family. I'm starting to have some bad images in my head. Will I get attacked by a bear?! Just joking, but seriously I could fall out of the canoe, or what if I don't pack enough clothes?

The bright side is that I get to do cool activities like archery, the rope course, and canoeing. There will be 68 students, 6 teachers, and 2 parents going on the trip. We will sleep in cabins with bunkbeds. I wonder if we will make s'mores. One thing I know is that even though I'm a bit nervous I am ready.

**So many lessons learned!**

I have lots to tell you about camp! The good news is that I did pack enough clothes, and I didn't fall out of the canoe. The bus ride to camp was so long it felt like we were going around the world.

When we arrived I was shocked! I couldn't believe that the cabins were so fancy. The cabins had clear windows and even a porch,



and I felt at home right away. My cabin was called Hemlock. On the first night the cabin next to us was so loud that I could barely sleep a wink.

One activity I tried for the first time was archery. We learned about different types of bows, how to hold the bow, and how to shoot. I felt like I was in Medieval Times! At the campfire I really liked singing songs, but one thing that was a bummer was that I got lots of mosquito bites.

After this trip I know that I should never, ever wear short pants at night when camping, and I shouldn't sleep next door to the loudest kids in school.

**Lori:** lots to be excited about!

My name is Lori and I'm going to tell you how I feel about going away to camp. It's my first time going to a real camp so I'm a little nervous, but I have been away from my parents before so I'm more excited than nervous.

I'm guessing that camp is going to be really fun! I think my favourite activities will be rock climbing and archery. I will need to pack a sleeping bag, pillow, clothes, sunscreen, and a toothbrush. If I like I can pack optional things like a book and a swimsuit.

I really hope there will be stargazing at camp because we are away from the city, and if we are really lucky a shooting star. I also hope that we can learn how to identify plants, have a campfire and roast marshmallows.

**Cold water and hot cocoa**

Going to camp was really fun! I got to do so many things that I have never done before! At first when I got there I missed my mom but once we settled into our cabins I felt more excited. Each cabin had a name and my cabin was called Spruce.

I got to swim in a lake for the first time. It was so much fun, but when I jumped in it was freezing! There was a log in the water that you could try to balance on. You could have a duel and whoever fell off first would lose.

During the campfire we sang songs and heard funny stories. We saw a few stars but not too many because the sky was still pretty light. We didn't get to roast marshmallows but got hot chocolate and cookies instead. On the last day of camp we took a group photo to make a memory. I will always remember camp and I hope I will have the chance to do something like this again in the future.



## Blanca RVs sent packing

*That wasn't so hard, was it?*

After several years of pleas from residents on Blanca Street, and many requests for action from the CAC, the UEL administration has finally done a deal with a towing company to remove RVs that are illegally parked. For this Manager Jonn Braman deserves thanks, although it has to come with a comment that it should have not taken so much time and wasteful argument to get this small matter of municipal-level housekeeping done.

RV owners had figured out that the Endowment Lands administration would not enforce the bylaw that does not permit overnight parking and had been using this street to store their vehicles. This issue is a common one and the City of Vancouver deals with it by promptly ticketing and towing.

We all hope that now this problem is gone forever.



## "Mudscaping" should be replaced

Have you ever had to find your way across the no man's land of mud and puddles after putting money in the parking meter at the Village? This bit of land originally had grass, but that did not last for very long. For years now it has been barren, ugly and messy.

The strip of mud between the curb and the sidewalk around much of the University Marketplace buildings should be replaced with hard surface of some sort, perhaps unit pavers or larger concrete paving tiles. The Community Advisory Council has asked the UEL Manager Jonn Braman to put this on the list of budget items for consideration and we are hopeful that this work can be done soon.

## Job: Administrative Assistant

The University Endowment Lands (UEL) Community Advisory Council (CAC) is an elected body that advises the Manager regarding administration of the UEL and issues of concern to the community as a whole. The CAC is looking for an Administrative Assistant: this is a part time, contract position requiring approximately 20 hours/month.

### Skills and Requirements:

- Administrative experience, including organizing meetings and events, and dealing with people.
- Intermediate level skills in Microsoft Word, Excel and PowerPoint, plus experience with WordPress or website design and maintenance.
- Excellent English language skills. Mandarin fluency is preferred but is not essential.
- Ability to work with minimal supervision.
- Available to work one or two evenings/month for CAC and Committee meetings.

### Major Responsibilities

- Creating draft agendas and taking minutes at Council meetings.
- Organizing special meetings and events and obtaining permits as required.
- Managing emails and ongoing maintenance of the CAC website.
- Research for current CAD topics.

If this position is of interest to you, please send a resume with a covering letter to [council@uelcommunity.com](mailto:council@uelcommunity.com). Preference will be given to those living in the UEL.

## Home Security for the Summer Months

Crimes such as Break and Enter are emotionally upsetting, time-consuming, and often very costly. The incidence of property crime increases during the summer months partly due to windows and doors being left open in warm weather and homes being unoccupied while residents are on vacation.

The risks can be reduced by following a few “dos” and “don’ts”

- Do:**
- Install an alarm system and use it.
  - Use lighting wisely to improve your home’s visibility.
  - Be attentive to open doors and windows even when you are home.
  - Notify neighbours when you are away.
  - Create an illusion of occupancy while you are away: have mail picked up, lawns cut and use timers on the lights.
- Don’t:**
- Hide keys on your property, leave a spare key with neighbour.
  - Leave garage openers in parked vehicles.
  - Leave ladders outside which can provide criminals easier entry to your house or a neighbour’s property.
  - Post vacation details on social media or voice-mail greetings.

## Another problem cleared up.... well, almost

After months of complaints and delays, the rusty old water mains in Little Australia have finally been replaced. No longer must local residents suffer iron staining on everything from linens to grouting, no longer is tap water opaque with sediment. Sure, it may have been safe to drink but it sure didn’t look very appealing.

Some householders continue to experience ruddy-coloured water, especially from hot-water faucets, although we hasten to add that this improves after the water is left running for several minutes.

*What’s your experience with these repairs?* Let us know at [uhillconnections@gmail.com](mailto:uhillconnections@gmail.com)



Before: The old pipes were clogged up with sediment.



Installation of the new pipes was completed in the spring of 2016.

## Summer events and updates from your MLA

by David Eby

Happy summer University Hill! Our family has just moved to the UBC Peninsula, up the road from you at Wesbrook Village. We’re thrilled to be your new neighbours and look forward to seeing you in the neighbourhood.

### Community events

The very damp, but very fun Point Grey Fiesta has just wrapped up, and we’ve had our fun and informative UEL community emergency response event, but there are still two more major community festivals coming up this summer. Greek Day on Broadway takes place on June 26, which is just before this paper goes to print. Also, the Khatsahlano Music Festival takes place on 4th Avenue on July 9. I will be at both events, look for my office’s booth to say hi!

### Community issues finally seeing action

Pressure from community members and our office has finally encouraged the province to fix three longstanding issues. First, the rusty cast iron water main that was discolouring drinking water and staining people’s clothes and fixtures in one UEL neighbourhood has finally been, or is in the process of, being replaced.

Second, recreational vehicles parking for months on Blanca have been shifted around the corner to a more appropriate long-term parking location. This finally happened through long-overdue parking enforcement requested for more than five years by a Vancouver neighbour who has been working with our office for more than a year.

Finally, the Ministry of Transportation has taken the first steps of fixing a dangerous crosswalk for kids near U Hill elementary on Chancellor after we helped a local parent bring his concerns forward.

Whatever the reason for this sudden flurry of action (A provincial election early next year perhaps?) we’re glad to see it.

### Consulting with everyone except UEL residents about governance reform

I’ve continually raised the issue of how the UEL is governed with the responsible Minister given the size of the population increase that will come with the upcoming Block F development. Clearly, the existing system of an “advisory” group is not sufficient for the UEL, which will soon have a population closer to a small city than a rural village.

Unfortunately, as of a couple months ago, the consultants hired by the Minister had still not met with the Community Advisory Committee or held a UEL community meeting despite working on a proposal for reform for more than two years, and consulting extensively with almost everyone else, including UBC, the Musqueam, bureaucrats, and others. I’ll keep the pressure on.

### My office is here to help

Since we’re finally starting to see significant action by the provincial government on issues raised by you with my office, now is a great time to consider bringing forward any concerns you may have. You can contact me at: [david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca) or by phone at (604)660-1297.



## The right to ask a doctor for help

by Joyce Murray

For the past months the House of Commons and the Senate have debated an incredibly difficult, sensitive and emotional issue – medical assistance in dying. A few years ago I visited a dear friend of many decades, in hospital. His body was literally breaking down from a long terminal illness, creating excruciating pain that could only partly be managed by confusion-inducing drugs. After enduring this for weeks he eventually refused to accept food or water, the only legal way to shorten his marathon of suffering. After six days of heightened physical and mental anguish he passed away. Many Canadians have similar stories to tell.

On February 6, 2015, the Supreme Court of Canada ruled in *Carter v. Canada* that the law making it illegal to help someone end their own life in any circumstance violates the Canadian Charter of Rights and Freedom, and that a competent adult with enduring, intolerable suffering who clearly chooses to end their life should

have access to help from a doctor. The Court gave government until June 6th to respond.

The issue Canadians have therefore been grappling with is not IF Canadians should have the right to ask a doctor for help, but HOW to make it available. Bill C-14 is our government’s response.

Residents of the University Endowment Lands live adjacent to UBC campus complexes of medical research, training and care, so this new legislation may be of interest, as it is for many Canadians. Some believe the government’s approach is too strict – by limiting access to medical aid to adults with incurable physical illness, disease or disability, and whose death is reasonably foreseeable. Others worry Bill C-14 is too loose and will not adequately protect the vulnerable from abuse.

Bill C-14 received Royal Assent after passing a final vote in the Senate on Friday June 17, 2016. The govern-

ment’s legislation maintains an essential balance between personal autonomy for those seeking medical assisted dying while protecting the vulnerable and respecting the personal beliefs of health care providers. The Canadian Medical Association, which has strongly supported C-14, said it was “pleased that historic federal legislation on medical aid in dying is now in place.”

I voted in favour of the legislation because in my view it makes sense to be cautious: legalized medical assistance in dying represents a sea change in the Canadian landscape of social policy and individual rights. Bill C-14 is an important first step in response to *Carter*. The government has committed to appoint an expert panel for further study and consultations over the coming years, to ensure the right framework, balancing access and protections, is available to all Canadians.

## Block F: Density and building height

On May 18, I attended a meeting of the Block F Working Group. I watched as the Working Group asked questions on the number and location of parking spaces, the location (not the existence) of the proposed commercial space and the noise of supply trucks backing up, pedestrian walks, and similar matters.

No one brought up the two most serious issues: the density and the height of buildings.

I object to the railroad upon which this application is riding. If the fix is in, then so be it, but I insist that we be told that it has already been decided that Block F will have 18-storey buildings, a commercial space, and 200,000-plus square feet more than the zoning allows. If it is a fait accompli, then we should stop pretending that these variances are still being considered.

After the Working Group meeting, two members explained to me that these issues have already been discussed and that I have to accept this result as part of ongoing “negotiations.”

A very short history is necessary. A decade ago, the provincial government unilaterally altered the zoning on a 22-acre parcel of forest land on University Boulevard from ‘forest’ to ‘townhouse’. It did this without consultation with – or even warning to – the UEL, so none of the safeguards which allow municipalities to guide development could be marshalled. This rezoning allows the construction of about a million square feet of residential space, to a maximum height of four stories. Commercial space is not permitted and high rises are not permitted. The Musqueam Nation formed a corporation to hold and develop the property, and the corporation filed for variances to permit a retail centre, a hotel, a community centre, buildings of 22 and 18 stories, and an increased 350,000 square feet of development.

I was then a member of both the CAC and the ADP. We turned down the proposal. Two years later, we have a new proposal. The hotel is gone (replaced by rental units), the community centre and child

care centre are now dedicated to the UEL community rather than to the development, four individual buildings will be 18 stories high, and there will be a 30,000 square foot commercial space. The total square footage will be more than 200,000 square feet above the amount permitted by the zoning.

Why should we permit such variances? Because of the variety in architectural styles? I agree that a variety is more interesting than a sea of four story buildings, and I do not mind that taller buildings will fetch more on the market on the higher floors. I object, however, to importing a greater density on the back of architectural variety. At the Working Group meeting, I asked a simple question: if the UEL permits all the variances except the increase in density, and limits the height of the high rises to nine or ten stories, will that reduce the total square footage to the amount allowed by the townhouse zoning? I could not get an answer to that simple question and instead got a multi-minute description of the excellence of the development. I therefore could not ask the follow up question: I

understand the benefit of 200,000 extra square feet to the developer (and the increase in value of taller buildings), but what is the benefit to the community? Why would the development as now proposed require the extra square footage?

Do we want 18-storey buildings hewn out of the forest? Should we consider the fact that the developer is a First Nation and that we should accommodate it for the extraordinary abuse we have heaped upon its members for so long? I believe so, but I don’t believe that this requires such density in an area with restricted entry, a commercial space so close to other similar spaces, and such height. Surely those are matters for the UEL to determine and not a matter of national or provincial concern.

If the golf course, the land on Marine Drive, and Block F rezoning are insufficient to properly compensate the Musqueam Nation, then the Feds and the Provs should do more (perhaps another parcel of land in an appropriate location). Rezoning an already-rezoned block of land is not an appropriate mechanism.

**Michael Karton & Barbara Heller**

**No one brought up the two most serious issues: the density and the height of buildings**



## UBC parking squeeze hits cyclists!

I am very troubled by the no-bike-parking stickers that have appeared on the lamp posts and street signs on Dalhousie Rd. and other nearby streets.

Nowhere else in Metro Vancouver are bikes so incredibly unwelcome, except where they interfere with the work of metering officials (and this I can understand). By default, we allow cars to be parked on streets. Why should bikes, which take up less than 8% of the space a car would take, not be allowed to be parked on streets?

There is no bike parking on my block for any of the multifamily residential buildings, and the closest bike racks near the University Village commercial area are always full. My building’s bike room in the back alley is also always full. In addition, more than 25% of the garages for my building have bikes parked in them. On June 20th, community members at the Community Advisory Council (CAC) meeting expressed a need for more bike parking near the Village for their trips to the commercial area. Clearly, there is a high demand for bike parking in this area from residents and non-residents alike.

There are simply not enough bike racks in the neighbourhood. Consequently, street signs and lamp posts are a good alternative that is cost and space efficient. According to a recent Georgia Straight article, “the city [of Vancouver] requires that bike racks be installed in front of all new developments, and that the city add them where the demand is high.” In the same article, Peter Judd, General Manager of City Engineering Services, mentions that locking bikes to community infrastructure is both socially acceptable and acceptable to city engineers. In fact, he himself will lock his bike to a meter.

Unlike our more progressive neighbour to the east, the UEL has chosen to remove rather than add new bike parking. And yet CAC members and community members attending the meeting expressed support for making our neighbourhood more bike-friendly by either adding existing bike racks, or removing the no-bike-parking stickers. There was even mention of creating a community working group to investigate installing bike racks. While I think that is a great idea, why not keep it simple and just remove the no-bike-parking stickers in the meantime?

The UEL Manager argues that at the end of the school year, some short-term UEL residents abandon their bikes when they move away and that this creates a lot of unnecessary work for UEL staff. UBC has a simple procedure to deal with a similar problem: bikes are tagged and if still present two weeks later, they’re recovered and donated to The Bike Kitchen for repair and recycling. Why can’t the UEL emulate or participate in this simple

scheme? Is it really worth preventing all UEL residents and their guests from properly locking up their bikes, just to keep a few junkers off the poles for a couple of weeks?

I am proud to live in a very bikeable neighbourhood. And given its size, geography, and infrastructure, the UEL has the potential to be the most cycling-friendly part of Metro Vancouver. We should not purposely move in the opposite direction by removing access to bike parking. Let’s not forget that, biking is a sustainable transportation option that we should embrace as we enter the century of climate change and global warming.

A final note: I spoke with a meter enforcement officer and a landscape worker. Both said that bikes parked at parking meters and street signs do not interfere with their work.

**Sherry Leung**

**Peter Judd, General Manager of City Engineering Services, mentions that locking bikes to community infrastructure is both socially acceptable and acceptable to city engineers. In fact, he himself will lock his bike to a meter.**



## Emergency Preparedness Event: May 7th 2016

What a wonderful, informative community event that you and your team organized for the benefit of all of us at the May 7th Emergency Preparedness Event. There was a bounty of useful information available from the many experts and the entire initiative was timely and well presented.

I know that behind every aspect of this effort there were hundreds of conversations, emails and planning meetings. Thank you so much for bringing us together to learn about this important aspect of living in our unique community.

For those UEL residents who missed out this year, I’ve heard it will happen again next year. I’ll certainly be going back for a refresher.

**Gayle Nelson**

## 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](mailto:uhillconnections@gmail.com)

