

University Endowment Lands  
Minutes from the  
Community Advisory Council Meeting  
Monday April 20, 2020  
Zoom on-line meeting

**CAC Members present:**

Claire Huxtable, Area D  
Mojan Nozari, Area D  
Judie Glick, Area C  
Vanessa Young, Area A  
Marg Stuart, Area B

Administrative Assistant: Dianne Owen  
UEL Staff: Jonn Braman - UEL Manger

**1. Call the meeting to order**

A quorum being present, the meeting of the Community Advisory Council was convened at 6:05 pm. Dianne Owen acted as Administrative Assistant of the meeting and Claire Huxtable chaired the meeting.

**2. Approval of the Agenda**

The agenda was approved by the council  
All approved

**3. Approval of the minutes dated March 9, 2020**

Upon motion duly made and accepted, it was resolved that:  
The minutes of the council meeting held on March 9, 2020 be approved as presented.  
Motion by Mojan Nozari, seconded by Vanessa Young

**4. Delegations**

**4.1 Jen McCutchen, Electoral Area A Director**

- The revenue sources for transit system is down, resulting in a loss of \$75M per month (\$2.5M per day)
- There is not too big an impact for the UEL as of yet
- Pacific Spirit Park is being kept open, but please do your part to stay 2 metres apart at all times
- Wreck Beach is making an effort to maintain physical distancing, trail 6 is one way down and trail 4 is one way up
- Virtual Town Hall is happening on Zoom Tuesday April 28th at 7:15 pm

- Please read the April 2020 Director's update emailed out to you or it is on the CAC website with the April agenda <http://www.uelcommunity.com/> to read more on these issues

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

#### **5. CAC Correspondence:**

1. Bank balance was \$10,519.55 as of April 1, 2020
2. We have enough for this fiscal year and an invoice for the final \$10k for 2019/2020 has been submitted

#### **6. Actions from last meeting:**

1. **Action:** Judie to put a notice in the Newsletter for UEL residents to help with watering the trees
  - a. To be answered in 8b
2. **Action:** Judie and Vanessa to chat about setting up a CAC Facebook page
  - a. To be answered in 8b
3. **Action:** Judie to talk to UNA about issues of joint concern
  - a. To be answered in 8b
4. **Action:** Marg offered to think of community members who might be willing to help the CAC with the School tax priority  
A community member will work on this. More discussion in June.

#### **7. Manager's Report appended to the Minutes**

##### **Questions to Jonn:**

- Q. What is the timing of the building permit for the Community Centre? Has it been received or when will it come in and news on that?
- A. No news. They would like to make a presentation to the CAC . It should have been ready for this meeting, but with everything happening we are hoping for May. They will let the CAC know in advance.
- Q. What you're proposing is the design, look and function of the Community Centre, but has the tax implications been resolved?
- A. It will take time to completely sort out. It is a work in progress.
- Q. What is the max of tax hits in any given year, who takes that on?
- A. The CAC has talked to the Minister about this. The Minister has indicated that they will have a answer to us about community centre financing by autumn of 2021
- Q. When is the deadline for the building?
- A. Autumn 2022 we will see Phase 1 completed. Occupancy is expected to start in 2022, but a lot of work to be done before then
  - The CAC is still short 2 members: for Area A and D.

## 8. Committee Reports and new members

### Budget Committee

- Chair: Mojan Nozari,  
Claire Huxtable
- Waiting to receive check for \$10K holdback from 2019/2020 from  
Manager Jonn Braman

### Communication Committee

- Chair: Judie Glick
  - The Newsletter is in the mail
    - Vanessa and Marg are in the Newsletter
    - There is a nice story about Michael Karton
    - Pictures of the rain gardens
  - Move to social media
    - FaceBook, Instagram and Twitter
    - Rebecca Ing does the Newsletter for the UNA
    - If there interest in the newsletter we will continue to do it
    - Judie and Rebecca are looking in to setting up the social media
- Action:** Judie send link to Dianne; Judie and Vanessa to talk to Rebecca about setting up UEL CAC page

### Governance Committee

- Chair: Claire Huxtable  
Vanessa Young
- Governance study - Dan from Urban Systems is reviewing the governance structure in other communities. The study will end in September 2021. Dan is doing the background compilation at the moment. The study will give us an outline of the possible options for community governance. Dan to do a presentation to the CAC in 2020.
  - Q. Who is he communicating with since he isn't talking to anyone in the community, what are his terms of reference?
  - A. Other communities, like the Governance study done for Bowen Island

### Community Centre Committee

- Chair: Mojan Nozari  
Claire Huxtable and Judie Glick
- Budget and design process still ongoing

## 9. Old Business

## 10. New Business

- Plan for response to DP 8/18

**Motion:** The CAC strongly recommends to the Manager that he **not approve** any Development Permit that envisages converting rental units to condos.

**All were in favour:** Claire, Marg, Judie, Mojan and Vanessa

**Motion:** The CAC recommends the public be invited to ADP meetings and be allowed to comment on DP applications in meetings.

**All were in favour:** Claire, Marg, Judie, Mojan and Vanessa

### **11. Questions from the public**

- Q. Can we use something similar to Talk Vancouver, online surveys, more engagement from the public?
- A. Social media should help as we get our FaceBook page set up. We would need to reach out to the community to get people to sign up for this
  - Comment: People have offered to go grocery shopping for neighbours, so it would be great to increase this kind of communication between community members
  - We should have something to present at the next meeting on our Facebook page
- Q. Are the Area D plans in the hands of the Minister?
- A. No we haven't given the Plans to the Minister yet
  - Once the Minister approves the plan, then we will go forward with the By-Laws
  - No timeline

**Motion:** The CAC wishes to confirm that the Lutheran properties remain in Area A and that they are excluded from the Area D Plans.

All were in favour: Claire, Marg, Judie, Mojan and Vanessa

### **12. Setting the Next Meeting**

- **Tuesday May 19, 2020 at 6 pm on Zoom - note Monday, May 18th is Victoria Day**

### **13. Adjournment 7:14 pm**

## Manager's report April 20 CAC mtg

DP # 5/19, 1749 Acadia Road was approved.

Wesbrook Mall Phase 2 has started. This is the road rebuild from Agronomy to University Boulevard. There will be some impact to driveways in the area including UEL side) and the buildings will be notified by the contractor in advance. There will be lane closures and rerouting but Wesbrook should remain open most of the time. Nevertheless, if possible avoid the area. The work is expected to be complete in late September.

The other UEL projects are wrapping up, with just some minor deficiencies to address. There more public works projects are in planning, including continuing sewer pipe lining in Area C.

Summer maintenance, including landscaping, hydrant servicing and water main flushing has begun.

The office is open for normal hours, with a big plexiglass wall inside and COVID safety protocols in place. People can also continue to contact the UEL Administration by telephone 604-660-1808 or [uel@gov.bc.ca](mailto:uel@gov.bc.ca) with any questions. Bill payments can be done over the phone by credit card, or by cheque through the front door mailslot.