

University Endowment Lands
Minutes from the
Community Advisory Council Meeting
Monday July 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
Moony Qi, Area A

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 6:01 pm. Dianne Owen acted as Administrative Assistant of the meeting and Claire Huxtable chaired the meeting.

2. Approval of the Agenda

- Addition: Moony, to speak about survey and thoughts about the walking tour of abandoned or neglected homes, under Communication committee
- Addition: Judie, to talk about the UEL Summer 2020 project, under Communication committee

The agenda was approved by the council
All approved

3. Approval of the minutes dated June 15, 2020

Upon motion duly made and accepted, it was resolved that:
The minutes of the council meeting held on June 15, 2020 be approved as presented.
Motion by Judie Glick , seconded by Mojan Nozari

4. Delegations

The Chair introduced Dan Huang from Urban Systems who is leading the UEL Governance Study with a quote from an April 1992 document: "A Progress Report on the UEL Restructure Study". The quote was read to give the current Governance Study some historical context.

"The restructure committee has spent considerable time and effort discussing restructuring with a succession of provincial ministers in two governments, and has still not received a complete

answer to the issues we feel are important to the UEL community. It has been a very slow process so far, and the community's patience is commendable."

4.1 Dan Huang, RPP, MCIP Senior Planner / Principal from Urban Systems

- Dan provided an update to the CAC on the UEL Governance Study including project scope, work to date, schedule and upcoming community engagement
- 10 - 15 minute powerpoint presentation that included [10 slides](#), posted to the UEL CAC website

Questions to Dan:

- Q. What governance options are you looking at?
- A. This is a scoping study and looks at different governance structures. It is not a deep dive into the options, but acknowledging the options

- Q. Is there an acknowledgement that there are challenges with the existing structure?
- A. Yes there is challenges with the existing structure

- Q. Will the UNA be part of the governance study? In the past, the CAC has put signs up at key points as a communication tool. The suggestion was made to do this again.
- A. UBC and the UNA are key interested groups but this study is confined to the UEL
 - The CAC is very eager to help facilitate communication within the community, and use whatever means are effective.

4.2 Jen McCutchen, Electoral Area A Director

- The next virtual Town Hall will include a presentation and discussion on affordable housing in the region, as well as time to hear from/ask questions to local leaders. This will likely happen in September. Please stay tuned for more information on this. If you would like to get updates directly from Jen, you can email her and she will add you to her distribution list (areaajen@gmail.com).

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 (areaajen@gmail.com)

5. CAC Correspondence:

1. Bank balance was \$9,706.16 as of July 3, 2020
 - a. Another invoice has gone to the UEL to fund our activities for the coming year

6. Actions from last meeting:

1. **Action:** Claire to send to Dianne for website for information regarding Lots 5 & 6
 - a. Petition done for Lots 5 & 6, more information to come
 - b. Housing Hub working with the developer on a multi-family project on Lots 5 & 6
2. **Action:** Claire to send a letter - Payment of property tax - would like to have it postponed to September like Vancouver - done
 - a. Eby's office did make an effort to have the tax moved to September
 - b. There was no movement on this & the tax deadline was not pushed back

There is a volunteer for the Area D position - council will vote in the September meeting

7. Manager's Report appended to the Minutes

Questions to Jonn:

- Q. No notice for recycling was delivered to some residents
- A. This was the responsibility of the contractor rather than the UEL (the recycling group was to send out notices)

- Q. Bags and boxes for recycling were actually not distributed?
- A. If you have this problem contact them. The more people they hear from the more likely it will get fixed.
 - Multi-Materials BC changed their contractor for collection of recyclable paper and packaging, and along with that changed the collection day(s): [RecycleBC](#)
 - **Notices were supposed to be provided to each single-family household** of this change. If residents have concerns they should raise them with the contacts on the website (above).
 - Note: the UEL Administration is not involved in recycled materials collection. UEL services include collection of green waste (weekly) and residual garbage (bi-weekly) for single-family homes only. Multi-family building collection is the responsibility of building owners.

- Q. Water quality report. 86% were compliant, the rest non-compliant, is 86% enough of a margin of safety?
- A. There is no set number. 86% is a pretty high number

- Q. Is DP 8/18 moved to August?
- A. There will be a notification to the ADP members when we get a date.

- Q. Can you comment on the Area D Plan with the Minister?
- A. I can't comment, no change

- Q. Lots 5 & 6, any plans presented to you?
- A. No formal applications for those lots

8. Committee Reports and new members

Budget Committee

- Chair: Mojan Nozari,
Claire Huxtable

- Nothing to report
- Invoice for next funding tranche is in

Communication Committee

- Chair: Judie Glick

Report from Moony on the survey focused on unsightly properties and the walkabout in Area A & B

Thank you Moony for all your hard work with this survey!

- The June CAC Survey Results:
 - Short terms rentals - the community was generally not in favour of short-term rentals
 - Unsightly properties - the community is concerned by unsightly properties and wants greater action on dealing with them in a timely manner
 - Social media - reluctant for social media
 - Potential UEL Town Halls (Hot topics) - were a yes
- 98% of responses were from single family property owners
- The finished survey will go out to the UEL, RCMP, Fire Marshall and a call to the Ministry of Housing to get more done with properties that are a magnet for crime
- Claire, Moony and Marg surveyed Area A & B, took some pictures from the street of neglected or abandoned and made records of these homes
- The CAC will be doing Area C this coming weekend
- The CAC wants to improve the quality of life for the UEL residents
- If you have complaints about derelict houses include pictures in emails to council@uelcommunity.com

Judie's UEL Summer 2020 project

- A photographed walking tour of homes in the UEL
- Will need a budget of \$2000 (max)
- The CAC as adequate funds to do this
- Residents will be encouraged to submit their own photos of the community - two things they love, two photos of something that needs to be improved
- The budget would pay for Rebecca's Ind's services to curate the photos on-line and fill in any gaps in the photo record
- Deadline for the fall

- Q. What is the magnitude of unsightly properties?
- A. 45 houses in total in just areas A and B

- Rebecca is a professional photographer and has done a good job on prior UEL newsletters

CAC to walk with Rebecca and have Rebecca to curate this project.

Vote: Yay - 4

Nay - 1

Did not vote - 1

Governance Committee

- Chair: Claire Huxtable
Vanessa Young

Community Centre Committee

- Chair: Mojan Nozari
Claire Huxtable and Judie Glick

Questions to Jonn about the Community Centre:

- Q. The ease of reversibility of a Covenant or title. Is this subject to something that could be reversed by a Condo board?
- A. Only under extraordinary circumstances
- Q. Do you have a document that spells that out for us that we could see?
- A. That is part of the Covenant that the master developer has to create and place on title.
- Q. The Covenant itself is not available for us to comment on?
- A. No, we are seeking comment on the By-Laws, the Ministers' responsibility to forward them to the CAC
- Q. \$40 per unit per month, is that going to find its way into the Covenant?
- A. It will be written into the Covenant. It will be an pre-set amount
- Comment: In the letter sent to the Minister, phase 1 has 140 units, which will not be sufficient to cover the expected funding shortfall. Can we push back opening until more units are occupied?

9. Old Business

10. New Business

11. Questions from the public

- Follow up from last meeting: The construction cranes on the UBC properties under construction are deemed safe. They are designed to move in the wind rather than be tethered.
- Thank you for doing your tour of the houses
- Q. If we have a compilation of boarded up houses would this act as a magnet for squatters to seek them out?
- A. There will be no posted addresses and we can ask RCMP Stg Lan's opinion

12. Setting the Next Meeting

- **Monday September 21, 2020 at 6 pm on Zoom**

13. Adjournment 7:27 pm

Manager's report July 20 CAC mtg

DP #2/20 for a single family home at 4843 College Highroad has been issued.

Construction updates:

- Work continues on Phase 2 of the Wesbrook Mall upgrades.
- With the new long-term engineering services contract, we plan to work on the next ten-year underground infrastructure plan (the 2012-2021 version was updated in 2015). This will take several months and we'll provide the CAC with an update later in the process.
- Investigation continues on the stormwater outfall repair / replacement options on Northwest Marine Drive.

Community Centre agreement draft Bylaw Amendment circulated to CAC and ADP on June 18, 2020

- Request CAC comment by end of business July 24, 2020