

University Endowment Lands
Minutes from the
Community Advisory Council Meeting
Tuesday May 19, 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 6:06 pm. Dianne Owen acted as Administrative Assistant of the meeting and Claire Huxtable chaired the meeting.

2. Approval of the Agenda

- Maciek will speak under Committees for the School Tax
- Community gardens will be discussed under New Business
- Housing with motions under New Business

The agenda was approved by the council
All approved

3. Approval of the minutes dated April 20, 2020

Upon motion duly made and accepted, it was resolved that:
The minutes of the council meeting held on April 20, 2020 be approved as presented.
Motion by Vanessa Young , seconded by Mojan Nozari

4. Delegations

4.1 David Eby, MLA Vancouver Pt. Grey

- David and Claire had a call with the ADM of Municipal Affairs and Housing on April 28th. The UEL office was also on the call
- Given the COVID pandemic, the only topic discussed was housing as UEL office work on development permits and appeals has continued

- Concern was voiced about losing rental housing to luxury condos (the MARQ and DP 8/18) even as the Ministry spends millions to build rental housing across the street (ie, Lots 5&6, aka the Lutheran properties)
- Talked about the noise By-Law and policing along with other community concerns
- Claire presented the CAC's proposal to turn lots 5 & 6 into a park proposal along with a list of concerns
- As a follow-up from the prior meeting with the Minister, a letter was sent from the MAH to the Minister of Public Safety and Solicitor General endorsing the community's call for additional policing resources
 - Eby's office is hoping to get an update from Minister Farnworth in the next couple of weeks
 - An increase of policing has not happened in more than a decade
- Min. Eby mentioned that residents of Acadia Park have concerns about availability of the rental housing supplements
- Min. Eby is following the litigation regarding the Westbrook trees, but could not share more
- Other CAC priorities will be discussed with the MAH as we see focus on COVID abate
- We may see some respite from prior years' noise problems in the UEL as COVID shuts down travel and potentially problem renters in the single family area

Questions to David:

- Q. Is there anyway to slow down the development permit process during this time when it's hard to get information from the UEL office?
- A. There was going to be a hearing process and it was cancelled. There is a recognition of a need of a way of getting information out to the UEL

4.2 Jen McCutchen, Electoral Area A Director

- Virtual Town Hall is happening on Zoom Wednesday June 3rd at 7:15 pm
- Please read the May 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).

5. CAC Correspondence:

1. Bank balance was \$14,834.92 as of May 1, 2020
 - a. \$10,000 hold back was deposited on April 28, 2020

6. Actions from last meeting:

1. **Action:** Judie sent a link to Dianne for an article, this was done. Judie and Vanessa to talk to Rebecca about setting up UEL CAC page, please see Communications Committee

7. Manager's Report appended to the Minutes

Questions to Jonn:

- Q. There was an email about hedges being removed around the UEL office
- A. None were taken out and some were added

- Q. Are their noise thresholds for air conditioning units on buildings?
- A. Air conditioners are not always on the plans, the noise is to be below 45-55 decibels. Generators also have to follow the permit amendments

- Q. Are Airbnbs permitted?
- A. There are no limits on the duration of rentals (two roomers are permitted per single family home); if you have worries or complaints please contact the Manager and he will follow up on it

- Q. The Community Centre Design team wanted to present to us, will this happen at the June meeting?
- A. Yes, they would like to let the CAC have a preview. Technical review has not been completed and may be changed. At this time there will be no public comments

- Q. Is there any update on the financial plan to support the Community Centre's early years of operation to limit the impact on the existing tax base?
- A. No update at this time

- Q. Water quality is poor in area B, with changes in smell and taste and stomachs being upset. What is the time frame of how much longer these things will be happening?
- A. We haven't completed the flushing for Area B at this point. There shouldn't be any issues. All water quality is recording normal. We have received only one complaint.. If you have a complaint you can contact Jonn at his email uel@gov.bc.ca

- Q. How to address Airbnb and hostels operating in the UEL? There should be By-Law revisions for all these concerns
- A. The UEL office needs to determine how big the problem is and how to deal with it. Only a handful of complaints right now. Let's identify if there is a problem first.

- Observation. Airbnb has been a serious problem in some communities. Take a look at what Vancouver has done and what they did and piggyback on that
- Suggestion. Leaf blowing (and other noise-related concerns): The UEL should use Vancouver's bylaws as an example and piggyback on that
- Requirements for lower decimal leaf blowers this should be written into our bylaws

Action: Claire to follow up on this (noise bylaws)

- Q. Sump pumps are mostly vibration. How many and how much and what the volume do these machines run?
- A. Depends on the Storm Waters. Some properties have to pump uphill.

- Q. This has to do with the double basements?
- A. There will be noise in area C if the sump pump is on the surface, It has to do with stormwater collection, it is a small vibration and does not travel far

- Q. Will there be less sump pumps?
- A. No, there will likely be more in the future. There has only been one complaint in six years generators may be more of a problem

- Q. Sidewalks are encroached on by hedges. 5850 Northwest Marine Drive, 5787 Kingston the sidewalks are unpassable. 1764 Wesbrook Crescent from construction fencing that is dangerous, construction going on from 2014, no posted address in case of accidents or if need of a fire truck.
- A. In the future, please send these complaints to the UEL office. UEL does an annual inspection on sidewalks. Please send photos and an address to the Manager and he will follow up with the homeowner

- Q. A UEL resident relayed that a house in her neighbourhood had been abandoned, and squatters had been living there. The house was full of ammo, guns and machetes. The squatters had been very quiet and the neighbourhood didn't know anyone was there. Is there any way that this could be checked out by the UEL and communicated to residents?
- A. No municipality checks on people's homes, have a BlockWatch set up, report suspicions to RCMP on non-emergency numbers, the block watch interfaces with the RCMP

Action: Claire to follow up with BlockWatch/RCMP

Maciek Kon has drafted a document for the school tax

Action: CAC will make this available on website and get input from community and discuss with Ministry (school tax)

Action: Claire to send a copy of previous letter about School Tax to Maciek. More to come on the June meeting

8. Committee Reports and new members

Budget Committee

- Chair: Mojan Nozari,
Claire Huxtable

- Budget is rent, office and admin expenses

Communication Committee

- Chair: Judie Glick

- The CAC Facebook page is done and now the team is working on Instagram account; the name of the Facebook page is University Hill CAC
- Link will be posted on UEL CAC website

Action: Dianne to send link out for Facebook page and Instagram to the neighbours when she receives it

Governance Committee

- Chair: Claire Huxtable
Vanessa Young
- Is a representative from Urban Systems coming to the June meeting? As of right now the representative cannot commit

Community Centre Committee

- Chair: Mojan Nozari
Claire Huxtable and Judie Glick
- Budget and design process still ongoing
- Next meeting may see a presentation from the architects of the Community Centre; the presentation will be on design, not financing

9. Old Business

- There was no ADP meeting this month; next meeting would be in June
- Call on April 28th 2020 with MAH was summarized in the notes from Mon. Eby's comments
- From rentals to lots 5 & 6, developers are getting assistance from the Minister to push their development plans through

Action: Claire to post notes with minutes

- Appended to the minutes

10. New Business

- Community Gardens meeting on Zoom May 28th at 7 p.m.

Action: Vanessa to email Katie Stein a petition to sign

- If you want to make a difference with the Lutheran Church / Lot 5 and 6 call Victoria
- The CAC will try to provide briefing notes, more info to the community

Action: Summary on the website

Motion: The CAC recommends that votes of community members carry double the weight of the professional members on the ADP panel.

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

Motion: The CAC recommends that Lots 5 and 6 corner of University Boulevard and Wesbrook Mall be turned into an open Park (“U Hill Park”) for the enjoyment of all residents of the UEL and UBC community in perpetuity.

4 were in favour: Claire, Marg, Mojan and Vanessa

11. Questions from the public

12. Setting the Next Meeting

- **Monday June 15, 2020 at 6 pm on Zoom**

13. Adjournment 7:42 pm

Action: Consideration of candidate for Area A rep

Moony Qi voted in as Area A Rep.

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

Notes from call with MMAH Apr 28th

Notes:

1. Letter to RCMP is in draft form, but will come soon. CAC will be cced when it goes to Min. Farnworth.
2. CAC voiced concern about DP work and appeals continuing during lockdown. MMAH focus for all municipalities is to keep construction projects moving along in order to speed economic recovery. In other jurisdictions, e-consultation has been sufficient that they are able to do so, but they will consider concerns about being unable to do so in the UEL.
3. CAC reiterated concerns about conversion from rental to condos continuing (MARQ and DP 8/18). Manager believes that the Area D plan will overall increase rental units, though the plan has not yet been approved by the Minister. Preserving rental units in any one building is not the focus of the plan, nor can the plan retroactively change the ability of the owner to convert to condo presuming that they are not asking for zoning/density concessions.
4. Regarding Lots 5 & 6, the CAC indicated the wish to have a park in that location, as well as a desire from CAC to exclude that property from the Area D plan.
5. MDE voiced concern that in the big picture, the residents don't understand the focus on supporting building affordable rental housing in one location (Lots 5 & 6 project) while expediting condo conversion from rental across the street in the area zoned for higher density, and the ADM suggested a 1-1 discussion between Ministers.

Manager's report May 19 CAC mtg

Manager's Report:

DP #3/19 for 1741 Allison Road has been issued.

- Most utility construction activities have wrapped up, with the exception of Wesbrook Mall Phase 2 that will continue through the summer.
- Public Works is in full swing with spring/summer maintenance. This includes the annual water main flushing and hydrant servicing. New cedar hedges were added near the Public Works yard on Chancellor.
- Planning for the next utility construction projects is underway. A key piece of this will be issuing a new long-term engineering consultant's contract as the current one ends in July.
- Development Services continues to process and inspect development and building permits, and has a number of planning initiatives underway that we'll provide an update on later this year.