

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, July 15th, 2024, 6:00 pm

300-5755 Dalhousie Road

1. Call to Order (6:04 pm)
2. Adoption of the Agenda (6:04 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
3. Adoption of Minutes of the Monthly Public Meeting of May 27, 2024 (6:05 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
1. FAQ session with Musqueam Capital Corp. (6:05 pm)
 - a. This session is about a rezoning of Lelem's E/F/G/H/I, which were previously zoned in 2016 and are now being considered for rezoning, allowing for greater density/height and more rental units
 - b. There are 5 lots, with 5 towers ranging from 23 to 35 stories, with 2 buildings on H/I which are the closest to the school
 - c. We've been given direction to draft the bylaw amendments by the Minister, and have now referred those to the CAC & ADP
 - d. There will be a thirty-day period where the public can comment on these changes
 - e. The ADP will meet on July 23rd (next Tuesday), and the professionals and area representatives will be able to comment on bylaw amendments in their area
 - f. The Minister will receive comments and will decide to approve or reject bylaw amendments
 - g. If the Minister approves, there will be a notification process which will finish with the signing of a ministerial order
 - h. The bylaws were created by the developer in conjunction with UEL, and reviewed by legal
 - i. Question: There was a well-attended public meeting at the golf club, and lots of letters were received at the UEL office – have those been presented to the government/ministers?
 - i. Answer: Yes, and the government has not changed their mind
 - j. Question: So how much room do we still have for comment?
 - i. Answer: There is still room for comment, and room for the Minister to listen to those comments – there were 800 pages of comments/letters/reports from staff that went to the administration – all of

it was reviewed, but it is the Minister's decision to enact the bylaw – in the next stage, which is the *intent* to enact the bylaw, we will bring all the comments out again, reference the initial meeting with the 800 pages, and present everything to the Minister once more to decide

- k. Question: When the 800 pages were submitted, did it result in any changes?
 - i. Answer: Yes, it allowed us to start negotiations with the developer to create the bylaw amendments – the minister said to “proceed with this,” meaning to continue developing bylaw amendments – we started negotiations about the form/function of the buildings, and some of those details were brought up during the golf course meeting, e.g., the number of bedrooms, the minimum size of units, trying to create a livable/usable community – the Minister was concerned about whether there were enough units for families as well, not just students
- l. Question: Will the 800 pages automatically be resubmitted at this stage to the Minister?
 - i. Answer: Yes, we reference the previous briefing note and include it – the package will be referenced and will be included in the decision briefing note
- m. Question: Is that community feedback presented to the ADP, so that the ADP members can understand the community context for the proposal?
 - i. Answer: No, the bylaw amendments are going to be proposed, not the 800 pages
- n. Question: Are the 800 pages collectively available somewhere?
 - i. Answer: No
- o. Question: “5% must be 3-bedroom units”?
 - i. Answer: On lots H and I, we have some specific provisions, and the 5% provision is a part of it – the developers have made assurances that H and I would be purpose-built rental – one of the elements was the consideration of amenities in the form of guest suites – these have now been addressed through the bylaws
- p. Question: The 5% rule is only for H and I, so in the context of the full 1,200 units, isn't it too insignificant?
 - i. Answer: No, it's 5% out of all 1,200 units
- q. Question: In terms of minimum floor sizes, the sq ft for 1 person seems awfully small – there are lower sizing requirements for affordable units, but for standard market rental the sizes are bigger – are these affordable?
 - i. Answer: There are no affordable housing units
 - ii. Answer: The sizes are consistent with the definition of “studio” – it's an ongoing negotiation and we want a certain minimum size that differentiates a townhome from a 2-bedroom unit size

- r. Question: If the minister were to follow through on government promises to limit the ownership of investors and speculators, is it at this stage that any action could be taken?
 - i. Answer: We don't know – we have reached out to the Minister of Housing, but we don't know the mechanisms to limit foreign ownership
- s. Clarification: The additional density proposed is purpose built rentals – not for purchase
- t. Question: Following the meeting of the golf course, did discussion of the bylaws only take place between the UEL administration and the developers? Or were the ADP and CAC involved in those talks too?
 - i. Answer: No, the ADP and CAC were not involved in the negotiations
- u. Question: Strong monetary interest while drafting these bylaws does not seem fair (in governance in general)
 - i. Answer: Residents have the opportunity to comment on the bylaw drafting, but they don't take part themselves
- v. Question: What about residents commenting during the ADP meeting?
 - i. Answer: The public cannot comment directly during ADP meetings, but you can forward your notes to the Area D representatives of the ADP
- w. Question: Can the CAC see the bylaws?
 - i. Answer: They are printed and can be sent through email
- x. Question: Is the OCP linked to the bylaws (since Block F was originally limited to buildings with 4-5 stories)?
 - i. Answer: The OCP was updated in 2016 to enable Block F to have buildings with 3-18 stories, and Schedule 3 in the OCP includes design guidelines for Lelem
- y. Question: Are we going to refresh the OCP by the end of this year too?
 - i. Answer: We will by the end of 2025 – we have been directed to do a new Housing Needs Report, which will feed into that new OCP
- z. Question: It feels like residents are not being heard despite submitting so much feedback – in regards to the 5%, is that a change from what was originally proposed?
 - i. Answer: There wasn't a minimum percentage before this improvement was made
- aa. Question: It sounds like the process was between the UEL administration and the developers – should it be by the developers at all? – what are those bylaws based on?
 - i. Answer: The UEL is not looking at market value; we are looking at what is functional – we did negotiate successfully for higher floor space – specifically, the UEL will make comparisons to what Vancouver is doing – we don't want to set the bar lower than it already is, so ensuring that what

is being proposal is usable for the community and provides a range of options is the ideal – the ADP is the missing piece that is supposed to carry the “design excellence” and has responsibility to worry about the constraints

- ii. Comment from developer: We oppose discrimination and don’t want to apply certain rules to some people and not everybody – there are certain rules that must be applied to everybody – when the UEL asked for unit sizes, we used the standards set by CMHC and BC Housing, which were also applied to Regent College – the most efficient way to govern development is imposing the same rules on everybody

bb. Question: Are we setting the standard for the rest of the developments in the UEL?

- i. Answer: No, these changes only apply to the 5 lots on Lelem, and do not transfer to the existing Area D plan

cc. Question: If I could provide a lived experience, I grew up in a communist country in Eastern Europe – is history repeating itself 40 years later in Canada? – if we have low standards, we end up building slums that no one wants to live in

- i. Answer: Before, there was no minimum floor area specified for each type of unit, just one minimum for everything – we are trying to set standards now, so 2-bedroom has to be a number, 3-bedroom has to be a number, etc. – if we are setting standards too high, the prices will also be out of everyone’s range and it’s not realistic

- ii. Comment from developer: We were recently awarded best development in BC, so we are not building slums – in terms of the Eastern European experience, they spent many years under the Soviet system trying to divide items which were in short supply all the way until 1990, and families waited decades to get into housing – this is not the case today

dd. Comment: We shouldn’t be sympathetic to developers working with local authorities – development should follow the community’s plans – there seems to be a great degree of overlap with a communist reliance on a top-down government

ee. Question: Could we try and write letters to the Minister?

- i. Answer: The deadline for comments is August 10th – have a read at it and provide any feedback – the CAC will put a letter together and send it to the Minister

ff. Question: Can the CAC have a copy of the 800 pages?

- i. Answer: No, the 800 pages go directly to the Minister – the majority of the 800 pages had similar comments – there were 10 letters in support and 150 letters in opposition, with a lot of the common concerns being articulated

in different ways – although we also made sure to capture every nuanced/unique issue too

- gg. Question: Are the form letters disqualified?
 - i. Answer: No, but their content is similar to other letters/generic
 - hh. Question: In terms of amendments, what is there besides the 5%?
 - i. Answer: Lack of amenities is one – there will be amenity spaces in each building, such as workout rooms, common areas, and other spaces that will lighten the load on the Community Centre
 - ii. Question: Were there any improvements for increased availability of parking spaces?
 - i. Answer: No
 - jj. Question: The proposed amount of visitor parking is 1 stall per every 20 units, which is very low
 - i. Answer: The reasoning is that less people have cars and are more dependence on transit, with University Blvd. being a frequent transit route, – this is also based on feedback from the developers on the parkade they built recently, which basically remains empty
 - kk. Question: There are concerns about the drain on medical/healthcare services which are already under resourced here
 - i. Answer: We do want to see a certain amount of space set aside for commercial, health, education, etc. – we talk a lot with MetroVan about what we're proposing, and so the information does go to them – demands on healthcare and other services can be projected based on the number of people/units we have
 - ll. Question: This is part of the problem of the governance structure (MetroVan is not responsible for the roads/healthcare, BC is), so it's not solved through MetroVan – what is the UEL's role in all of that?
 - i. Answer: In general, there is an ongoing conversation about demand on systems – the Vancouver School Board does projections, taking information from Vancouver and the UEL, and these numbers are being shared
 - mm. Question: Would it be possible for the CAC to ask for an extension for after summer? There are less people around to provide feedback during the summer
 - i. Answer: We will ask the administrative office if an extension can be done
2. Manager's Report (6:50 pm)
- a. After consultation with the CAC and the community, replacing the sidewalk on Chancellor between Acadia and UHill was identified as the project for the CWF
 - i. This was approved by MetroVan
 - ii. The work will start in August and should be done before school starts again

- b. The May CAC minutes will be posted soon
- c. We have 0 staff positions open right now; we have up to 24 staff right now
 - i. A Water Operator started in May
 - ii. We are temporarily hiring a Planning Analyst
 - iii. There is a new Clerk position to help with documents
 - iv. etc.
- d. But the office is still not open during lunch hours (one position is still closed due to maternity leave)
- e. Menno Hall development has started (specifically, excavation is starting underground, using the boulevard off Western Parkway and replacing utilities – but they will turn it back to the original state when finished)
- f. The construction permit is still pending
- g. Excavation has started for the daycare at Lelem
- h. There have been 3 development permits since last meeting
 - i. 1. 4724 West 6th Avenue: landscape revisions and removing a pool
 - ii. 2. 1882 Western Parkway: garage accessory
 - iii. 3. 5692 Kings Road: a roof shelter over external stairs
- i. Applications on public notice:
 - i. Bylaw amendments for Lelem close August 10th, as discussed earlier
 - ii. The Minister has given their intent to approve the rezoning for Regent College, which will take place in August
- j. SSMUH bylaws (also in August)
- k. SSMUH allows for 3-6 units on all single-family zoned properties in the urban containment zone of MetroVan, and across the province, depending on lot size and on proximity to frequent transit
 - i. Question: Is that reflected already in the bylaws?
 - 1. Answer: Every local government is directed to enable this – we’ve been directed by the Minister, which is why we did the bylaw amendments - there were no opportunity for comments since it’s a provincial direction – this will go into effect in August 2024 – there is also the TOA issue (the UBC Bus Exchange is a TOA, so going into Area A, if you are within the TOA area, you can rezone the property up to certain stories)
 - ii. Question: Will this involve increased density?
 - 1. Answer: No, the lots are generally large enough so the building spaces can accommodate that already – for instance, you could have a primary unit and coach houses within a single existing unit
 - iii. Question: Are there any design guidelines or changes in place?

1. Answer: No, just the existing guidelines we already have – the intent is that if you see a house there now, it might look same but have more units
- iv. Note: In terms of the process, UEL helped to designate the area – for the policy of lot sizes or character, we'll take the Area D plan's guidelines and they will apply to any future developments – we can't say "no" to the Minister but we can say no to other changes
- v. Question: Will that be part of the OCP process or another process?
 1. Answer: It will feed into the OCP process
- vi. Question: But can these changes happen now?
 1. Answer: The rezoning process will have to occur – if someone wants to develop a property with 12 stories, we can say "no" by highlighting other reasons
- vii. Question: Is all this on the website?
- viii. Answer: Yes – there was no opportunity for community input because it's a provincial direction
- ix. Question: For sq ft, the basement doesn't count – the development of a multi-unit can get creative in terms of what happens in the basement
 1. Answer: This is governed by the BC Building Code
- x. Question: In terms of ownership, are multi-unit properties strata?
 1. Answer: No, there would be one primary residence and the rest would be rental – there's no provision for strata of single-family lots right now
- xi. Question: What about duplexes?
 1. Answer: It is possible to do a duplex, but it has to be rented – there would still be a primary dwelling
- xii. Question: How is the value of each unit decided?
 1. Answer: Through BC Assessment
- l. The Community Centre Advisory Board met last week for its inaugural meeting, with representatives from the owner, the manager, community members, Alice (from the CAC) – the board's purpose is to advise the manager to provide good advice on the operation/programming of the Community Centre
- m. The Community Centre itself is complete, and we are working on securing an operator with plans to open later this summer
- n. Public works:
 - i. Ministry of Highways is planning on repaving Chancellor Boulevard (from Drummond through the park to NW Marine Drive, quite a bit around the peninsula) – this will be night work starting at 9 pm from Sunday to Thursday – we are getting crosswalks and accessibility improved

1. Question: Will they be filling the potholes from Chancellor to Drummond?
 - a. Answer: Probably not, because they are City of Vancouver
2. Question: Is there any active transportation there?
 - a. Answer: Their plan is to repave the road, and instead of 2 lanes each way through the park, the right lane will be the bike lane
 - ii. In Area C, the water main replacement and road work is complete, with force main sewer replacement beginning in September
 - iii. Completely redoing the road on 7th (but not the pump station – the pump station was replaced in 2010, but the pipes have been there since the 50s)
 - iv. Construction has started on Acadia/lower NW Marine Drive, following down towards the creek to tie in to the work we did a couple years ago – this cost us 3.8 million and was amortised over 40 years
 - v. The emerald ash borer is an invasive species found in Vancouver – we are in a containment zone, so we can't move the ash trees – note that mountain ash is different from true ash
 - vi. News on the beaver – turns out it isn't a pregnant female, but a young male trying to find a new home – we've blocked off the entrance to the pipe, so we're monitoring that
3. Public comments or questions (7:16 pm)
 - a. Question: Update on drilling work in Area C – is it for a tunnel to UBC? Or for the above-ground Skytrain?
 - i. Answer: Regardless of specific projects, they have to know what's underground and the geotechnical constraints – it's the preliminary work to know what's happening
 - b. Question: Is the Skytrain going to be above-ground?
 - i. Answer: We don't know yet
 - c. Question: What will its route be?
 - i. Answer: We don't know yet – the geotechnical data will help to confirm the best route – some possibilities are MacDonald, Alma, Jericho, and UBC, with the golf course and UBC (south) being investigated
 - d. Question: Is there funding for the Skytrain coming from the UEL?
 - i. Answer: No, funding is provincial/federal/Translink, not UEL – our role is to enable the population density that would support it
 - e. Question: Which comes first? Density or the stops?
 - i. Answer: Ideally, both at once
 - f. Question: Development doesn't contribute to the cost of the transit?
 - i. Answer: It's a tough question, since a Skytrain needs housing, but the money needs to come from somewhere

- g. Question: Is this conversation taking place in the context of Block F development?
 - i. Answer: The Block F development is the owner taking it on themselves to increase the density in the area, knowing that University Boulevard is a frequent transit route with the potential for a Skytrain station – it is a risk that they are taking, since there won't be a Skytrain in the area for 10+ more years
- h. Question: When will geotechnical information be ready/available?
 - i. Answer: The UEL isn't involved in the conclusions to that, and it's not our information
 - i. Question: Can the results be shared to the community?
 - i. Answer: You can contact Stantec, the engineering firm, to find out things like where the drilling is – they are doing a technical investigation – there should be information on the internet too
- 4. Adjournment (7:27 pm)
 - a. Seconded by Henry
 - b. Approved unanimously

Notes for October 22nd:

“The Lady Automaton” by E.E. Kellett (1901)

- Arthur Moore introduced as someone who from an early age loved inventing things
- “the housemaid who mad the bed with a mortal terror of everything in the room”
- he made an automatic chess player
- “Moore’s fertile brain and dexterous hand” — emphasising both his mind and body equally; inventing is as much a bodily, mechanical talent as it is an intellectual one
- the phonograph and its implications of fraud (which are still relevant today with each new technology)
- the narrator has the idea of inventing a phonograph that answers instead of just producing “echoes”
- “A sweet and beautifully modulated feminine voice answered”
- “as though I had seen a ghost” — the narrator is immediately frightened by its otherness, its uncanniness, perhaps
- Moore wants her to be a lady who can “deceive anyone” (and by that, he means act like a normal person in society)
- Apparently the narrator had expressed this opinion: “The Society woman of our time, what if she but a doll?”
 - Reminds me of Virginia Woolf’s *Orlando*: “And what had society said or done to throw a reasonable lady into such an excitement? In plain language, nothing. Rack her memory as she would, next day Orlando could never remember a single word... Lord O. had been gallant. Lord A. polite. The Marquis of C. charming... Take away Lord O., Lord A., Lord C., or Mr M. and separately each is nothing... At one and the same time, therefore, society is everything and society is nothing.”
 - The decorum, or unspoken rules, or strict hierarchical structures that turn people into dolls in some ways — especially women, since they have less social/political agency
- “doll-like childishness of expression” — this begs the question of whether people mature through experience — will she still have that naiveness if she lives ten, twenty years? and if she does, does that render her less human? (aging is a human/animal quality)
- She still has a human pulse? but no actual heart, so it’s just simulated
- “I have made a lady” — this is like Pygmalion, but it’s not out of pure love — Moore is driven by a combination of scientific ambition and cynicism about society women
- Amelia only has one smile
- The other women at the dance are mere bundles of conventionality, but “*she*—she is all soul” — ironic, perhaps a similar idea to “the Two Carnegies” — the narrator even says that she was “a girl of originality” *because* there is no other girl like her, but she also feels artificial at the same time

- Amelia is analogized to a goddess and even Venus
- The text never fully convinces us that Amelia is “conscious” because of her parrot-like nature and the fact that she is too perfect
 - She wasn’t programmed to be loyal? But then again Moore never said that he programmed her in that way — she was programmed to be a lady in society, but had just been living with him at the time
- The text presents Moore as delusional and not mentally well (including his death)

The Making of Laura Lee by Alison Buckler (1902)

- Mode: gossip
- Laura Lee is described as “Galatea: marble come to life. Her beauty is quite Greek” (a direct Pygmalion reference)
- Her speech is also described as a parrot’s speech
- Everyone seems to dislike her or find her off-putting
- The doctor is possessive of her in an almost incestuous way? — “He never lets her go into society without him”
- “She is perfect, in a way: perfect features, perfect figure, perfect complexion”
 - Dichotomy between perfect, beautiful, divine / frightening, uncanny, strange
- Norman reflects on how someone who is “perfect” is actually imperfect — humans need imperfections
- “She never interrupted, never contradicted, never questioned: always smiled sweetly, attentively, respectfully”
- Laura Lee does seem to feel (or at least express?) emotions, though, as she gets angry at Norman and feels sullen that he left her for work
- Why did she let the dog out?
- She is also sociopathic (feels no remorse for getting the dog killed)
- “He had not supposed her capable of any sort of passion, yet jealousy, hate, and fear blazed out of her eyes”
- Her reason for trying to kill Norman is that he hurt her (does she pick this up from the man and his dog? but she wants the knife before that)
- The doctor confirms that she did not have the capacity for love, but he did not know about her capacity for homicide either—so this means he’s unreliable
- At court, they explain that “jealousy and revenge” are the lowest of the passions and that is why she developed them
- The doctor, of course, tried to improve all biological imperfections but found that the “old-fashioned stuff was best, after all”

“Ely’s Automatic Housemaid” by Elizabeth W. Bellamy (1899?)

- Harrison Ely described as dull in language, but also a mechanical genius
- His inventions were extremely interesting (but didn't help him get a real degree)
- The narrator's interest in Ely's housemaid is motivated by his disappointment in his cooks/domestic workers
- Interesting how they are horrified of the automatons in the box despite the lack of negative connotations in the actual description: "their hands placidly folded upon their waterproof breasts, and their eyes looking placidly expectant under their waterproof hoods" — the horror might be due to uncanny valley
- Juliana is the housemaid; Bridget is the cook
- Both automatons are totally mechanical and cannot "think"
- They seemed to drink oil greedily — there is something horrifying about this diction because "greediness" is an animalistic, carnal trait and we expect robots to not be that way
 - This is the only instance where they seem more than mechanical to me
- End is failure?

"The Ablest Man in the World" by Edward Page Mitchell (1879)

"Moxon's Master" by Ambrose Bierce (1899)

- The narrator doubts that a machine "thinks"
- Moxon believes the term machine is vague enough that man can be classified as machine
- "When soldiers form lines, or hollow squares, you call it reason. When wild geese in flight take the form of a letter V you say instinct. When the homogenous atoms of a mineral, moving freely in a solution, arrange themselves into shapes mathematically perfect, or particles of frozen moisture into the symmetrical and beautiful forms of snowflakes, you have nothing to say"
- The narrator hears "a singular thumping sound, as of someone pounding upon a table with an open hand" — he believes it is a person
- Moxon believes that a machine is alive *when it is in operation, or doing its task* — its "soul" would therefore be connected to its labour
- Moxon believes in panpsychism?
- The strange figure is compared to a gorilla, with a disproportionately long arm
- "There was something unearthly about it all, and I caught myself shuddering" — once again, the narrator recognises something terrifyingly uncanny about the automaton without consciously knowing it is an automaton
- Like in *Laura Lee*, the chess-playing automaton suddenly turns violent when faced with a problem (losing the chess game)
 - When its "goal" is opposed or hindered perhaps?
- Why is the title Moxon's Master? (Could this be related to Marx?)

- The machinery “master” that Marx refers to “contemptuously tells” its factory operatives or workers that their labour is unskilled
- Moxon seems to move his chess pieces closest to his hands without much thought, while the automaton is slow, uniform, mechanical, and theatrical (which might show a degree of arrogance)
- In both cases there’s an underlying fear that machines will overtake human labour or ability, and that they will be self-aware of their superiority

“Machinery and Modern Industry” by Karl Marx (1867)

- “In handicrafts and manufacture, the workman makes use of a tool, in the factory, the machine makes use of him”

“The Problem of Increasing Human Energy” by Nikola Tesla

- World peace can be achieved if we leave everything to the machines, and simply become spectators
- But this is difficult/impossible, because men must manage the machines
- Men want bloodshed
- So what is the solution?
- The solution: create a machine capable of acting like a human being
- When he was a boy, he would see things that were mentioned verbally and it would be impossible to distinguish whether they were real or not
- Realising that I am an automaton
- “telautomatics” — the art of controlling the movements and operations of distant automatons