

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, October 10th, 2024, 6:00 pm

300-5755 Dalhousie Road

1. Call to Order (6:06 pm)
2. Adoption of the Agenda (6:06 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
3. Adoption of Minutes of the Monthly Public Meeting of July 15, 2024 (6:07 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
4. RCMP Neighbourhood Safety Report
 - a. Presented by Sergeant Chuck Lan
 - b. Summary of incidents the RCMP has been involved with (in the UEL, UNA, UBC)
 - c. Starting on April 29th, the pro-Palestinian encampment on UBC took over and barricaded the soccer field - the protest went on for months with about 400 protestors - many “pop-up protests” occurred with this as a starting point, including at Koerner, the Bookstore, the AMS, and the intersection at Wesbrook and University Blvd., the latter of which was a major incident requiring aid from Vancouver police and headquarters - the RCMP had to arrest one protestor who is going to court in the next couple months - after 70 days of the encampment, the protesters voluntarily packed up and left
 - d. There were other encampments throughout the country, including at McGill and the University of Toronto, so there is lots of discussion by universities on how to handle them
 - e. The protests took a lot of local resources to handle, including from the Critical Response team
 - f. There was an armed robbery attempt at the Rose Garden parkade - a graduate from BCIT was going to his convocation at the Chan Center when the suspect came up behind him and produced a knife - the victim suffered a few cuts to his forearm/abdomen and received five stitches
 - g. At Cecil Green, there was a young woman going home when she was grabbed from behind, but she managed to get away - the RCMP has an idea on who the suspect is, but cannot link that person to the event because the victim did not see the suspect’s face and could not provide a solid description of the person

- h. Sexual assault is prevalent within the community, a lot of it being within the university setting, such as in dormitories - there is always the issue of educating students properly about consent
- i. Indecent acts on Wreck Beach, with many complaints and charges over the summer - it is a clothing optional beach, but over the last 10 years a lot of people come in regularly with bathing suits, and the older people who have used the beach as a nudist beach get into conflicts sometimes, especially during/after the pandemic
- j. An increase in the homeless population, which is a problem that does not have an easy solution - this seems to be happening everywhere, not just here
- k. A homicide at Lelem in March, stemming from a domestic incident - the person involved has been charged and we are going through the court system
- l. Going through the court system can unfortunately take a long time - for instance, a couple years ago there was a gang-related shooting at the golf course, and the three people arrested are still going through the court system
- m. Arrested a person for voyeurism in the Fairview area, specifically for looking at female residents through the ground floor - a lot of patrols were sent out to look for the person, and he was eventually found
- n. Many road/traffic related incidents - e.g., not stopping for pedestrians, not stopping at stop signs, and speeding (especially on Chancellor, 16th Avenue, and SW Marine Drive) - the worst incident was someone driving at three times the speed limit
- o. ICBC is levying additional fines via insurance in addition to the police ones
- p. Two first-year UBC students were killed by a drunk driver, who was convicted in court
- q. In terms of the number of files we've had this year, there have been over 5,000 files so far, while we had 3,900 total files last year - we project that we'll come close to 6,000 files by the end of the year - in terms of just UEL, there are 625 files so far
- r. We had our RCMP Open House on October 5th, which the CAC was present at, and a lot of the community members enjoyed seeing some of the support teams that were there (including the Emergency Response Team, the Explosive Disposal Unit, the Fire Department, the Block Watch, Coastal Health, etc.)
- s. What we need at this point is an increase in resources - as we haven't had any for over 20 years, the RCMP is still running on the same number of police officers we had when the population was a lot lower
- t. The UEL has in the past been very proactive and supportive in going to the provincial government and asking for more members, and we really do need more members and support
- u. Question: Surely the increase in files means we can get increase in resources?

- i. Answer: Theoretically yes, as headquarters in Surrey had a group of retired senior officers come up with a report - at the end of the report they made recommendations, and one of those recommendations was an immediate increase in membership here by 30%
- v. Q: Who is preventing that from happening?
 - i. A: The provincial government
- w. Q: How did you advertise the Open House? I didn't know about it
 - i. A: Fliers at the Community Centre, and on social media, but next time, we can let Katerina know further in advance as well so the CAC can send out a notification
- x. Q: Is Block Watch something that you're actively doing?
 - i. A: Yes, it is a formal partnership, and Constable Bolt is the liaison for that
- y. Q: How exactly did the UEL ask the province for more RCMP members in the past? Was a request sent to the Minister? What did that letter look like?
 - i. A: In the past, there was a letter written by the president of the UEL to Minister Farnworth outlining the situation and the need for the increase in members - one of the major problems is that the population compared to other provincial areas is deceptive due to UBC - the student population between September and April is about 17,000 that do not count as full-time residents according to Statistics Canada, yet the RCMP gets calls for service from them - the area is also a main thoroughfare for people to get from one end of the city to another, or to Richmond, so we see a lot of traffic in the area - the population will undoubtedly continue to grow as well - we could therefore use a dedicated traffic unit, a dedicated plain-clothes investigative team, etc.
- z. Q: Regarding speeding, we have a lot of high performance cars on Chancellor Blvd. at nighttime - would there be any action taken there?
 - i. A: Sometimes, but with our resources we can't get to everything at nighttime, and it depends on where the officers currently are - for instance, we get a lot of mental health calls where we must apprehend people for their own safety and take them to Vancouver General Hospital - that's anywhere from 1-2 hours of waiting - we are getting close to 250 mental health calls this year - speeding is something where we do need a dedicated staffing unit that could patrol at all hours and focus on road safety
- aa. Q: The cardboard cutouts are fantastic
 - i. A: Thanks - actually, one of them was stolen at one point, but they ended up being found in a ditch later on
- bb. Q: It seems like a lot of time is spent at UBC

- i. A: That is correct - about 40% of our work/time is spent on campus, a percentage that has been consistent for the past 5-7 years
 - cc. Q: Is there something the community could do to help?
 - i. A: Please reach out to MLA directly - the UEL is already, but the residents doing it directly could help
 - ii. CAC: We will get in touch with them, draft a letter, and send it out to them when the time comes (this would be to the constituency office)
- 5. Rezoning/Development Permits Update & Manager's Report (6:26 pm)
 - a. The government is still in interregnum, and thus there are no major government decisions or communications or consultations
 - b. The UEL is allowed to carry on our day-to-day basis
 - c. The work on the sidewalk on Chancellor (through the Community Works Fund) was completed during the summer before school started - the project was less than the budget and the cost was fully recovered from MetroVan
 - d. Minutes from the past meetings will be posted to our website after interregnum
 - e. A reminder to the CAC that we need to conduct an election, which is standard practice every two years - the CAC themselves will put the word out
 - f. Currently, we are fully staffed and do not have any open staffing positions, which is wonderful
 - g. Development services
 - i. West Wind at Lelem: has received provisional occupancy and owners have been moving in
 - ii. Menno Hall: excavation has been going on for a few months and their building permit was issued last week
 - iii. Daycare at Lelem: construction has started
 - iv. We expect to get the building permit soon for the TransLink rectifier (which will be adjacent to Regent College on Western Parkway) - the rectifier is essential for the trolley overhead lines - in the new year they will be starting construction - note the change in parking from angled parking to parallel parking
 - h. Recent rezonings
 - i. Lelem lots E/F/G/H/I were rezoned in September
 - ii. We have received applications for H and I, for two full rental towers of 24-25 stories - the application is under review and we expect to receive the building permit application within a few months
 - iii. The rezoning for Regent College was completed at the end of August - there is an application for an 18-story tower and we expect to receive the building permit application within a few months
 - i. Recent development permits

- i. There were two amendments in July/August, specifically 4724 West 6th Avenue and 4994 Wycliffe Road, both in Area C - these were minor changes to the existing development permits
- j. Current neighborhood notifications
 - i. 4925 Queensland Road: a new single family house - the notification period closed in August and we are waiting for the owner to respond
 - ii. 4749 West 7th Avenue: a new single family house - the notification period closed in September and we are waiting for the owner to respond
 - iii. 5424 Shortcut Road: this went to the ADP recently because it was not an originally approved use in that building, and there were no comments - should be approved once we get the minutes from the ADP
 - iv. 4749 Chancellor Blvd.: the notification period closed in October with no objections, and so it was signed and approved
 - v. 1512 Western Crescent: cancelled because the house is listed for sale
- k. There are no current applications out for referral
- l. Housing amendments
 - i. The land use bylaws have been updated to allow for SSMUH and TOA - we are in the process of updating our Housing Needs Report (HNR), which should be ready for release in December - that report will feed into the Official Community Plan (OCP) update, which is due by December 2025
- m. We will start the OCP update process in the new year - we cannot go out for referral during interregnum, but we are doing background work - there will be a lot of community consultation during the community engagement phase between January and April - this OCP update is specific to the SSMUH and TOA policies, so that is what the community should be commenting on
- n. There was no community input for the bylaws since it was a directive, but with the OCP update, there is opportunity for public engagement to share feedback on how we want buildings to look and feel (do we want concrete, do we want the public realm to look a certain way, do we want short buildings, tall buildings, etc.)
- o. Q: Do the residents know the guidelines for those new bylaws?
 - i. A: They were already shared to the community - if any part of the circle touches your property, you are within the TOA zone, for instance
- p. Q: Where is the centre of the circle?
 - i. A centre point of the bus exchange on Wesbrook Mall
- q. Q: Are there multiple centres? What about the golf course?
 - i. Those are possible future developments
- r. The OCP is currently disjointed as it doesn't have updated density, so we have to update it to consider that - we will have a planner come in to explain this process in detail

- s. After the comments close in April, we will collect them, review them, come up with changes, draft bylaw amendments, refer those out again with changes to the CAC/the ADP/the community and then finally to the Minister for decision towards the end of the year
 - t. CCAB has been meeting - the Community Centre's construction is complete and we should have ownership very soon - we need to find an operator to operate the community centre - once the operator is in place, it will take 2-3 months to staff up and get programming in place - it might be March or April before the Community Centre is actually open to the public
 - u. Public works
 - i. Heavy rain over the weekend - staff members were at the pump station at Area C 24/7, maintaining the pumps in the ground - this was vital because if something goes wrong, it could end up flooding houses
 - ii. Q: Was there work on University Blvd. near St. Anselm's Church? It used to flood, but now it doesn't seem to be flooding
 - 1. A: For years we have been contacting the Ministry of Highways, since it is their jurisdiction - eventually it got through to the right person and they cleaned out a pipe full of sand, which fixed the problem
 - iii. Also, the city paved Chancellor Blvd. through to UBC - when we last talked in July, the plan was to add a bike lane there and improve active transportation, but they didn't do that - it seems that there was very poor communication on their part
 - iv. Work on West 7th Avenue, replacing a force main from the pump station - after that we will rebuild the road and reconstruct the surface and curbs, which will take a few more months
 - v. Water bills were sent out at the beginning of October, and everyone should have gotten one - but none have come in yet out of 500 to 600 letters - perhaps there was some issue with the mailing
 - vi. Construction on Lower Acadia in Area B - the majority of the work is complete, and they are working their way up the boulevard on Marine Drive to tie into work that was done a few years ago
 - vii. We have received our second new garbage truck, which is diesel - the other new one was electric
 - viii. Today we found a water main leak on University Blvd. halfway between Acadia and Allison - we might have to close the area down to do some investigative work
 - ix. Other crews are out continuing to flush and video the sewers, an annual project which will help to inform future maintenance work
6. Public comments or questions (7:16 pm)

- a. Comment from Katerina: Every time I drive by University Blvd. coming into UBC, there's a lot of traffic from people taking the bus - on the other side of the church, walking towards Lelem, there are always jaywalkers, which is a safety hazard especially as it gets darker
 - i. A: The bus stop there is a real concern - but that road is provincial so any work has to go through them - UBC is also trying to do work with Translink about improving safety, and that bus stop is on their radar - it's just about getting MOTI on board
- b. Comment from Katarina: A parent of a UHill student is requesting if we can add a left turn signal on Chancellor Blvd. at Hamber Road turning into UHill, since there is a long line of cars waiting to turn left on yellow and it takes a long time to get into the school
 - i. A: That road is full and there is nowhere for them to go - it's more of a demand/volume issue with so many cars at once, not necessarily the ability to turn - we will keep our eye on that, but once again, work there would be done by MOTI
- c. Question from Alice: We have the first electric truck in Canada? But why is the second one diesel?
 - i. A: We had a 100,000 dollar federal rebate - it was a 950,000 dollar truck without the rebate - we paid \$850,000 for it over 10 years, and because there is minimal maintenance/no fuel, it will have a lower cost of operating withing 10 years - however, we didn't need two trucks that big, and you can't get a smaller electric truck - after a lot of research we settled on diesel - diesel is also good for emergencies
- d. Question from public: Have we done an emergency preparedness meeting?
 - i. We have not done anything community wise, recently
 - ii. We talk regularly with MetroVan and UBC
 - iii. UBC has a department for that with more robust planning, especially around emergency social service - for instance, they had cots set up in the tennis courts a couple years as a trial run
 - iv. We do have plans for utilities, water, etc., and in the Ministry there is someone who leads those plans as well
 - v. It may be nice to have a community presentation relating to that
- e. Question from public: There are new power lines out of Lelem? Are we more likely to have outages?
 - i. A: Trees keep growing, and power lines go through forests - we talk with BCHydro every year or so, and we had a meeting with them before the summer - they are keeping track how many outages there are - traditionally, they always seems to be near the church and Area A

7. Adjournment (7:31 pm)

- a. Seconded by Henry
- b. Approved unanimously