

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, March 17th, 2025, 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. RCMP 2024 Neighbourhood Safety Statistics (6:07 pm)
 - a. Presented by Staff Sergeant Chuck Lan, Detachment Commander
 - b. Spreadsheet of calls for respective crimes in different areas, including UEL, UBC, UNA, Wreck Beach, Pacific Spirit Park, etc.
 - c. There was one instance of murder in 2024 (a domestic situation in Lelem) and one instance of murder in 2023 (a gang-related shooting at the golf course)
 - d. Other examples of crimes on the spreadsheet include robbery, sexual assault, etc.
 - e. Bike theft is quite prevalent (a 12% increase in all areas and a 55% increase in the UEL, although the total number of thefts is much lower in the UEL, and most thefts take place on the UBC campus)
 - f. Suspicious persons (a 71% increase in all areas)
 - g. Mental health (a 9% increase in all areas and a 39% increase in the UEL) - the RCMP attends a lot of mental health calls, about ~450 for the year - if it is determined that a person may be a harm for themselves or others, or not acting in their right mental state, the RCMP can apprehend them and take them to a medical facility, a process that takes hours and drains a lot of resources
 - h. There has been a 36% increase in total calls for all areas, and a 39% increase in total calls for the UEL
 - i. Another graph shows that calls for service have gone up from 2018 to 2024 - there was a dip in calls during Covid, but spikes again after that
 - j. Why is this the case? Mostly the increase in general population, and in student population
 - k. StatsCanada does not count student residence population, but they exist here from September to April - that is a very large amount of the population being unrecorded, and more residence is constantly being built
 - l. Students face a lot of pressure, leading to many mental health calls
 - m. RCMP staffing has not changed since 2005, despite the amount of work increasing

- n. On this date, there were 1,006 calls last year; this year, it is already 1,165
- o. Comment from resident: What about the UEL population?
 - i. Response: The UEL includes the village, businesses, etc. - also note that the McDonalds here is the busiest McDonalds in Canada - we also get homeless calls - the beach is sometimes packed with people, like on Canada Day - there was also the encampment last year that lasted ~70 days, and even with support from headquarters, that stressed our resources - same with the Invictus Gaming event
- p. Comment from resident: Do you track increase in calls related to homelessness? There seems to have been an uptick in recent years
 - i. Response: Yes, but we don't have that on hand - a lot of homeless people do prefer it here to the downtown East Side, and they will camp out in the park, around the businesses, etc.
- q. Comment from resident: How can we fix this issue?
 - i. Response: This is a major societal issue, so we don't have a concrete solution - if we see someone homeless, we check on their well-being first and try to offer them available shelters - aside from that, we can't do much, since we can't tell them to leave per se as they have a right to be in public places - most are harmless, but when some do yell at people or disrupt the public, we try to mitigate that
- r. Comment from Will: Do UEL calls for service include Pacific Spirit Park?
 - i. Response: Yes, although there aren't many - the calls in the park usually involve suspicious people, indecent acts/exposure, or dog calls
- s. Comment from Will: Has there been an increase in issues due to the opening of the cannabis store a year ago?
 - i. Response: No, it hasn't really changed things
- t. Comment from resident: What about drug overdoses?
 - i. Response: No, but we may be missing statistics if the police are not involved - sometimes there are issues in fraternities that go unreported - note that parties do lead to noise complaints, and parties being advertised on social media sometimes means suspicious people (gang-related?) are drawn to them too
- u. Comment from resident: Any changes to traffic or speeding incidents?
 - i. Response: There are problems with speeding, especially on Chancellor Blvd., 16th Avenue, and Marine Drive - we have gotten speeds up to 150 km/h - there was an 88-year old driving a Tesla at 105 km/h in a 50 km/h zone - we have been using an automatic license plate reader, so if a license plate has no insurance, we issue a ticket
- v. The RCMP has been planning to write a letter to the province to try and obtain more resources - the CAC could be a part of that

4. Motion to approve the UEL Budget (6:44 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
 - c. The CAC budget is outlined as well, and it is part of the UEL budget
 - d. Comment from resident: The rent seems very high
 - i. Response from Will: The room is zoned only for the purpose of the CAC, so the “rent” is more like a strata fee - to make changes, it would be a discussion with the CAC and the property owner, since Cressey can’t use the room for any other purpose - subletting is also not an option
 - e. Comment from resident: What is the change in budget from last year to this year?
 - i. Response: The CAC is looking to hire an Administrative Assistant, and to host a summer event
5. Presentation on proposed Public Notice Bylaw (6:52 pm)
 - a. Presented by Will Emo
 - b. Why this bylaw? To offer alternative methods of providing public notice to people
 - c. Currently, when we put notices out, we technically need to put them in a local newspaper for 2 weeks - but the newspapers are dying and do not get wide distribution
 - d. In 2021, there was an update to the Local Government Act - the UEL Act was changed to allow for alternative methods of publishing
 - e. The UEL has been publishing in print newspapers (i.e., Vancouver Sun) but also on the UEL website, as well as through materials at the office
 - f. Many cities use social media, but the primary sources of public notifications by local governments remain online newspapers and websites
 - g. We’d also like to push notifications to the CAC, who can email people on their mailing list - the new CAC website could be co-opted for these purposes
 - h. Social media or electronic subscriptions would be labour-intensive and incur significant additional costs, and they may have issues with personal information, like people’s emails
 - i. The proposed bylaw specifically looks to:
 - i. Publishing on the UEL’s website
 - ii. Publishing in online advertisements (including newspapers like the Vancouver Sun)
 - iii. Posting in a “public place” - like the office
 - iv. (Financially, there would not incur additional fees beyond what has traditionally been spent on newspapers)
6. Manager’s Report (7:02 pm)
 - a. Presented by Will Emo
 - b. Minutes for January’s CAC meeting will be posted to the website soon

- c. The CAC has submitted a budget for the next fiscal year starting on April 1st, which has been included in the UEL budget
- d. A reminder that our security phone number (the security company was bought by TELUS, who does not provide this service) is no longer in operation
- e. We are using our on-call phone number 604-220-3265 - looking to forward that to another security company
- f. Development Services
 - i. A drafted rezoning bylaw sent out at the end of February for 2 buildings over by Toronto/Acadia, referred out to the CAC and the ADP, with the deadline for comments being March 30th
 - ii. Recently approved development permits include 4925 Queensland Road (approved for a single-family dwelling), West Wind (new tower and townhomes at Lelem had a minor amendment for some small adjustments, which has gone to the ADP), and Regent House (went to the ADP on March 11th, and recommendations made by the ADP will be finalised at the next meeting in April and then passed on to the Manager)
 - iii. Currently out for neighbourhood notification include Regent College (signage) and Lelem parcels H & I (two rental buildings aiming to go to the ADP in April)
- g. To recap from previous meetings, the Ministry has directed staff to align our land use bylaws following the adoption of R4 and R6 zoning - we are adopting Bill 44 and adhering to site standard guidelines set by the Ministry (building height, tenure, setback) concurrently with the ongoing OCP update
- h. We are updating the OCP by the end of 2025
- i. There was a webinar in March, and an in-person meeting in January
- j. Our survey has received 96 responses - our consultant, Urban Systems, is compiling all the feedback and we will have a report ready this week or early next week - we will share that with the CAC and post it on our website, which will summarise our consultation process so far
- k. We hoped that Urban Systems would be at a CAC meeting before the next workshop on April 24th, but the next CAC meeting will be a few days after that
- l. The survey responses focused primarily on trees and green space, traffic and noise, minimum unit size, and more units with 2-3 bedrooms
- m. Email planuel@gov.ca and contact the CAC - information gathered will help us figure out how to implement these new laws
- n. Unfortunately, negotiations to secure an operator for the Community Centre have fallen through - the potential operator reached an impasse and did not agree to UEL standards, so the administration will go out to the market in April to find an operator

- o. Lelem strata lots are required to pay a contribution to the Community Centre, whether they use the facility or not, but that does not start until the facility is actually open
- p. Public Works
 - i. Construction on Lower Acadia/Marine Drive is complete, and they should be finishing the paving today or tomorrow, and doing the landscaping after that
 - ii. West 7th: Paving later this month but it is weather dependent
 - iii. Ortona Trail: Work is complete and they are waiting for the streetlights - it should be open soon and the fencing will be removed
 - iv. New EV charger installed at the Community Centre, just completed last week - available from 6 am to 10 pm
 - v. After much consideration, the proposed changes to onstreet parking in Area C have been deferred, and no changes will take place - the UEL highlights that no parking enforcement actions will take place, and snow clearing will not be possible on some streets (e.g., West 7th)
- q. In terms of the UEL budget, there are some significant increases due to the water treatment plant - every property in the lower mainland pays a portion of that - bulk water rates have gone up due to the summer season - general price escalation for supplies - salary and wage increases via union
- r. On the revenue side, we are expecting significant revenue from development (specifically, Lelem lots H & I and Regent House), but that will drop off next fiscal year if there are no other projects
- s. The increase for next fiscal is 6% from last year, but there are more properties paying taxes - also note that the UEL still pays ~17-19% less than the City of Vancouver for the average property (not counting the school tax)
- t. Comment from resident: In the last couple years, the UEL has cut back on grass cutting, often waiting until dandelions grow - could they cut it earlier?
 - i. Response: The grass is good for the ecosystem, so it's a bit of a balance
 - ii. Comment from resident: Maybe we could shift the timing, as it wouldn't be much of a budget change
 - iii. Response: The contractor has to reestablish the grass (grass seed), and the reality is that sometimes it depends on staffing level - we also have a hiring freeze right now - we have a landscape supervisor and a landscape technician, but we require summer staff to cut the grass
- u. Comment from resident: What is the total UEL budget for 2025-2026?
 - i. Response: \$13.15 million, but the tax requisition is ~6.5 million - the rest is primarily made up of water sales, building permits, and other minor fees
- v. Comment from resident: When we look at the 2024-2025 budget, did the UEL stay within that?

- i. Response: Necessarily yes, as we are cost-neutral and we cannot spend more than we earn by the end of March
- w. Comment from resident: In terms of the bulk water we recover from the district, is there an amount set aside from all the infrastructure we have to maintain for that process? Additional taxes?
 - i. Response: There is no money set aside, since we can't reserve funds that way - at 0% we can borrow some money to pay for specific capital projects
- x. Comment from resident: We are sitting on 60-year old infrastructure - usually a business would set aside funds for infrastructure - it sounds like if infrastructure fails, then we turn to taxpayers reactively
 - i. Response: If infrastructure fails, we fix the failure - the long-term involves condition assessment and having a plan to replace things at some point - we identify potential work based on a 10-year outlook - for specific examples, there are pipes in Area B over 100 years old and we have plans to replace them, while the large water mains are generally in good shape
- y. Comment from resident: RCMP resources seem to be stretched very thin - is the UEL talking to the province and to UBC to try and bring additional resources?
 - i. Response: The conversation has been raised many times
 - ii. Response from Chuck: Yes, and the building/facilities are also inadequate and outdated - our headquarters had commissioned a report to the provincial government outlining the increased need for resources, including a new building
- z. Comment from resident: We expanded Block F and noted lots of population growth - how could those have been approved if no one expanded police services?
 - i. Response: This happens all the time - school boards, Coastal Health, MetroVan, etc. are all aware of growth plans and the projections we provide to them
- aa. Comment from resident: What time will the OCP workshop on April 24th be?
 - i. Response: Tentatively, 4:00 pm to 8:00 pm
- bb. Comment from Katerina: Would it be possible to extend the workshop to multiple days?
 - i. Response: That would be labour-intensive and difficult to organise with Urban Systems - it would be good to have people all together at once for the discussions - we are considering a pop-up style of event where people walking by can provide comment
- cc. Comment from Madeleine: Do we need to be careful that we are getting input from students or other people who don't actually live in the area and may not have the same interests as the actual residents?

- i. Response: We do separate who is saying what when we send it to the Minister
 - dd. Comment from resident: Regarding a percentage of increase in water shortages
 - i. Response: ~12-13% increase, peaking during the summer from May to September - set by MetroVan
 - ee. Comment from Claire: As part of the OCP update, it is required for us to look at greenhouse gas emissions as well - there are targets set, so if anyone wants to work with Claire to obtain residents' feedback and feed it through the CAC, please get in touch with her or with Katerina
7. Adjournment (7:47 pm)
- a. Seconded by Henry
 - b. Unanimously approved