

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

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

300-5755 Dalhousie Road

1. Call to Order (6:03 pm)
 - a. Seconded by Henry
 - b. Unanimously agreed
2. Adoption of the Agenda (6:04 pm)
 - a. Seconded by Henry
 - b. Unanimously agreed
3. Adoption of Minutes of the Monthly Public Meeting of November 20, 2023 (6:04 pm)
 - a. Will be confirmed after the meeting through email
4. Presentation by Townline (6:05 pm)
 - a. Presentation by the Musqueam Capital Corporation, partnered with Townline
 - b. Introduction to Lelem and the reconciliation effort - land returned to the Musqueam people in 2008 as part of their goal to become financially independent
 - c. Difficulties with handling the population, as there are almost 300 people on the housing waitlist - currently, the people at the top of the waitlist have been on that list for 35 years
 - d. Tonight, the discussion will be focused on E/F/G/H/I within Lelem, the remaining development parcels - directly adjacent to these lands runs University Blvd., to the north, the golf course, to the southeast, Pacific Spirit park
 - e. Block F zoning overview
 - i. In 2016, the lands were originally zoned MF1 - all residential, up to 30% service parking permitted - now it is CD-2 zoning, which is more dynamic, mixing urban amenities, green space, social spaces, commercial spaces, etc. to foster a sense of community
 - ii. Redevelopment efforts have been immediate and many amenities have been delivered to the site already (like wetlands, park spaces, Lelem village, a mix of residential and commercial), and by 2024 the daycare
 - iii. In addition to the amenities, there are a number of homes connecting to the on-site district energy system
 - iv. Final phase/goal: the delivery of housing and amenities meeting the current and future needs of the community
 - f. Proposal for zoning amendment

- i. Rental density on the remainder of the parcels at Lelem under current CD2 zoning - 100% rental density is permitted
- ii. Proposal takes the density of the five sites (E/F/G/H/I) and combines some density - specifically, market density will be combined onto E/F/G, while the rental density will be combined onto H/I
- iii. 760 condo units and 462 rental units (surplus for what's been approved)
- iv. Increasing the amount of family-oriented units
- v. Many more units on the ground (townhouses, city homes)
- vi. Increase in height from the original 18 stories - the issue with 18 stories is that there aren't enough ground spaces and a lot more hard surfaces and driveways
- vii. With this proposal, landmark and gateway opportunity will come to Crooked Branch Rd. - skyline element
- viii. More porosity through the site, staggering the buildings so that nature can exist between them
- ix. Podiums on the towers - gentle, organic rhythm for the building with softened edges and landscaping built in
- x. Amenities both on the ground and the tower tops
- xi. 3-story buildings along Crooked Branch Rd. - townhouses that blend in and promote walking/cycling and a sense of neighbourhood
- xii. Sustainability: incorporating wetlands and bioswales that manage water and create environments for flora and fauna (especially birds)
- xiii. Thinking about site access and garbage - garbage will be in concealed garbage rooms below
- xiv. Reduced traffic congestion - an entry point, traffic turnaround, and more - bikes in the parkade - more connectivity and mobility
- xv. A 14% increase in overall green area on the site
- xvi. Design goals identified by the Musqueam Capital Corporation: rainwater management, native planting, community gardens, coordinated amenities, multi-modal lifestyle (walking/transit/car share/bike paths/electric cars), concrete rental towers, a design that endures varied climate conditions, improved building envelope for efficiency and acoustic comfort, district energy
- xvii. Stormwater management - storms or deluges need green area to absorb the impact, which is where the bioswales come in
- xviii. Pavement and seating in Lelem plaza
- xix. Planting and lighting - indigenous plant palette - Musqueam artists adding a layer of beauty - similar, previous developments have been very well-received
- xx. Community benefits:

1. Long-term purpose built rental housing
 2. Transit-oriented development as well
 3. Property tax - 2.7 million revenue is expected
 4. 960,000 coming from the rental
 5. \$586,560 membership fees towards the Community Centre
 6. Rental - 465 purpose built rental units in concrete tower
 7. Diverse housing mix: studio to 3-bedroom
- g. Recap from Leslie - the necessity of the housing crisis
- h. Question from resident: can we see the presentation?
- i. Response: Right now it is in technical review, and may still be changed
- i. Question from resident: where is the development on the Energy Step Code?
- i. Response: it should just follow the regulations, so that should be Step 3 for now, and Step 4 comes into play January 1st, 2025
- j. Question from resident: the district energy system of Lelem
- i. Response: Lelem has three different systems that work together
5. Presentation by Translink (6:37 pm)
- a. UBC Rectifier - Parkway
 - b. What is a rectifier station?
 - i. Converts AC to DC power to operate the electric trolley bus system
 - ii. UBC Group includes Parkway, Cleveland (not in service), and Blanca
 - iii. Have been operational since 1990, and due to age they are becoming difficult to replace/repair
 - iv. Could cause outages for bus services
 - v. In 2019, the Cleveland rectifier experienced critical failures and was taken offline - will be decommissioned and removed
 - vi. The Parkway location is at the intersection of University Blvd. and Western Parkway
 - vii. Why this location?
 1. Proximity to the existing TOH network
 2. Existing cable terminal poles as well as overhead network along University Blvd.
 3. BC Hydro power available
 4. Moving the Parkway rectifier away from this area would negatively impact the trolley system and is not functional for the CMBC
 5. There is a planned public realm makeover in this area that Translink can work with
 - viii. Proposed construction work
 1. Prefabricated rectifier buildings will be transported to site and placed on concrete slab-on-grade foundations

2. Approximately 650 mm depth of topsoil removal required
 3. Disrupting 280 square metres of earthworks
 4. Water main abandoned
 5. Landscaping
 - a. Area D plan involved removing the trees that weren't in good health condition
 - b. Landscaping plan will be developed in conjunction with UEL and First Nations
 6. There will be no noise
 7. CMBC Maintenance - a vehicle will be parked once a week to complete maintenance work
 - ix. Looking to mobilise to the site in Q3 of 2024, and having the rectifier in-service in Q1 of 2025
 - x. Alternative locations
 1. UBC Bus Loop is not a feasible option - it is a future expansion site for TransLink/CMBC electric fleet and charging stations
 2. Also, the distance from the existing TOH network is not feasible
 - xi. Community Feedback
 1. Project notification board will be up this week
 2. Collecting feedback for 30 days, all of which will be reviewed by the UEL and the Ministry of Transportation and Infrastructure
 3. Please visit publicengagement@translink.ca
6. Manager's Report (6:45 pm)
- a. Community Works Fund - the council has reported back that their preferred use of the CWF will be work done for the sidewalk on Chancellor Blvd (between Acadia and UHill) - have reached out to MetroVancouver and are waiting to hear back for the next step
 - b. The UEL administration currently has 3 open positions - looking for a planning officer, a senior building inspector, and a water operator
 - c. Development services: no permits issued since November
 - d. Applications on public notice: a single family home in West 7th (Area C) going through the development permit process
 - e. Lelem daycare notification conclusion on Dec. 14th - went to the ADP in December
 - f. Lelem J and K lots went to the ADP last Tuesday (January)
 - g. Projects that are out for notification
 - i. 1770 Knox Road, deadline January 19th
 - ii. Menno Hall - out for development permit notification, closes February 12th, and will go to ADP after that

- h. We are looking for a Community Centre Advisory Board nomination - one position representing UEL residents - the purpose of the board is to provide strategic high level advice on the community's operations, to review strategic plans at least every 5 years, to manage the budget, etc.
 - i. The details are included in the OCP (Section 4.1)
 - i. Policies that the administration is working on, are now posted on the UEL website, such as for building services
 - j. Public Works
 - i. Construction of new water main on 7th/Chancellor (Area C) complete - waiting to repave the road once we have better weather, possibly in March or April
 - ii. Starting construction on replacing water main on Western Parkway (north of University Blvd.), about 130 metres of water main
 - iii. Planning for next year - replacing a force main that goes along 7th - the pipe is old and has had leaking issues
 - iv. Major project for next summer with heavy disruption - replacing sewer and water mains at lower Acadia/NW Marine Drive, a 4 million dollar project
 - v. Raised issue about implementing parking permits for Area C and received lots of feedback, with 100% of the residents saying that it would be unnecessary - will not look into this further
7. Public comments or questions (6:54 pm)
- a. Question from resident: what about the previous site proposal for TransLink?
 - i. Answer from TransLink: was rejected by the community
 - ii. Recommendation from a resident about the buzzing sound off the rectifier, requesting for it to be physically separated from the below-grade library near the site
 - b. Question from resident: with the premiere's initiative to create increased density in Vancouver and other suburbs adjoining Vancouver, how is the UEL looking at any type of revision of the existing single family densities in areas like Area A?
 - i. Response from Katerina: Will's housing report from the minister a few months ago mentioned that the UEL will be a part of the housing recommendation by the Minister of Housing
 - ii. Response from Will: the first round of changes will be to incorporate secondary suites - we will have to change bylaws to permit those first, then small-scale multi-unit housing, which allows for between 4-6 units on a single family lot depending on how close you are to frequent transit
 - iii. Resident: is this just a proposal?
 - iv. Will: the legislation was adopted in December, and that requires all municipalities to align with that, so by June we will update our land use

bylaw to accommodate those secondary suites, and in the next two years we need to complete a housing needs report and update our OCP

- v. Resident: but what will the UEL propose if you have a really old home?
 - vi. Will: the minimum allowable is 4 units - you can rebuild a single family house and live by yourself, but the idea is that the local government cannot deny an application that is asking up to 4-6 units
 - vii. Resident: can you translate that into floor space ratio? Or density?
 - viii. Will: no, as it is by units - the Minister of Municipal Affairs has directed the administration to align the legislation, which was already enforced in December
- c. Questions from resident: there was an enormously extensive public consultation when the UEL was extremely active in terms of its CAC - we should go back to the work we did then, since the priority of the views of the community of that time should be similar to now (e.g., the comments on building height) - also, “community” seems like it’s being used as a buzzword - we need to have more three-bedroom homes, emphasising families third point - how long is rental as defined? is it zoned as rental forever? or does it change after 35+ years? - there were a lot of interesting details on Lelem, but what was missing was the availability of amenities related to schooling for students - we need to accommodate kids - would recommend that the UEL administration and the CAC look at the letter written with the UNA - thank you for moving the rectifier off the park - surprised at what was chosen for the Community Works Fund, as we had many conversations, but no one really seemed to prefer fixing that sidewalk - how important is this for the UEL community? would love an explanation about picking the sidewalk
- i. Response from Heather: happy to look through previous comments about height, but what goes to the Minister is the current feedback that we get from the community, and it cannot include comments from the past
 - 1. Resident: what if we said in the present that we wanted to use comments in the past?
 - 2. Heather: allowed, of course
 - ii. Response from Will: long-term rental? no end date to rental tenure
 - 1. Developer: purpose-built rental with no end date - is functionally a lasting amenity
 - 2. Developer: making reference to past comments creates a challenge for the UEL and may not be appropriate given that the environment has changed, and we should look at what the environment is today (demand for housing, population of UEL, etc. are different from back then)

3. Resident: the community is tired of providing effort/feedback that isn't being listened to - uptake in enormous value of the property
 4. Developer: when it comes to purpose-built rental property at Lelem, there was a report analysing six metropolitan areas in Canada - purpose-built rentals are not economically viable for private developers without help from the government - the developers are offering to delivering a community amenity of purpose-built rentals that are very much needed
- iii. Will: in terms of the Community Works Fund, we had an easel with many projects that we listed - some of those were identified as projects that developers could take on, while others did not qualify - the sidewalk is UEL's sidewalk, and kids walk back and forth on that sidewalk daily - it is used all the time and it's in terrible shape/unsafe
 - iv. Katerina: the CAC met with Will to discuss every item on the list - one of the items was the mud pits - the UEL administration is working with different designs for the mud pits and looking for funding from the developer - the amount of funding required isn't applicable for the amount of money we have with the CWF (150,000 dollars) - we are looking at getting the developer to pay for the sidewalk on Toronto/Acadia/Allison - the alley with the garbage seems to something for Cressey and the people who live in this neighbourhood to fix - the energy generator wouldn't fit with the amount of money we have currently either - in the end, the best option was the chosen sidewalk, as after school, there are plenty of kids using it
- d. Comment from Will: there are now bigger/better signages around garbage enclosures in the UEL, but we still need to work on the rain garden signage
 - e. Questions from resident:
 - i. For Lelem, what is the estimated population for what is currently approved vs. what it will be?
 1. Response: 700 units currently (FSR), and proposing to add 460 units of purpose-built rental
 - ii. Is the bike path hypothetical, or part of the plan?
 1. Response: it is a multi-use path, intended
 - iii. For the purpose-built rentals, is the waitlist for housing units within the Musqueam community?
 1. Response: it is for the general public
 - iv. Rectifier - thank you to TransLink for looking at a different site
 - f. Comment from developer to TransLink:

- i. As the world is changing and investing billions of dollars into EV charging batteries, and we have electric buses, why are we maintaining trolley lines? are they becoming obsolete?
 - ii. TransLink: there was a plan to progress to the electric buses, but it wasn't soon enough when the rectifiers needed to be replaced - the UBC site isn't viable for the rectifier because it is a future site for electrification - so we have both plans working at the same time
- 8. Adjournment (7:23 pm)
 - a. Seconded by Henry
 - b. Unanimously agreed