

## University Endowment Lands Community Advisory Council

### Minutes of the Monthly Public Meeting

Monday, February 23<sup>rd</sup>, 2026, 6:00 pm

300-5755 Dalhousie Road

- **Community Advisory Council Members Present:**
  - Katerina Wong, President
  - Alice Wang, Treasurer
  - Henry Yong, Secretary
  - Madeleine Nicholls, Area C Representative
- **UEL Administration Office Staff Present:**
  - Will Emo, Manager
- **Guests Present:**
  - Josh Strikwerda, RCMP
  - Matt Wrobel, RCMP

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1. Call to Order (6:06 pm)
  2. Adoption of the Agenda (6:06 pm)
    - a. Seconded and approved unanimously
  3. Motion to dissolve appointment of Katerina Wong, representative from Area A, to the Advisory Design Panel (6:06 pm)
    - a. Seconded and approved unanimously
  4. Motion to dissolve appointment of Menno Mulholland, representative from Area C, to the Advisory Design Panel (6:07 pm)
    - a. Seconded and approved unanimously
  5. Motion to appoint Aden Wong, representative from Area A, to the Advisory Design Panel (6:07 pm)
    - a. Seconded and approved unanimously
  6. Adoption of Minutes of the Monthly Public Meeting of January 19th, 2026 (6:07 pm)
    - a. Seconded and approved unanimously

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7. RCMP Presentation (6:07 pm)

- Josh Strikwerda introducing new team member, Matt Wrobel, who is taking over Chuck Lan's position

- Matt: Thank you Josh - I have 19 years of experience, with most of that being in frontline policing - I started in Richmond, then White Rock, then Surrey for the last 7 years as support, so doing review/statistical analysis - I'm happy to be here and it's a pleasure to meet all of you
- Crime statistics from all of 2025 - we had our crime analyst prepare the documents
- In 2025, there were 1,979 "general occurrences"
- UEL's proportion was ~30% of the total call volume
- There was an increase of 156 files, or +9%, relative to the same period in 2024
- The months of January, August, and December had significant increases
- The detachment is trying to do a better job of recording the work that we're doing, which is partly why there has been an increase in files
- Madeleine: There are some fairly large increases, especially in August - was there something going on?
  - Josh: We were getting a lot of Wreck Beach people coming up to get food from McDonalds and A&W, and hanging around - conflicts draw the RCMP into the area - for July and August it typically has to do with the weather and the beach, which is a big draw to the area
  - Matt: There's also frat parties, Halloween parties, etc.
- Table of the types of crimes
- "Liquor act" had a 95% increase, since the detachment was doing proactive patrols, catching people walking down the street with alcohol and asking them to dispose of it locally
- "Suspicious occurrences" had a 148% increase - referring to the public calling in and reporting that they noticed something strange
- "Shoplifting" had a 500% increase - that one was store specific, as there was a change in staff - the instances of crime actually decreased, but there were more reports and a couple arrests were made, which was good
- Resident: For the "impaired" category, does that refer to alcohol?
  - Matt: Most of it is alcohol, yes - we have someone in the department looking at impaired drivers
- Resident: What is "ZZZ"?
  - Matt: When we say ZZZ, that means non-reportable crime or preventing a crime from happening in the first place, e.g., keeping the peace, stopping a fight from breaking out - mental health would also fall under this category
- Resident: Does "B&E" (breaking and entering) include vagrants who break into abandoned properties?
  - Josh: There's a house on Wesbrook with a shed in the back that people are breaking into - that one is probably responsible for maybe 4 out of the B&E category
- Resident: Glad to see no homicides

- Matt: Yeah, I'm very happy about that too
- Alice: What is the "Intelligence" category?
  - Matt: That's when we gather information, usually drug-related - I don't have the details on hand for that one
- Alice: What is the "Other Go" category?
  - Matt: I knew this would come up so I looked into it in advance - Other Go has a large list of offenses, including Abandoned Vehicles, Cancelled Files, Demonstrations, Immigration Acts, Impersonation of Police, Obstruction of Police, Property Found, Property Lost, Special Events, Trespass Act, etc. - of the 525 files in Other Go, 173 were checking in on unhoused people, 55 were lost property or items, and 70 were trespassing - so those categories made up the majority
- Resident: Any drug overdoses?
  - Josh: Not in the UEL
- Resident: We have a 9% increase, so does this mean we require more staffing? Also, what about response times? We thought we were having a home invasion one night with a guy knocking on our back patio and screaming to let him inside - I called 911 immediately and I was on the phone for 9 minutes, which was terrifying
  - Matt: Do we need more staffing? Yes we do - we've put in requests for more staffing, but whether we receive it or not is a whole conversation
  - Josh: This is an issue we face with our resources - we recognise that response time is an issue, but this is also across jurisdictions and is systemic - we operate as fully frontline, and we don't have a support unit, so our officers also need to go into the office - that time spent writing reports takes away from time out in the car, which delays response time - it's a balancing act - certain days of the week we have less paperwork
- Resident: The guy was mentioning guns, which I also mentioned on the 911 call - I'm assuming this detail would have an impact on response time?
  - Josh: Yes, we are trained on certain responses to scenarios - often the frontline will want to have a 2-person contact team at minimum, since the likelihood of a successful outcome is much higher in a 2 versus 1 scenario - we recognise that you needed to wait 9 minutes for us to arrive - it's solely based on where our members are at the time and whether they're mobile or not
  - Matt: Josh also mentioned the documentation aspect - the amount of documentation required for files has increased significantly, so office time has as well, leading to staffing issues
- Resident: When you call 911, are you signalling that you need help immediately? Or answering questions before signalling that you need help? I've had problems with 911 calls before as the Block Watch Captain

- Josh: Certain calls like the one Menno was referring to would be put up and flagged - we need location first, then it'll be scored by priority - if you found some property like a bike in a yard, that would not be prioritised - dispatcher is a very tough job and it's in constant hiring - sometimes they make mistakes and we recognise that
- Resident: Were the sex offenses residential? Or Wreck Beach?
  - Matt: The address was in the UEL area - it was a resident
  - Resident: Sometimes women who walk around the area face issues running into people
  - Matt: Yes, could be someone walking around and seeing an indecent act
  - Josh: There was an individual living in the community responsible for probably half of the UEL files of that nature - they are no longer in the jurisdiction
  - Resident: I have heard of some women needing to fight off their offenders
  - Matt: If an offender gets away, please report it - we can link reports together and try to identify them - these incidents often are underreported
  - Resident: Sometimes the RCMP has education tables on campus as well - I encourage you to keep that up
  - Matt: I've been in talk with SASC and there are blue phones everywhere - we're very supportive of that - those are the types of offenses we definitely want to keep track of
- Breaking down files by time/day of the week
- The highest numbers are between 2 pm and 4 pm - the lowest numbers are between 10 am to 11 am, and also 12 pm to 1 pm
- Resident: What are "Weapons Offenses"?
  - Matt: Any time we catch someone with a weapon, like a knife or a gun
  - Josh: The vast majority consisted of a specific group of individuals that came in for frat parties - they were very problematic and would follow students - they had knives, bear spray, that sort of thing - at least 7 files were because of that group
- Data qualifications - in our database, the boundaries between streets are not clearly defined, so our analyst had to go street by street to get accurate information
- Katerina: How many officers are on staff during a shift?
  - Matt: It changes day by day - this is also sort of private information, but in total, there are 17 members in the detachment
- Alice: Where does domestic violence fit into the categories?
  - Matt: That would be under Assault or Breach of Peace - the latter increased from 6 to 12 files due to arguments between a husband and wife - no physical harm but a lot of yelling, with police being called to break up the fight - sometimes there are assaults - we don't have a specific category of VIR (violence in relationships) - and usually it isn't a one time thing, it'll escalate and then quiet

- Alice: I was curious about the missing persons, since there were 5 this year - did you find all of them?
    - Matt: Yes, we have no outstanding missing persons from this year
    - Josh: A lot of people were reported missing by their friends after partying late at night - we paid more attention to people at events this year, so we've come up with some systems for campus or frat parties - if people get lost or are missing their friends, we try to deal with them on-site rather than letting people scatter - there were maybe 25 people who got separated at one party one night
    - Resident: I thought they'd have cell phones these days
    - Josh: Sometimes there's a failure to charge them, or they get lost, etc.
  - Resident: What about suicide?
    - Matt: Suicide is included under ZZZ
  - Resident: If you needed support for an event, could you get assistance from Vancouver?
    - Matt: We generally will rely on RCMP resources first, but if it's something very serious and active, we do have a mutual assistance agreement with Vancouver cops, so they would come
  - Resident: It'd be nice if we get Block Watch up to speed - for a missing person, the RCMP could email Block Watch and that'd be a great resource
    - Josh: Definitely
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#### 8. Manager's Report (6:52 pm)

- There were 2 recommendations made in the January minutes
- One was the Manager coming back with options for the parking signage, and the other was the Manager coming back with options for the mudpits around this building
- Mudpits
- The mudpits around the marketplace have been an issue for a long time - they were originally grass, but because of the number of people who walk through the area, the earth is compacted and muddy with no drainage, making it an eyesore and a hazard - we've always tried to get the property owner (Cressey) to do something about them, but nothing has ever come out of that - after the recommendation last month, I reached out to the property owner and have assurance that they will contribute to the cost - specifically, they will do a one-time contribution of \$50,000 - there's not a lot of upkeep for what's being done, but Cressey would still be responsible for cleaning the sidewalk and making sure it's not slippery in the winter
- We have 4 options for what to do:
- Option A → 90k budget, ROMEX only, which is the rubberised material on sidewalks and playgrounds - the area would be covered in ROMEX as kind of a basic treatment - rain still goes through it and gets water to the trees - it comes in different colours

- Option B → 125k budget, ROMEX + partial hardscape (rock, stone, etc.)
- Option C → 190k budget, ROMEX + partial hardscape + benches, specifically on Western Parkway
- Option D → 230k budget, ROMEX + full hardscape, etc.
- The disruption level ranges from low to high, and the future-proofing level ranges from low to high
- What I'm looking for from the CAC is a recommendation of what we'd like to see - from there, we'd look into more details and find a contractor to do the work - what kind of treatment do we want? How much do we want to spend?
- Remember that taxpayers would pay what Cressey doesn't spend
- Katerina: There's also the Community Works Fund, right? Can we use that?
  - Will: That's definitely something we can look into - we'd have to talk to MetroVan about what's available
- Madeleine: There's no green stuff in the plan?
  - Will: For hardscape, there can be shrubs added around the trees
- For Option A, the pros are that it will be quicker to install and we are familiar with ROMEX - the cons are that it doesn't really lead to long term improvement, and if we want to add extras like benches, etc. it'd be a separate project
- I would personally support Option C - it could be a middle ground with planters, benches, some green spaces - there's also parallel parking on the road and people getting on and off, so you can't box them in with too much
- Madeleine: Can you send the presentation to us?
  - Will: To the CAC? Yes
- Madeleine: You're saying you like Option C?
  - Will: I'm comfortable with Option C - there could be wood around the trees instead of ROMEX, some benches, and we can make that price work
- Katerina: Does Cressey want to update their budget from 50k to 80k, perhaps?
  - Will: I think I'd be happy with them contributing 50k - they're not technically obligated to do that
- Resident: Is this going to be Cressey themselves paying, or their tenants?
  - Will: The business owners have been asking for improvements as well - wherever it comes from, it will be from this area
- Resident: I'm assuming each lot here pays a lot of property tax and will continue to pay a lot of property tax - have you also looked into porous pavers?
  - Will: We've looked into this quite a bit, but with roots and trees coming up, there's not a lot of room between the existing sidewalk and the roots - with the ROMEX you can vary the thickness, so it's more forgiving
- Resident: What is the lifespan of ROMEX? It does seem to break down
  - Will: I'm not sure - we'd have to get a professional to assess it

- Resident: This might be something to consult with the RCMP on? Regarding the design of benches and people wanting to stay overnight in the area - with the new bus stops for the 99 B-Line, the seating area is quite narrow and you can't lay down - some people could be a threat, so I would encourage the CAC to ask for feedback on design
  - Will: There are concerns from the business community because they don't want people sleeping in front of their areas, so they might not want benches - there's always a give and take with urban planning
- Madeleine: We don't want to put down benches that can act as beds - do we even want benches at all? It sounds like frat parties migrate often to McDonalds, so the question is worth considering
  - Resident: I suspect you can put in 4-5 benches with armrests - some of us old people need the armrests to get up
  - Madeleine: There's seating in McDonalds, buildings, etc. - the question is whether we're obligated to provide seating in a public area like that
- Resident: I would think about the context of the \$230,000 in the span of time that the mudpits have been a problem - if we take 2011 as when the CAC first highlighted this issue, it's about \$15,000 a year that should have been invested in the upkeep of a common area used by people all throughout the UEL - I think it isn't a lump sum expenditure - the merchants here pay a lot of monthly/annual fees, which have been escalating, so it would be ideal if Cressey's paltry contribution could be upped - we also have an 18-story building coming in across the street and more population as the years go on, which is something to consider for how the space is being activated - I don't know if there are other sources of contributions we'd be looking for in terms of financing but I'd be happy to work on that
- Katerina: After the structures are installed, is Cressey liable for maintenance?
  - Will: They'll be responsible for maintenance and cleaning - ultimately we are still responsible for the sidewalks and the concrete that's there, since that's part of our infrastructure - Cressey would be responsible for cleaning the leaves, etc.
- Resident: What does hardscape encompass?
  - Will: Could be pavers, concrete, brick, planters, boxes, wood platforms, etc. - Polygon is paying for what's happening on the west side of Western Parkway as a good example of activating that area
- Resident: Could we combine with their project?
  - Will: It gets more complicated and confusing in terms of who is responsible for what, and who is contracting who - also Polygon might not do the landscaping for over a year, and it'd be nice to have our work done this summer
- Parking in Area C
- The concern was about allowing vehicles to park overnight - we went through an iteration of having permit parking, which the community did not want, so what the recommendation included was having no parking signs

- Option 1 → “No Parking from 9 pm to 6 am” in select areas [referring to map]
- These signs would allow the RCMP to tell someone that they cannot park overnight in a certain area
- There is no enforcement from our side on this since we don’t have the bylaws for it - other than RCMP it’d mostly be a visual thing, as people mostly follow the signs
- Option 2 → “3-Hour Parking” for 24 hours a day in select areas [referring to map]
- This is more onerous on us if we patrol, since we’d have to drive by again
- Resident: This seems like a seasonal issue, and if they’re all along Chancellor Boulevard, the signage will look super ugly - this is overkill
- Resident: I like Option 1 because our “friend” is back again, for 3 nights this past week - I am not calling the Fire Department for the smoke with his van again
  - Resident: Chancellor is where the main problem is
- Option 1b → A variation of Option 1, this could also include Tasmania Crescent
- Madeleine: Option 1 looks like it hits the nail on the head - the only objection is that there’s an awful lot of signs, especially on the north side of College Highroad where there generally isn’t a problem
- Resident: If you put signs on Chancellor, it could push them onto College Highroad
- Madeleine: I’d like to propose we do a 2-step solution, doing Chancellor and Tasmania but leaving the rest of it for now - if it becomes another problem, then we add more signs
  - Resident: If they park on College Highroad, the golf balls will break their windows
  - Will: I’d rather do this once rather than having to put up signs repeatedly
  - Resident: It’s more cost-efficient to do it in one go too
- Resident: Are we doing this for one individual?
  - Resident: No, there were 11 in the summer
  - Resident: We should also consider the crime statistics
- Madeleine: We have a lot of different signs in Area C indicating different things, none of which have to be every 100 metres - let’s not make this the standard going forward - we could put a few up to get the idea across first
- Resident: What is the spacing of the signs in Area A?
  - Will: At least 1 every 100 metres
  - Resident: So the density of the signs or the aesthetics will be the same?
  - Will: Yes, they can be on streetlamps, poles, etc. too
- Resident: If we go with Option 1, do we include Tasmania or not?
  - Madeleine: I think the west side of Tasmania should have no parking from 9 pm to 6 am, but parking should be allowed during the day
  - Will: So that is option 1B - regardless, it will come down to about \$3,000 for signs and installation
- Resident: Will they be going up tomorrow?
  - Will: It’ll take a bit more

- Madeleine: What would the timeline be?
  - Will: We have most materials, but we might have to order a few things - also, we have to special order signs with the specific time periods, so that could take a few weeks or longer
- Madeleine: No one will like the signs, and they might look ugly, but this will solve the problem - let's expand our mind a bit when the changes happen - thank you Will for spending time on this, I know a lot of work went into looking into these options
- Resident: What is enforcement going to look like?
  - Josh: Parking enforcement is not super high on our priority list - we do it, but it's not super high - most of the time we leave them alone unless there's a problem or there's a specific issue - but the signs do give us the ability to go up to these people and tell them that they have to move, or they'll be towed
  - Will: What both of these options fail to do is prevent parking in the interior, so in theory they could go park on Queensland
  - Josh: The reason that one individual has moved into the area in the first place is because he got pushed off Marine Drive
- Resident: Would it help to put a sign at the beginning of Chancellor that says "No Overnight Camping"? Calling it like it is?
  - Will: Hesitant on that one because it's ambiguous, and we can't say for certain what would count
  - Resident: And it also advertises camping
  - Matt: We would lose in court if they used loopholes saying they weren't camping exactly near the sign, or something like that
- Katerina: We'll make a recommendation to go with Option 1B
- Development Services
- A single-family minor amendment at 4714 W 7th - minor changes, landscaping
- A neighbourhood notification just went out today for 1859 Allison Road - a new single-family home
- No movement on the rezoning application for the tower on Allison Road - still waiting for the applicant to get back to us after the tech review with more information - we had lots of inquiries to redevelop in Area A, particularly around TOA, so Wesbrook Crescent, Wesbrook Mall - there have been some pre-application meetings but no official applications yet
- Katerina: How many in Area A?
  - Will: 6, including the Allison Road one
- Resident: What about design guidelines, since there are none in place so far?
  - Will: We're in the process of laying out design guidelines - we're looking at Lelem and Area D as we come up with something more formal, which the community will have input on

- There are no new files for the ADP - there's a new member representing Area A, and Area B is still vacant
- There is no news on the proposed changes to the 99 B-Line on University Boulevard, and we are still waiting on Translink
- Public Works
- The work for the water main on Kingston Road has been finished - have a tenure out for sewer separation on that street, estimated for 3.5 million dollars
- Tenure for rehabilitation of a water main on University Boulevard, estimated for 1.8 million dollars
- These two projects come from a separate pot of money that we amortise over 40 years
- Work has begun on the Translink rectifier - there's an existing rectifier which transfers AC to DC - they need a new building so they're putting it in the north end of Western Parkway, and need to relocate a water main and do electrical work in the process, so it'll be a few months before they're finished - in response to that, we've opened up new areas in Area D for permit parking and paid parking
- We are installing solar panels on the Community Centre's roof
- We are signing the agreement for operating the facility this week - just making the final touches on that contract
- We're also planning on hiring 4 auxiliary staff members this summer - the province put restrictions on hiring, so we can only hire within a certain lateral level - if anyone wants an entry-level gardening job, feel free to reach out, as it's a nice place to work

#### 9. Public Comments & Questions (7:48 pm)

- a. Resident: Did we permanently lose parking spots on Western Parkway?
  - i. Will: Those spots will be replaced by parallel parking - there is a net loss from 30 to 10 spots, but the amount of permit parking in the area is the same
- b. Resident: That's something that people here are losing - the other question is the U-Haul trucks that are parking there and taking spots from the residents
  - i. Will: There's the expectation that they pay for parking if they're out front - our patroller is here every day focusing on this area, especially between 11 am and 1 pm, for that reason - they get tickets just like everybody else
- c. Resident: What about the permit parking areas?
  - i. Will: They shouldn't be there and they get towed in theory - we're always trying to chase it - our patroller is good at talking with the shop owners
- d. Resident: That lane on Acadia has become a popular parking spot - I asked the commissioner if they could go there - the spot doesn't have a name but it says "No Parking - Fire Lane"

- i. Will: We don't currently enforce that section at all and it's a big of a grey area, though it should be permit parking - fair enough, it's one of those things that have unfortunately fallen off
    - e. Resident: When we had a fire on Acadia Road, we needed the fire brigade to come out - if there are a lot of cars there it could become a safety issue
      - i. Will: I can look into that again
    - f. Resident: Is there any timeline for the property on Blanca, between 6th and 8th?
      - i. Will: We sent a letter saying that they needed to fence it off and make it safe - their permit lapsed and expired, so they don't have a building permit
      - ii. Resident: They're working on it without a permit
      - iii. Will: That was a while ago - if they stop midway, we can't force them to build - I'm not sure exactly why they stopped but it's probably financial
10. Adjournment (7:53 pm)