

## University Endowment Lands Community Advisory Council

### Minutes of the Monthly Public Meeting

Monday, March 16<sup>th</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

- 
1. Call to Order (6:04 pm)
  2. Adoption of the Agenda (6:04 pm)
    - a. Seconded and approved unanimously
  3. Motion to appoint Daniel Nocente, representative from Area B to the Advisory Design Panel (6:05 pm)
    - a. Seconded and approved unanimously
    - b. Be it resolved that Daniel Nocente be a member of the Advisory Design Panel**
  4. Motion to endorse the University Endowment Lands FY2026–2027 Budget (6:05 pm)
    - a. Seconded and approved unanimously
  5. Motion to approve a recommended scope for the mudpits that aligns with Option C as outlined in the February 2026 meeting, and to seek funding contribution from the building owner, Cressey (6:06 pm)
    - a. Seconded and approved unanimously

---

6. Manager's Report (6:07 pm)

- These are three great steps you've taken
- We'll do some work to find people and work on the specific design (seeking both Community Works Fund from MetroVan and contribution from Cressey), looking to

offset the cost of rehabilitating those mudpits - there might be room for additional hardscape, planters, benches, etc. depending on the budget

- Madeleine: And that was Option C?
  - Will: Correct, we've talked to the landscaping company that does that kind of work, and there's an option with a mixture of paving stones and rubber for the whole area - it's more than we initially thought but below the budget still
- In terms of the minutes from past meetings, January's has been posted, and February's will be posted in a few days
- Development Services
- A single-family dwelling development permit for 1859 Allison Road is out for neighbourhood notification until March 29th
- The subdivision application on Allison Road across from McDonalds is still going through technical review - no progress so far
- The developer of that project is also having a project information meeting (PIM) on Wesbrook Crescent - it's not hosted by the UEL, but the UEL has looked at the presentation materials
- There've been some other inquiries about similar subdivision projects in Area A, but they haven't moved forward yet
- The ADP has one new member now - we have their information so we'll reach out to them directly to get them on board
- There are no planned ADP meetings in April
- UEL Budget
- Thank you for endorsing the budget
- In general, the budget this year is difficult because of the huge decrease in revenue - last year, we had building permit fees for Lots H & I in Lelem and a building permit fee for Regent House, plus some others - that was a million in revenue that we do not have this year, so we have to make it up somewhere else via property taxes/user fees
- We don't want to increase property tax 20% or 40% in a year, so we increased our water rates
- The off-peak water rate has increased every year, but there's also an increase from MetroVan
- We've increased our markup rate, and also increased the markup on the water we sell to UBC
- Property tax is going up 3.1%, which is the lowest increase in the last 5 years
- Vancouver has a 0% increase from last year, but they pay 20% more relative to our houses
- In terms of the Community Centre, YMCA BC will be the operator and they've already begun the behind-the-scenes work - they're happy to be a part of the UEL - they're starting on the programming and the opening plans will be shared with the CCAB in the spring, with a grand opening planned for September

- Public Works
  - We're gearing up for major sewer separation work on Kingston Road in Area B - just finalising the company for that
  - We met with a company that's rehabilitating the water main along University Boulevard - will be working from April to July using trenchless technologies, which will be less disruptive to the road
  - Work on the other side of Western Parkway is ongoing - Translink is working on their rectifier - they've replaced a water main there and will start preparing the site for building
  - Regent House is continuing their work on-site - this summer, they're doing all the civil work (roads, crosswalk, boulevards, etc.)
  - The intersection of Dalhousie Road and Western Parkway will be closed for about 3 weeks at some point, but school will be out by then
  - We installed 40 kilowatts of solar panels on the Community Centre roof, and are waiting on Hydro approval to turn on the switch
  - Staffing wise, we have a posting out for auxiliary summer staff that closes on March 19th - if you know anyone interested, please make sure they get their resume in through the provincial portal in time
- 

#### 7. Public Comments & Questions (6:21 pm)

- a. Resident: You mentioned the same firm is doing construction across from McDonalds and one south of campus on Wesbrook - I thought it was Poony for one and Hines for another?
  - i. Will: They aren't the same, but they're both on the sites - Hines is a developer, Poony is more like a promoter?
  - ii. Resident: They put up signs and things while Hines does the actual development
- b. The other thing I noticed is that the one on Wesbrook has retail space - is there going to be a corner shop? How would we access it?
  - i. Will: The one on Wesbrook will not have retail space - there's a lobby, like a community amenity space, but I don't believe they have retail there unless it's changed for some reason
- c. Resident: I had two questions - what do we do about community amenities? Despite the additional density there's nothing coming back to the community via amenities
  - i. Will: In terms of density, both these projects are within the TOA - they have to apply for rezoning, but we can't say no based on height or density
  - ii. Resident: Are they allowed to collect a community amenity levy?
  - iii. Will: No, we don't have ACCs or DCCs, so with what they're proposing there would be no money/minimum amenity they have to provide, but it's

still part of the conversation - we'd point to Menno and Regent and what they're providing in the public domain - though some of the property has to be affordable rental, which counts as an amenity, and there would be some public realm improvements

- d. Resident: What about a playground?
  - i. Will: A pathway/playground would be good - those are the kinds of things we would ask for - first and foremost is to secure the ~30% affordable rental
- e. Resident: My second question - you said our revenue has gone down by 1 million - couldn't we reframe it as last year being higher by 1 million?
  - i. Will: That's fair enough - last year was significant - looking at previous years, this year seems much less than any of them - the money from last year went to infrastructure, as when money is available we put it in the ground, replacing water mains, etc.
- f. Resident: A question to the CAC - I think we should be carving out a long-term vision for water rates that reflect the costs of delivering water, etc. - I think we should be compartmentalising water in particular rather than using water to pay for other things - I'd caution against mixing all that together - we should have property taxes that accurately reflect the costs of running this place, and user rates that reflect what we're using
  - i. Will: We have limited revenue streams (water, property tax, sales) and we don't have a water fund or sewer fund where we pay the utility and it goes toward it - if the revenue from water goes down, then the property tax would go up
  - ii. Resident: We have to move toward that direction knowing that we might run into certain years with issues - a capital replacement reserve would be nice
- g. Resident: We've talked about the potential legislative changes - would any of that allow us to build up infrastructure to set aside reserves?
  - i. Will: There's currently no way for us to store money over fiscal years - we're trying to talk to the right people in the government about it
- h. Madeleine: You said we don't charge DCCs and ACCs, but now we're trying to?
  - i. Will: We never have, but we're trying to start doing that
  - ii. Madeleine: So who is paying for sewers and sewer connections, etc.?
  - iii. Will: We have a Works and Services bylaw that we'd use with the Allison Road development and that we used with Lelem - Lelem spent 10 million on water/sewer infrastructure through that bylaw - the difference with the DCCs is future cost, as right now it's essentially pay-for-play with immediate impact
  - iv. Madeleine: There are definitely limitations in that

- i. Resident: Is there an energy plan in the budget?
    - i. Will: Not at the moment
  - j. Resident: I'd like to thank the CAC and the UEL administration for coming together to support the remediation of the mudpits - it's a longstanding issue and the stars have finally aligned - thank you to both groups
    - i. Will: And Cressey has contributed as well
    - ii. Resident: As little as they could, I'm sure, but thank you
  - k. Resident: When you were discussing the water pricing, it sounded like there are peak rates and lower rates (which is how Hydro also operates), but Hydro monitors both at once, which I don't think is the case for water?
    - i. Will: That's tiered pricing - we don't have tiered pricing for water - it's by months instead, so there are higher rates at certain times such as the summer - we are looking into tiered rates as well as options where you pay less if you conserve - we're part of a study with MetroVan on water rates, so we'll be getting some feedback from that - off-peak rates are lower because the reservoirs are full
  - l. Resident: The 40 kilowatts were already put in, but I'm assuming there's both an expense and a revenue stream?
    - i. Will: The 40 kilowatts cost \$100,000 to put in, but the return is 16 years on a 25-year lifespan, so it takes time but it'll lead to a good payoff - we're also hoping for a \$10,000 rebate from Hydro
  - m. Madeleine: You mentioned that MetroVan's tax doesn't increase, and here it's 3.1% - school tax has also gone up - what were the other pieces?
    - i. Will: School tax, additional school tax on properties over 3 million, police, several other things
    - ii. Madeleine: So in Vancouver, their property tax remains at a 0% increase, but they're paying their fair share of those other taxes?
    - iii. Will: Yes, Vancouver has a utility rate (water/sewage) which is higher than what we pay here - we're also paying a 20% surcharge on bulk water so our margin is smaller - we don't have the range of infrastructure and facilities that Vancouver has, but we're paying less
  - n. Resident: I just filled out the Empty Homes Tax form - what happens to that money?
    - i. Will: That's Victoria - one of the province's revenue streams
  - o. Katerina: Thank you to Claire for all your hard work on the mudpits - our work was just a small portion of what you've done
8. Adjournment (6:40 pm)
- a. Seconded & approved unanimously