

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, May 25th, 2026, 6:00 pm

300-5755 Dalhousie Road

- **Community Advisory Council Members Present:**
 - Katerina Wong, President
 - Henry Yong, Secretary
- **UEL Administration Office Staff Present:**
 - Will Emo, Manager
- **Guests Present:**
 - Josh Strikwerda (RCMP)
 - Matt Wrobel (RCMP)

*As we did not have enough members of the CAC present to reach quorum, no motions were passed for this meeting.

1. FIFA update (6:03 pm)

- Presented by Josh Strikwerda & Matt Wrobel from the RCMP
- You may have seen a lot of motorcycle vehicles, cars being escorted, etc. - one of the RCMP's major roles will be to escort vehicles in and out of the jurisdiction
- The soccer centre at Wesbrook is where teams are practicing
- We don't have a schedule given to us yet, so we aren't able to tell the residents that (we'd also want to keep it quiet regardless)
- Parking issues as well
- With UBC being one of the host sites, there will be increased security presence, so more police officers - downtown Vancouver will be heavy with police as well
- We're doing as much coaching internally as we can so that people who don't necessarily know the area aren't causing problems with parking or blocking roadways
- The Wesbrook corridor southward towards 16th (on the UNA side of things) will probably be the busiest
- University Blvd. shouldn't be impacted as much according to our estimates
- If you have any issues, feel free to contact us directly (non-emergency line) or via the CAC and we'll try to address them as best we can
- Resident: What is FIFA doing in UBC? Are they practicing there?

- Matt: Team Canada is using the National Soccer Development Centre as their practice facility because the field is maintained to FIFA's strict guidelines - a lot of the police officers are also staying here at the university
- Resident: Are they all RCMP, or others?
 - Matt: There's a mixture, but it's mostly RCMP
- Resident: Are any road closures expected?
 - Matt: We don't anticipate road closures for longer than a few minutes
 - Josh: They should be very quick and obvious - just to move congestion out of the area as fast as possible?
- Resident: Are you making any progress with road racing?
 - Matt: As part of our increased response, we have some members dedicated to traffic control, specifically along Chancellor, University Blvd., 16th, etc.
 - Josh: Are you asking specifically about racing, or high speed driving?
 - Resident: High-speed driving
 - Josh: They got a couple cars just last night
 - Matt: I think we're one of the top in the province when it comes to taking down excessive speeding
 - Josh: Sometimes it's hard - someone got impounded twice in ten days on different cars, and they didn't seem to care
- Resident: Are those soccer facilities you mentioned earlier going to be open to the public?
 - Josh: No, they're basically locked down - we floated an idea about kids' camps, but FIFA is very strict
 - Matt: Something else you might see is drones flying around in the air - those will all be police drones
 - Resident: All of this is just for FIFA?
 - Matt: Yes, and if you aren't sure, call a non-emergency line and we can try to make sure
- Resident: Are there any limitations on bike routes?
 - Matt: There shouldn't be any restrictions on pedestrians or cyclists

2. Manager's Report (6:16 pm)

- HR Updates: We have 4 positions we're trying to fill at the moment - Planning Officer, Planning Technician (this leaves a bit of a gap in our Development Services side), Management Analyst, and a Public Works Superintendent - the province has hiring restrictions, so we're limited to hiring internally
- We have 4 summer auxiliary staff members for gardening and landscaping who started at the beginning of the month and have planted about 6,000 plants

- Development Services: No updates
- ADP: There's an opening on the ADP - please contact Katerina if you're interested
- There are elections coming up in October, and it's the CAC's responsibility to put out a call for elections (2 from Area A, 1 from Area B, 1 from Area C, and 3 from Area D)
- UEL Enforcement: Bill 16, the legislation enabling the UEL to create an enforcement bylaw and issue fines, passed last week - we're not expecting to have an enforcement bylaw active until next year, because we need to amend some of the existing, outdated bylaws - this is a work-in-progress
- TOA Design Guidelines: We've created a set of design guidelines for the TOA areas, primarily in Area A - we've taken work we've already done in Area D and Lelem, looked domestically and internationally to put something together that's suitable for our area - we've referred to the ADP for comment, received those comments, and now we are finalising the document that we'll present at the June meeting for discussion
- Katerina: I think it's very important that the community is consulted about this
 - Will: We'll present to the CAC in June, but we won't have any other formal bylaw referral stage - this is similar to what the City of Vancouver has done - we can discuss a bit more right now, but the intent is to have these design guidelines in place in advance of the proposals that are coming in - the guidelines aren't really about density, as they're more about how the density is to be done and how it'd fit into the existing landscape - if we have these design guidelines in place and give that to the developers sooner rather than later, then there's something we can judge those applications on - if it goes to a referral, it just delays that process and doesn't necessarily get you forward
- Resident: What I'm hearing from you is that it doesn't really matter what the residents think
 - Will: Design guidelines are different from how we've discussed density in the past
- Resident: This whole thing is shoved down our throats, including the TOA - for most of us, this is the largest investment that we have - and now, who knows what it'll be like two or three years from now?
 - Will: The TOA and those changes implemented a few years ago were province wide - what we are trying to achieve with these guidelines is 'How can we guide development into something that looks and feels good?' - drawing on Lelem, Area D, Wesbrook, etc. how do we make it look usable or livable? Design guidelines will address unit size, amenity space, storage, setbacks, aesthetics - the ADP has looked at it, including community members - I get where you're coming from, and you'll have opportunity to comment when it comes to specific rezonings
- Resident: The TOA changed things and it was mandatory, including building heights and FSR - when we walk by something, do those rules determine the sizes of the apartments

and setbacks - those are things that affect us visually - would you be able to require certain setbacks in the existing legislation?

- Will: We can change the bylaw to incorporate those, but that's separate from design guidelines
- Resident: Why not do that?
- Will: It's uncommon for design guidelines to be in bylaws - we have a lot of policies that are essentially equivalent to bylaws (geotechnical, storm, etc.), as they aren't in bylaws but they have a similar level of force for us
- Resident: You will show how you take into consideration the entirety of Area A and its future?
 - Will: As it relates to TOA, yes
- Resident: Show us what the neighbourhood will look like and which lots will like what
 - Will: That's what we're trying to work on, but keep in mind that a master plan like Lelem has everything planned - with this, you're starting with single-family homes, and some might want to be built and others might not - though at some point there will be 8-story or 12-story buildings beside a single-family home, which is in the document (how new developments integrate with existing developments, preventing orphan sites, etc.)
- Resident: There are 90 million unsold units in China - here in Vancouver, similar things are happening and several developers are going under - we have way too many suites and we're going to be building more that we don't need
- Resident: There are a lot of concerns about single-family homes being next to these towers - do the design guidelines really try to address that? The orphan scenario is reality - The other thing that came out of the open houses I attended was the unit sizes - these aren't market rentals, it's basically student housing - the practical reality is that the rentals are student housing even though they're advertised as market rentals for Bill 44 and Bill 47 - can we do something about the use of the neighbourhood or character of the neighbourhood changing?
 - Will: That's part of what these are looking at - right now, we have no design guidelines, so if an application comes in, there's less to point at and work with
- Resident: Were there outside professional consultants part of this process? In Area D, there are too many different characters when it comes to the buildings
- Resident: Traffic issues on Wesbrook Crescent as well, with everything coming out on the side
- Resident: Lelem is coming up and I think it's completely different as it's Musqueam
 - Will: It's also private ownership
- Katerina: Are there any mixed unit percentiles in place? Are there any opportunities for our neighbours to downsize?
 - Will: What we're aiming for is at least 20% being 2 bedrooms or more - Allison Road has 4-bedroom units - but yes, that's what we're looking for

- Katerina: And so the rest is 80%?
 - Will: 20% might seem low, but that's pretty standard - you also want to make sure it's a viable product
- Katerina: There's a growing concern in MetroVan that not enough places are livable for people who are trying to find houses when downsizing
 - Will: The UEL consistently has the highest rent in Canada as it's very high demand - not saying we should give everything away, as there's a push for family-friendly, but there's also a demand on the other end of the scale
- Resident: Has minimum unit size been established?
 - Will: Yes, I can't say just yet but it'll be shown in June
- Resident: My feedback is that the sizes/rooms feel too small
 - Will: I think having the minimum unit sizes, as well as storage, are geared to someone staying longer
- Resident: I'm trying to understand why the UEL is playing catchup on design guidelines - I'm shocked they don't exist yet
 - Will: I wish they could, and it comes down to capacity and what we've had to do with the land use bylaw - we're now trickling things down
- Allison Road is still on technical review, and it's not ready for community consultation but that will be next
- We've talked about the bus stop changes on University Blvd., changing the 99 B-Line bus stop from Western Parkway to Shortcut Rd.
- Katerina: Last week, Megan said they're not moving forward with those changes
 - Will: What about the crosswalk?
 - Katerina: They said they're going to look into it
- In terms of the Community Centre, there'll be an update soon on fitness equipment and the building - it should be open later this year
- In terms of the marketplace mudpits, the MetroVan board will meet for approval of the Community Works Fund this Friday, which is the source of funds we'll be using alongside what Cressey is providing
- In Area B, the Kingston Road sewer separation is ongoing all summer, together with the water main rehabilitation on University Blvd.
- Both of these projects are funded through the capital program, amortized over 40 years - over 40 million
- The rectifier work is ongoing - they're making some changes to the street, and when Regent closes the intersection this summer, they'll finish the public works improvements - that will probably be for 2 weeks in August
- MetroVan water restrictions are currently on Stage 2, which includes no lawn watering - but we're gearing towards Stage 3, which will include no lawn watering, no filling pools, no washing pools, no pressure washing, etc. - this is likely imminent due to water main limitations

- Resident: Are sprinkler systems okay or not?
 - Will: In Stage 3, no sprinkler system or soaker hoses, but water drip or manual is okay
- Resident: For context, the golf club has to make a water use plan and follow that every year, so we need to be reducing a lot - don't be alarmed if you see our water usage, as it's always following the plan
- August 14th to 16th is the Vancouver T100 Marathon, so there will be a road closure on NW Marine Drive and disruptions on Chancellor Blvd. - the course is a different time of year than normal, and a different route because of construction - this will block off Chancellor all throughout Area B, and you cannot get in or out of that area, but there should be a notification in time
- Resident: Many of us are concerned about fires in the park - is there any plan for someone to step up on patrolling for people who might be smoking? UEL or RCMP?
 - Will: The park is MetroVan's jurisdiction, and they have patrols and such - the biggest issue is Wreck Beach with bonfires, but I don't think the park allows smoking - they do have a bylaw patroller, so hopefully those situations can be dealt with
- Resident: I'm interested in the changes coming to Blanca as I live close by - to what extent have you been involved in the planning for those changes? One thing that concerns me is reducing the street to one lane - it seems like MetroVan is overstepping here
 - Will: They reached out a long time ago with a concept showing that you couldn't turn in or out of Chancellor onto Blanca - they presented at the last meeting with a new design - there's still a lot to consider there with buses, bikes, etc. and the refuge in the middle - not ready for feedback yet, but they'll open it up at some point for comment
- Resident: So you have no concerns with the reducing of the lanes?
 - Will: We'll need to make sure our garbage truck can still get through - it's safer in some ways, but they'll have to accommodate a turn/through lane - it is complicated
- Katerina: According to their presentation, they're open to suggestions - they'll be sending out a notification letter to neighbours in the area when they're officially ready to accept comments - I will create a survey for Area C residents and compile it into a community letter
- Resident: I did try to give input to the city, but I didn't get a response
 - Katerina: It might still be too early, as they said they weren't ready to formally present

3. Topic of Interest by Area A Residents (7:21 pm)

- There's been a lot of interest by developers in Area A on our street because we're 200 ft. deep with access - there's been offers weekly
- The last 6 or 7 houses are bound to become orphans
- If you're on Western Parkway or Knox - if the circle is halfway on your street, and you're at the boundary, it's a very awkward place to be
- I've had a few discussions with Will about having the whole street rezoned, because as I see it, the worst case scenario is to be orphaned - I don't want to be beside an 8-story building
- I hope Will can take this to the Minister
- All the neighbours on our street to the end of the cul-de-sac are in agreement
- Katerina: What would rezoning be like?
 - Resident: We are TOA 2
 - Katerina: We'd also need some community feedback on this
 - Resident: I'm sure it'll come up on other streets
- Will: This is an option that we can look into - it's kind of on the opposite side of the argument of residents who don't want development - we're trying to do the best thing for the community by protecting it and making it a livable place - if there's interest in increasing density and the potential for 8+ story developments, it's something we can look at - we'll have to consider how it impacts the rest of Area A, perhaps looking at gradations from 12 stories to 4 stories - Wesbrook Crescent would be a good place to start, since it's opposite of UBC which already has tall buildings - I've talked to Heather and Development Services and we'll do some work on this and come back to share pros and cons
- I want to be clear I'm not really in favour of development - I never thought I'd have to move - I have a nice house and renovated it 3 times, but I just don't want to sit in a house with a tower looking down at my backyard - because we're in a cul-de-sac, we'd have to drive by all this stuff
- Resident: This sucks
- Resident: It's the reality, and it's pretty depressing - we bought this house and love the neighbourhood and everything they want to do is changing the neighbourhood - I don't think UBC is a good neighbour to have
- Will: Just to quickly comment, there's definitely a lot of pushback on this, but there are also a lot of devil's advocate owners, not just developers, who are saying that there's opportunity - what Chris is raising is an interest in development, but there's an expense to the existing quality of life in the area that we'd have to try to balance - maybe we could focus that energy on one street, like putting the density in Wesbrook Crescent and leaving the rest alone
- Resident: Could you remind me of the current rules on continuity? If there are 4 houses in TOA 2, would a 5th house be able to join if they linked up?

- Will: Yes, if they have a subdivision to consolidate those lots - but if house 7 doesn't want to, but house 8 and 9 do, house 7 can get orphaned
- Resident: Design guidelines will look at shadows, landscaping, etc., yes?
 - Will: Yes
- Resident: The one big question I have is traffic calming mechanisms throughout Area A - how are you going to accommodate that much density?
 - Will: I said to the developers that any building built after 1979 (I believe) are not eligible for permit parking on the street
- Resident: Bylaws say one thing, but enforcement is another - what about family friends who park in front of our houses? Or construction workers? There's a lot of gray area
 - Will: That's universal
- Resident: Is there nothing in Bill 44 or Bill 47 that point to the actual realities?
 - Will: What the bill says is that we can't set minimum parking requirements, which is why they've come back with 30 or 50 parking spots
- Resident: It doesn't change the fact that there will be much more traffic on a road that wasn't designed for it
 - Will: Will look at sidewalks, improvements to the public realm, etc. - it's an opportunity to make those improvements
- Resident: I wish there was a way to encourage other built forms of increased density, such as townhouses - I feel so angry for our neighbourhood (my husband grew up here and we've been here for 30 years) - I don't mind increasing density but why does it have to come in 6, or 8, or 12-story shoeboxes? Why isn't there capacity for the government to say that it'll be good to build townhouses or low rises?
 - Will: That is Bill 44 (SSMUH) - you can technically do that now
- Resident: Wanted note the massive improvements to Chancellor with the signs