

2/13/2022
CAC Meeting

1. Call to order (6:03 pm)
 - a. Summary of items; leaving comments/questions to the end
2. Approval of Agenda (6:03 pm)
 - a. Seconded by Henry
 - b. Change (adding the realm plan + Housing Needs)
3. Motion to appoint Katerina Wong as President and Teddy O'Donnell as Vice President (6:04 pm)
 - a. Seconded by Teddy
 - b. Approved unanimously
 - c. Be it resolved that Katerina Wong is President of CAC
4. Consideration of MV Electoral Area A Director on the Community Works Fund (6:05 pm)
 - a. Presentation by the Director (Jen McCutcheon)
 - i. Money that comes yearly into Area A, divided by population
 - ii. Money is then distributed (e.g., last year, a new bike path/EV charging stations)
 - iii. UEL's money is allocated to UEL, and there is no timeframe - it is up to us to determine what the money will be used for
 - b. CWF information
 - i. Approximately \$150,000
 - ii. Typically requires the approval of multiple authorities/bodies
 - iii. Have worked at the same time with UBC/UNA and UEL (currently they are now just looking at the UEL projects)
 - iv. Note that projects should have a reasonable time-frame/reasonable confidence
 - v. When we are ready, identify one (or more) representatives to get in touch for the use of the CWF - an Area D representative would be helpful as well
5. Consideration of Lelem Child Daycare Bylaw Amendment Referral (6:13 pm)
 - a. Presentation by Polygon
 - i. They are looking to change the Daycare from 8 metre height -> to a 8.45 metre height (will increase the amount of children serviced)
 - ii. Also seeking a rain/weather cover, or canopy projection, to allow people easier access to the Daycare
6. Manager's Report (6:16 pm)
 - a. Acting Manager Will Emo's presentation

- i. Previous budgets are still outstanding (need to be provided for approval, before next year's budget can be submitted)
 - ii. The fiscal year starts April 1st - will have a meeting to review the budget with the CAC
 - iii. Hosting minutes on the UEL website?
 - iv. No development permits issued in January
 - v. Currently, one rezoning (Lelem - comments closing soon)
 - vi. Fifty-two trees were recently planted
 - vii. Will be working on Acadia/Marine Drive - project going for tenure in March, with work expected to start April or May, expected to last for several months
7. Approval of Minutes dated January 16th, 2023 (6:20 pm)
- a. Seconded by Teddy
 - b. Approved unanimously
8. Consideration of the UEL Housing Needs Report Summary & Public Realm Plan (6:21 pm)
- a. Presentation by Mitch Patterson on HNR
 - i. Housing Needs - using any available data from Canada/BC to understand current and future housing needs (purely statistical) - UEL data fluctuates because of the student population
 - ii. Purpose of the Housing Needs Report - it is in legislation (data/analysis) - and identify opportunities or challenges, and what/how to address future needs
 - iii. HNR Process - it is a part of the Area D plan - data sources include StatsCan, BC Stats, CHMC, and internal Data (all from 2016) - verified the data with external consultants - also looked at 2021 StatsCan data
 - iv. Results (graphs) - Area D contains most of the population - also has lower median income, lower median age, and lower average household size - high rental costs compared to the rest of Metro Vancouver - most were built before 1980 - 24% of rental households/11% of owner households are experiencing overcrowding - *statistically*, there are 150 households that are missing middle households/3-bedroom+ homes (the Metro Vancouver area is also facing this issue) - UEL is probably also going to see 66-67% growth of population in Area D in the coming years
 - v. HNR Recommendations - missing middle households (consider amending current policies/bylaws which support a variety of households) - affordability (support affordable housing policies) - creating housing performance metrics (developing some of these to keep the public in the know) - update HNR periodically (currently, every 5 years)

- vi. Notes - just a statistical recommendation - HNR will be up on the UEL website on Feb. 14th, 2023
- b. Presentation by Mitch Patterson on the Public Realm Framework (6:34 pm)
 - i. Purpose and framework - it is a part of the Area D plan - primarily acts as a resource to open streetscapes/landscape features - identifying and prioritizing projects
 - ii. Public realm analysis - (1) improve circulation network (safety/sightlines, prioritizing pedestrians, accessibility, surfaces) - (2) greening (trees, introducing shade, mitigating water/mudpits) - (3) landscape features (sitting opportunities, increasing lighting, more consistent aesthetic style) - (4) fostering a sense of place (wayfinding and signage, programming opportunities)
 - iii. Outreach - Summer Newsletter - flyers - event at Jim Everett Park - things they have heard as priorities (enhancing open spaces with Market Place as a priority, green spaces/improving connectivity, improving outdoor furnishings, improving lighting, accessibility, and refuse opportunities, solving mudpits and the standing water issue) - sign ("What do you like about Area D?") gave some constructive criticism - survey is closing at the end of February, 2023 - analysis of survey will happen in March, 2023 (results hopefully at the end of March/beginning of April)
- 9. Back to Polygon (6:42 pm)
 - a. Image of childcare centre/community centre - 8m -> 8.45m (adds one floor; 40 children -> 110 children)
 - b. Image of the canopy projection
- 10. Public comments or questions (6:44 pm)
 - a. Maria (Area A) - Lelem (given the doubling of children, make sure the outdoor play area holds up) - priority for childcare spaces should be for people who live/work in UEL (answer by Polygon: priority is built into the agreement) - Public Realm (consider access for Area A and having a sense of place for all of UEL) - alleyway near the drugstore should be a nice public space
 - b. Paul - Lelem expansion - the demographic of newer people coming in (answer by Will/Kamelli: Area D plan, we do not zone different demographics, but there are limits in terms of income, etc. - UEL is trying to encourage households; Polygon: the greatest demand is from students, and that is likely to continue)
 - c. Polygon - HNR - townhouses/missing middle - concern about policies to build expensive places that people cannot afford - places being rented out to multiple students - UEL cannot influence the general market (Mitch: requires a holistic/localized approach - garden suites, 2-3 bedroom apartments are other types of missing middles) (Will: the HNR does not inform policy, just recommendations for development)

- d. Public comment - no Area D representatives? (lack of information disseminated)
 - e. Claire - would love to see quantitative targets on vacancy rates/other statistics) (6:58 pm)
 - f. Maria - distinguishing which are purpose-built rentals, and which are condos being rented out, as the latter is unstable (Mitch: the secondary market is very hard to track - there are hypothetical numbers, but they can't be 100% accurate) - Maria is thinking about how this translates into policies/zoning, especially in Area D (Polygon: would prefer to build purpose-built rentals over condos, but government policies steer them to build condos via punitive taxation/GST + additional taxes) - can Lelem make something happen and improve these policies?
 - g. Henry - "Motormouth" YouTuber going around Area A/B complaint (UEL will look into it) (7:07 pm)
 - h. Public comment from Area D (7:09 pm) - the question of governance (Kamelli: governance study by the province has closed and the report will be published this month or next month)
11. Adjournment (7:11 pm)
- a. Seconded by Teddy
 - b. Unanimously approved