

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, May 26th, 2025, 6:00 pm

300 - 5755 Dalhousie Road

1. Call to Order (6:04 pm)
2. Adoption of the Agenda (6:03 pm)
 - a. Seconded by Madeleine
 - b. Approved unanimously
3. Adoption of Minutes of the Monthly Public Meeting of April 29th, 2025 (6:04 pm)
 - a. CAC did not have chance to review.
 - b. To be adopted through email.
4. University Golf Course Renovation Update
 - a. Presented by Michael Mather, Director of Golf & Marina Operations
 - b. Copy of renovation presented and passed around.
 - c. Golf configuration since 1984/86 after new clubhouse.
 - d. 8-9 years ago, public concerns were raised from Area C because of golf balls going towards CHR, east of Adelaide.
 - e. Area C asked for nets. However, this would not be a good look because it will have to ~100 ft. poles.
 - f. UGC redesigned hole 6 and 7 with architects 4-5 years ago to shorten hole 6 so tee shorts don't leave property.
 - g. Now, new iteration to hole 7/8 as well as adding a new irrigation system with more drought-resistant grasses. The hope is to have seed in the ground at the end of July, let it grow with new holes open by May 2026.
 - h. Questions (bold) and answers (unbold)
 - i. **There are large contraction equipment around holes 7th and 8th. When will they be finished?** Six to eight weeks, could be sooner, weather pending.
 - ii. **There were old trees taken down around hole 1 a little while ago. Do you know why?** Most golf course need to be thinned out a little bit to allow for better irrigation, light and air. The trees were taken down due to shade, to allow more light for the grass to grow.

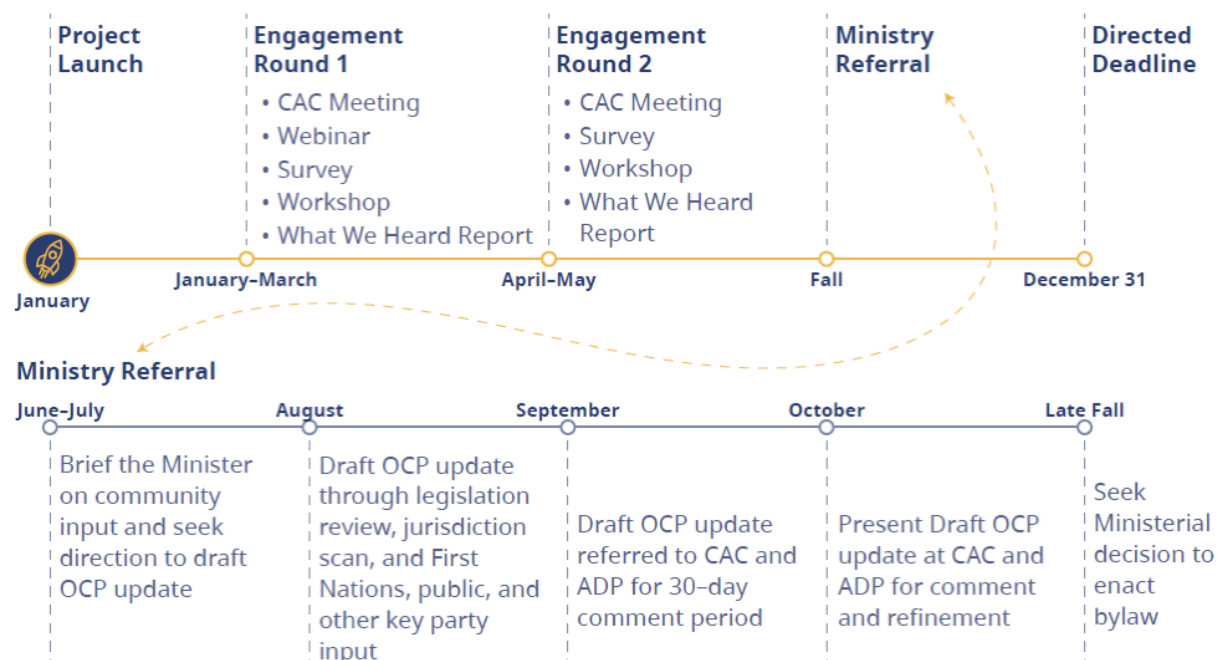
- iii. **Do you need permission to take down old trees?** No, private property, don't need permission. Often the case with redevelopment is that there is an approved landscape plan showing replanting etc. but any owner could remove a tree.
- iv. **Not even on particularly old trees?** No restrictions what so ever.
- v. **What is the plan for replacing the trees? Particularly in the new par 3.**
A lot of trees, they are cotton woods, they were dead at the top. Some were even falling down; deterioration; dead growth. Planting coming for beautification.
- vi. **So no plans for replanting?** We have put in some plants in. Cedars and firs are the choice.
- vii. **But the plan doesn't currently exist?** We are going to see.
- viii. **Would it be helpful for CAC input?** Always open for input, keep in mind... [interrupted]
- ix. **There is no doubt you know how to run a golf course. You want the fullness of time to decide. What would be helpful is as you come up with the plan, share that with us, the CAC. Often times, having early communications helps. Sharing early would be good. You mentioned the perimeter fence, what's the timing?** This year at some time. It will be similar to Blanca and University Blvd. so 8-10' tall. We are considering up to 20'. I don't like to go high unless there is a reason to go high. CAC follow-up: **If it needs to go higher, it needs to get Area C involved.**
- x. **The current golf course contracted is for 60 more years?** Maintain golf uses until 2083.
- xi. **The upcoming fence will be an impassable fence right?** We have had two openings: one by the new 6th tee; another opening right by College Highroad. The latter probably will be closed for safety. There may be more signage: private property; not pathway.
- xii. **What hours are workers operating?** Monday to Friday, as per UEL bylaws. 9am to 4pm on Saturdays.
- xiii. **OCP is being redeveloped. Some of the things that have been discussed was the removal of trees on private property. Would that affect the golf course?** Will: Depends on how we draft the bylaw. It's a good question. Michael: And if there is a bylaw that says X, Y, Z, we would have to follow that.
- xiv. **In the OCP, it was raised that golf balls fly onto University Boulevard. Is it a possibility to redesign that area as with Area C?** There are 3-4 holes that parallel University Blvd. We would have to get the architects to look into it. It's time and money.

- xv. **Has there been injuries?** No. If a vehicle gets hit, they come to us. This happens 4 to 6 times a year. We pay for the damage. In my 32nd year year, we've never had an injury of a pedestrian and cyclist.
- xvi. **How many balls were flying into Area C homes?** I haven't heard of any since 5 years ago when we closed hole 6 and redesigned it. Before that, I don't remember balls hitting onto the street or flying into yards.
- xvii. **Westwood hole, any plans to renovate there?** The last renovation was in '96, '98. CAC follow-up: New tables and chairs, and getting rid of that teal colour will go a long way.

5. Manager's Report

- a. Two DP applications
 - i. **Regarding Lots H&I #4/24**, the ADP made three recommendations on April 8: improve the decorative roof design; revise a pedestrianized entryway; and increase family-friendly housing. The applicant is revising their design to address the first two, and are compliant with the bylaw in providing family-friendly housing.
 - ii. **Regarding 5938 Newton Wynd #4/23**, the ADP made two recommendations: increase tree canopy; and retain hedging. The applicant is revising their design
 - iii. Once updated designs have been provided they will be presented to the Manager for decision.
 - iv. No other applications out for NN right now
 - v. No applications planned for June ADP.
- b. OCP update:
 - i. The second What We Heard report is being finalized and should be released next week. Staff are reviewing the results and drafting updated OCP policies. As a reminder, the OCP Update rough timeline is below (from WWH Report #1, p. 1).

Timeline



- ii. No other updates- **Toronto/Acadia** have not yet updated their submission package to include in DBN to Minister.
- iii. The Lelem childcare is on track to open for September. There will be opportunity for UEL residents to be on a preferred waitlist. This was negotiated with the operators who has waitlist from elsewhere.
- c. Public Works updates
 - i. A new EV charger has been installed at the Community Center – available 6am to 10pm, pay for parking.
 - ii. Significant work to prepare the flower beds and gardens
 - iii. W focusing on approval and procurement stage of projects including
 1. Watermain on Hamber Rd to U Hill planned for this summer.
- d. UBC significant events
 - i. Triathlon on June 14 and 15.
 - ii. Vancouver half marathon June 22.
- e. UEL 100-year open house.
 - i. The UEL Act came into force in 1925. We have some plans but waiting to hear when it might be. Any thoughts or ideas? Our tentative plan is to bring the community together. Have an open-house in the work yard. Have equipment on display. Historical things on display. Maps; pictures. Antique firetruck that says UEL on it. Have BBQ.

- ii. CAC Feedback: We have been considering doing a summer social of some kind. But we were going to lean towards fun. Maybe join forces for something towards the end of summer. Early September.

6. Public Q (bold) &A (unbold)

- a. **OCP, can it include anything on governance?** OCP is not the place for that. There was a governance report in 2022: not able to change legislation.
 - b. **Community centre operator?** Same as last month. Aiming to get Request for Proposal (RFP) to get operators to bid on it. Waiting on legal review. Procurement review. A lot of moving pieces to this. There's been no progress. It's been \$1 million a year contract. Complicated and time-consuming.
 - c. **If an operator comes forward today, can they go forward?** It needs to go out to BC Bid. No. The proposal hasn't opened yet.
 - d. **Was YMCA through RFP?** No. Because the Musqueam Capital Corp. was involved. Now UEL is leading this.
 - e. **RFP open for how long?** It would be open for at least six weeks. Doors may not open for November, December 2025.
7. Final advocacy to consider options to address golf balls flying onto University Boulevard through unnetted, low netted and untreed sections of the golf course. If 4 to 6 vehicles are struck per year, the injury would be even greater/fatal if a cyclist or pedestrian is struck (almost happened to a CAC member).
- a. **How high is the netting right now?** 20'

8. Adjournment

- a. Meeting adjourned @ 7:45pm.
- b. Approved unanimously.