

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, February 24th, 2025, 6:00 pm

300-5755 Dalhousie Road

1. Call to Order (6:04 pm)
2. Adoption of the Agenda (6:04 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
3. Adoption of the Minutes of the Monthly Public Meeting of January 20th, 2025 (6:04 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
4. Presentation on Area C Parking Proposal (6:05 pm)
 - a. Speaking: Madeleine Nicholls, Area C Representative
 - b. Thanks to everyone for coming out today and being so engaged; it seems that there are a lot of people here today from Area C
 - c. Area C is sometimes known as Little Australia (referring to map)
 - d. The UEL administration has proposed 1-sided parking only in parts of Area C
 - e. Tyrone will give his presentation, and then Madeleine will summarise the feedback that has already been collected
 - f. Madeleine will then move to a show of hands from the residents and the council will then follow with a vote of their own
 - g. Thanks to Tyrone and the UEL staff for the work they've already put in
 - h. Speaking: Tyrone Welchinski, UEL Public Works Superintendent
 - i. In response to some residents' concerns, some health and safety risks were identified
 - j. A solution was communicated, but the notice failed to provide sufficient explanation/data, which resulted in community feedback and questions from residents
 - k. The UEL administration then postponed the changes, and now, we have the opportunity to present the proposal in a more in-depth manner
 - l. It would have been more appropriate to deliver the proposal through the CAC rather than through mail; this mistake won't happen again
 - m. The proposal was considered with good intentions and with the health and safety of the residents in mind, specifically ensuring that emergency services can reach residents

- n. Every second counts in an emergency - as outlined in the OCP, ensuring unfettered access for emergency vehicles such as ambulances and fire trucks is a requirement, and blocking roads could lead to life-threatening delays
- o. West 7th Avenue, Queensland Road, Wycliffe Road, and Adelaide Road face accessibility issues due to parked cars on both sides of the street, which could delay fire trucks, ambulances, and Public Works vehicles
- p. Risks: increased medical emergency response times, which may accelerate the possibilities of permanent brain/heart damage, lifelong mobility issues, property damage, and death
- q. UEL Public Works snow clearing equipment also cannot access the roadways, impacting access during heavy snowfall in particular
- r. The proposed solution is to restrict parking to one side of the street, which will maintain sufficient residential parking while ensuring that emergency response vehicles and Public Works vehicles can navigate safely
- s. Benefits of the proposed changes: faster emergency response times, reduction in the risk of property damage, safer streets for pedestrians, cyclists, and drivers alike due to better sightlines, and improved delivery of Public Works services like street cleaning, snow clearing, etc.
- t. In terms of the residents' concerns, we have received 21 letters of opposition - the focal points seem to be the loss of parking convenience, uncertainty about enforcement, and impact on property values
- u. We hear these concerns and postponed the proposal to discuss them collaboratively
- v. Parking convenience: Queensland Road has an average vacancy of about 74% (39 parking spaces), Wycliffe Road and Adelaide Road have an average vacancy of about 66% (21 parking spaces), and West 7th Avenue has an average vacancy of about 57% (26 parking spaces)
- w. Parking enforcement: Under 3.2, we can regulate parking in all areas of the UEL via signs and permits, and under 3.8, we can tow
- x. Property value: The number of parked cars on a street actually negatively correlates to neighbourhood value
- y. Moving forward, we'd like to compile the feedback that the Area C residents provide on this parking proposal through the CAC - the UEL will refine the proposal based on the residents' feedback - the UEL will consider further study, and then either implement parking regulations or retain existing parking regulations
- z. We also want to maintain transparency throughout the process
- aa. Speaking: Madeleine Nicholls, Area C Representative
- bb. Thanks to Tyrone for the work he's done so far

- cc. A summary of the feedback provided by the residents (there has been a lot in writing prior to this meeting)
- dd. On Queensland Road, there are a total of 23 homes with 4 vacant, and all 19 residents said they were opposed to the proposal - similarly, on two other streets, all owner-occupied homes were opposed to the proposal
- ee. A show of hands of Area C residents currently in the room: 44 residents opposed, 0 residents in favour
- ff. The CAC unanimously agrees via vote that the Area C residents are strongly opposed to the proposal
- gg. Comment from resident: We know the risks and how first responders work - if the first responders can't get there (which they've always been able to), it's only if a road gets blocked off or there are too many huge vehicles on the road
- hh. Comment from Madeleine: Yes, keeping the parking status quo means that Area C residents are aware of the risks of maintenance and security
- ii. Comment from Will: No decision is formally being made tonight - the recommendation has been made (that the parking will remain as is) and we will consider that recommendation going forward
- jj. Comment from resident: I was a firefighter for 30 years and I spoke to the firefighters, and our streets are no narrower than other streets in Vancouver, and they have no concerns about safety - fire trucks are slightly wider than 8 feet, and if my SUV and my neighbour's are both parked, there is more than enough room
- kk. Comment from resident: There was a fire truck a month ago in the area and they had no problem - the streets are usually empty anyways - I did a survey around Area A and Area B, and if parking is only on one side of the street, there will be permit parking on the other side, leading to more signs, which according to psychology will make people park more illegally
- ll. Question from resident: How long will it take for us to actually come to a decision?
 - i. Response from Will: Probably by the next CAC meeting
- mm. Question from resident: If there is to be transparency, what will you be considering that we haven't talked about?
 - i. Response from Will: We'll discuss the comments that are being given right now, and we need to do our due diligence, and perhaps consult with any agencies if necessary
- nn. Question from resident: This won't be behind closed doors, right?
 - i. Response from Will: If we need to talk with professionals in the field, we will bring that up
- oo. Question from resident: There was a mention of residential concern (about safety) - we have every single resident here opposed, so how many people or how much worry was there really?

- i. Response from Tyrone: Over the course of a couple months, I heard some resident concerns, and each concern I took very seriously
- pp. Question from resident: Actual residents living in the area proposed this as a concern?
 - i. Response from Tyrone: Yes
- qq. Question from resident: What were the concerns?
 - i. Response from Tyrone: Damage to vehicles, the width of the street, etc. - measurements were then taken since the size of vehicles has increased in recent years
- rr. Comment from resident: In the interest of transparency, I would like to inform everybody that I did speak with Tyrone when the UEL was doing roadwork, and it was my impression that the road was narrower than the original road and I brought Tyrone's attention to that - I raised this issue probably in early December - Tyrone said that he was drafting regulations to put parking on one side of the street, and I said the residents would be very unhappy about that and that it should be discussed ahead of time
 - i. Response from Tyrone: Thank you for being transparent, and you were not the first resident to be concerned about the width of the streets - nothing was being drafted at the time, but it was in conversation
- ss. Question from Madeleine: A lot of discussion has happened, as well as votes - as I understand it through the bylaws, if there is something proposed, it will be proposed at a meeting such as this, and the residents will give their feedback to the CAC, and the CAC will then vote - is that your understanding of how new proposals going forward will be handled?
 - i. Response from Will: The purpose of the CAC and the ADP is to make recommendations to the Manager; they don't make the actual decisions
- tt. Question from resident: What feedback did you get from the fire truck drivers?
 - i. Response from Tyrone: We presented proposals and situations in which a fire truck could not gain access to the street - they said that the protocol is to find a different route, and if that is not feasible, then they will go on foot
- uu. Comment from resident: I have a friend who is a fireman/truck driver, and he said his job is to get there as fast as possible - emergency services drivers are the best drivers on the road
- vv. Question from resident: I'm interested in who you are referring to as the fire chief - are you prepared to identify who that is within the structure of the Vancouver Fire Dept.? - what is the source of your information?
 - i. Response from Tyrone: The fire chief of the local fire hall, at Sasamat/UBC

- ww. Comment from resident: I've spoken to both fire chiefs and 8'6 is the width of very vehicle - they said that it would be a piece of cake, and additionally that on the new trucks, they have over 200 ft of hose, so it would not be an issue at all
 - xx. Question from resident: Is it possible to get a copy of your presentation?
 - i. Response from Will: I can share it with the CAC, who can distribute it
 - yy. Question from resident: How will you communicate your final decision?
 - i. Response from Will: At the next CAC's meeting, it will be a part of the Manager's Report
 - zz. Comment from Madeleine: A lot of people have come here tonight expecting a decision to be made
 - i. Response from Will: We can't make a decision right now, as we are not the professionals in the field
 - ii. Response from Madeleine: We are all working together, on the same team - you've heard what will make people happy and safe
 - iii. Response from Will: I appreciate that the residents do not want these changes
 - aaa. Comment from resident: We do not want to be paying for traffic studies with our taxes
 - bbb. Question from resident: I would've assumed that you'd already done your due diligence on this before bringing it forward, and now what you are saying is that there is more to do - there are probably better things to do than spend your time on this, as we've never had an issue with emergency vehicles
 - i. Response from Will: Of course, but safety is still important
 - ccc. Question from resident: Is this related at all to the paving of 7th Avenue?
 - i. Response from Will: No
5. Manager's Report
- a. Presented by Will Emo
 - b. We don't have a specific update about the OCP
 - c. We updated our website today with January's meeting minutes
 - d. The CAC can still look for additional members to be appointed to the CAC - there are 4-year terms and there could be seven members total
 - e. There is also room on the ADP (the Advisory Design Panel, which is made up of community members and professional members for development and rezoning - they meet once a month on the second Tuesday when needed)
 - f. We are also looking for a budget for next year, and we need that before March 31st in order to secure funding for the next fiscal year
 - g. We are in the process of reviewing this year's finances - which needs to be reviewed and submitted
 - h. Question from Katerina: When would this happen?

- i. Response from Will: I plan on meeting with the CAC on the second week of March
- i. There are 0/24 open positions in the UEL
- j. The province has implemented a hiring freeze, which might impact some of our temporary positions, but otherwise we are doing well on staffing
- k. Several positions are considered front-line, so if we had to replace a Utility Operator or a similar role, we could do so
- l. For years, we've had Arpel Security as our after-hours contact - for instance, if someone had a water leak or a tree falling on a house (some sort of Public Works emergency), the number could be called - but Arpel Security has been bought out by TELUS, and TELUS got rid of the phone number - TELUS's phone number is inconsistent, so we've been trying to find a solution for this
- m. Development Services
- n. After a long time, the Toronto/Acadia project has been referred out to the CAC this week (for a 30-day period)
- o. There is an opportunity for staff to come to the next CAC meeting and give an update on that
- p. Recently approved permits:
- q. Oxygen Yoga
- r. West Wind at Lelem (minor amendment changes)
- s. 4925 Queensland Road
- t. Out for neighbourhood notification:
- u. 5938 Newton Wynd - a new single-family dwelling in a partial passive house
- v. Regent College - neighbourhood notification out right now for an 18-story tower - we are reviewing their building permit, and they intend to present that at the March ADP meeting
- w. Lelem parcels H & I - 24-25 stories, and townhouse developments - a total of 451 rental units out for neighbourhood notification shortly and they intend to go to the April ADP meeting
- x. We are investigating some newly proposed bylaws
- y. Public notice bylaw: this is more procedural than anything, but it is how we get messages out to the community - right now when we make a bylaw amendment, we have to give out notification in a newspaper for 2 weeks and then the Minister can't make a decision until a certain time after that, which is obviously a dying process - a few years ago the government made some changes for us to make a new bylaw, where we can provide notice through the website, administration building, etc. rather than just through the newspaper
- z. We will refer that to the CAC and the community for comment, but it is just a simple administrative change

- aa. Question from resident: Are there any rules coming in about parking regarding larger buildings?
 - i. Response from Will: That's part of the housing policy manual - you have to have a specific limit on offstreet parking - the more units you have, you reduce the minimum amount of parking
- bb. Question from resident: Does it affect parking on both sides of the street?
 - i. Response from Will: No
- cc. Question from resident: 7th Avenue is very close to transit...
 - i. Response from Will: Right now, you're allowed 4 offstreet parking spots - if you have 4 units or more, the minimum is 2 - there are some specific rules regarding driveway, etc. but if the carport is within the envelope of the building, or underground, there are no limits - it's confusing, but basically the minimum parking is included
- dd. Question from resident: If you have 6 units, it is tuned down so there's less parking?
 - i. Response from Will: If adjacent to transit, you should be taking transit, so it discourages parking
- ee. Question from resident: What about strata or rental?
 - i. Response from Will: We are starting to investigate this - right now rental is all we allow, but we are looking into options including stratification as the Minister has given us this direction
- ff. Question from resident: Area C contains single-family homes only on title - what about those?
 - i. Response from Will: There's a certain number of properties in Area C (about 20 - and if you are in Block 18 which is College Highroad, Adelaide, Queensland, those properties have a covenant on title and that is a building scheme that restricts development)
 - ii. Response from resident: But it's just those houses?
 - iii. Response from Will: Yes, seek legal advice because there are some homes affected by that building scheme - this is something we have been directed to look into as well
- gg. OCP Update
- hh. At the last CAC meeting, we had the presentation on the HNR and the consultant introducing the OCP update and engagement
- ii. We also had a webinar on February 4th, which was well received (about 20+ people joined and broke out into different groups)
- jj. The next opportunity is an online survey beginning on February 25th and ending on March 7th, which will be available on the UEL website

- kk. Specifically, on the homepage, there is a banner that says OCP Update - the top link is for a poster, and the poster shows the dates as well as a QR code for the survey
 - ll. On March 4th at the Community Centre, there will be a drop-in style workshop from 4 pm to 8 pm with tables and a workstation set up, which is an opportunity to have a one-on-one conversation with staff and consultants - it isn't a presentation like it was the other day, more so a chance to bring your questions
 - mm. We have been compiling feedback so far, which will be compiled into a What We Heard report after the survey closes on March 7th - this will be given to the community and the CAC and shown on the website, concluding the first round of engagement
 - nn. There will be a second round of engagement later in the summer
 - oo. We are continuing to add material to the UEL website, including a just added FAQs section
 - pp. We're still receiving feedback through email (planUEL@gov.bc.ca) so feel free to send comments or questions there
 - qq. The Community Centre Advisory Board hasn't met for a few months, as we are still trying to finalise an operator - not sure when the Centre will open
 - rr. We will meet with the CCAB once that's established to share the budget and provide comment on programming at the centre
 - ss. Public Works
 - tt. Waiting for better weather for the major projects on Acadia/7th (Acadia just needs pavement now, as the topsoil/landscaping is done)
 - uu. Water bills were sent out at the beginning of January, and those are now overdue, with a fair number of bills still needing to be paid
 - vv. Finishing work on Western Parkway, replacing another section of a water main there which will complete the replacement of the asbestos concrete pipe down from University Boulevard to Chancellor Boulevard
 - ww. Finishing budget for the next fiscal year which starts on April 1st, and we will share that with the CAC on the second week of March for their comment before it is submitted for the tax requisition
6. Public Comments or Questions (7:16 pm)
- a. Question from resident: Is the CAC involved in the CCAB?
 - i. Response from Will: No, they are separate groups, both identified independently in the OCP
 - b. Question from resident: When you receive emails through planUEL, do we control for those emails being from the UEL area, or could they be from somewhere else?

- i. Response from Will: Usually people self-identify, but when we send the feedback to the Minister, we will note the origin of different sources of feedback
- c. Comment from resident: Trees are being cut down on Sunday at the golf course, violating noise bylaws
 - i. Response from Will: The golf course is private but hopefully they know what they're doing, although technically Sunday isn't allowed in Pacific Spirit - might be more of a concern every year, and we do meet with MetroVan and their emergency planners every two months - it is an unhealthy, dying forest too and deciduous trees are great for forest fires so there are preparations for that
- d. Question from Katerina: There was feedback regarding the community webinar on February 4th - some of the residents didn't want to put their names down when they were signing up - will you be requesting first and last names like last time for the survey that is launching?
 - i. Response from Will: I'm not sure about the format, but I can look into it
 - ii. Response from Katerina: One of the residents didn't want to join because they didn't want to provide their information
 - iii. Response from Will: Someone in our group kept their video off, and that's not an issue for the webinar - there will probably be questions about what your Area is, but I don't know if the name will be collected - if Urban Systems doesn't collect full names perhaps more people would be willing to participate
- e. Adjournment (7:27 pm)
 - i. Seconded by Henry
 - ii. Approved unanimously