

University Endowment Lands
Minutes from the
COMMUNITY ADVISORY COUNCIL MEETING
Monday, October 17, 2016

Minutes from the meeting of the University Endowment Lands (UEL) Community Advisory Council (CAC), held at **6pm on Monday, October 17, 2016** in the Community Amenity Space at 300-5755 Dalhousie Road, Vancouver, BC.

CAC Members Present:

Dave Forsyth, Area A, President
Peter McConnell, Area C, Secretary-Treasurer
Lynne Pomfret, Area A
Justin LeBlanc, Area D
Hong Chen, Area D

CAC Members Regret:

Jaymie Ho, Area B, Vice-President
Mojan Nozari, Area D

UEL Staff Present:

Jonn Braman, Manager

1.0 Call to Order at 6:00 pm

- 1.1 Open Public Session
- 1.2 Introduce Nicole So, CAC Administration Assistant
 - Nicole will be taking over for Catherine as of today.

2.0 Approval of Agenda

- Moved, Seconded and Carried.
- The agenda is approved as presented.

3.0 Approval of September 2016 CAC Meeting Minutes

- Moved, Seconded and Carried
- The minutes of the Community Advisory Council regular meeting of September 19, 2016 is approved as presented.

4.0 Delegations

- 4.1 AECOM – Integrated Stormwater Management Plan Update
Guest speakers from AECOM: Semyon Chaymann and David Lee
AECOM is invited to the October meeting by Manager Braman to provide a presentation to CAC on the project, to answer any questions, and collect feedback.
AECOM Presentation

- Integrated Stormwater Management Plan (ISMP) is a long term strategy focuses on the protection and the enhancement of a watershed's health. ISMPs combine concepts of urban planning, stormwater management, and environmental management to facilitate sustainable development within a watershed. Neighbouring jurisdiction embarking in such development plans include the City of Vancouver, Musqueam and the University of British Columbia. The study area will include drains to the three primary watershed outlets: Salish, Canyon and Spanish Bank Creeks.
- **Goals:** The primary goals of the ISMP are:
 - Alleviate existing and/or potential drainage, erosion, and flooding concerns
 - Protect and/or restore stream health including riparian and aquatic habitat,
 - Remediate existing and/or potential water quality issues
- **ISMP Development Process**
 - Development of the ISMP is prescribed by Metro Vancouver's ILWRMP (Integrated Liquid Waste and Resource Management Plan) and BC's Environmental Management Act. Development of the ISMP will occur in four stages and was based on the approach outlined in Chapter 9: Developing and Implementing an ISMP in Stormwater Planning: A Guidebook for British Columbia.
 - *Stage 1: What do we have?*
 - Review background information and summarize existing conditions
 - Review and summary of study area, regulatory context, land use, hydrology, storm water system, hydrogeology and soils, environment, hydraulic modelling and assessment
 - *Stage 2: What do we want?*
 - Establish the vision, goals and objectives for storm water management
 - *Stage 3: How do we put this into action?*
 - Develop an implementation plan, funding and enforcement strategies
 - *Stage 4: How do we stay on target?*
 - Develop a monitoring and assessment program
 - A preliminary report has been compiled for the CAC to review. This report will be made available online later on for download.

Comments (C) and Questions from the Community Advisory Council and from the public; Answers (A) by AECOM Delegations:

Questions and comments from the Community Advisory Council

- **Q:** (Dave Forsyth) The study area discussed focuses on watershed boundary going north, but what about the watershed going south?
- **A:** The watershed boundary going south will be addressed in the Musqueam ISMP. Watersheds that cross boundaries will be monitored by AECOM.
- **Q:** (Dave Forsyth) Are there any glaring deficiencies with the watersheds right now?
- **A:** No – while there is always room for improvement, there is no glaring deficiency with the watersheds at the moment.
- **Q:** (Dave Forsyth) Are there going to be any radical changes due to the new drainage in Block F? Dave commented that most of the rain water in the area will come off-site because right now the area only has logs and trees (i.e. a big sponge).
- **A:** The ISMP is currently in the pre-development stage and aims to capture and alleviate existing and/or potential drainage issues for future requirements. It is emphasized that this is a good time for the area to have an ISMP so it can capture the requirements for the future.
- **Q:** (Pete McConnell) Pete commented that since other plans are further ahead than ours, he asked if and how these plans will be integrated.
- **A:** The ISMP plans are per watershed per each region. Watersheds in neighboring areas will be considered as stakeholders to integrate this plan with those already on the way. There are mitigative measures that are transferable and will be implemented as a region.
- **Q:** (Pete McConnell) In that case, can that result in cost-sharing in some regions?
- **A:** Definitely – cost-sharing is an option for regional facilities.
- **Q:** (Pete McConnell) How far out is the ISMP for?
- **A:** The outlook of the plan is probably for around 75 years. In stage 4 of the plan, adaptive framework is in place to ensure that the quality of the creeks and watersheds are up to standard. The plan aims to ensure that we are moving forward and not backward.
- **Q:** (Pete McConnell) Are storm sewers integrated or separated from it? Manager Braman commented that the storm sewers are integrated, and one of the driving reasons for creating this ISMP across Metro Vancouver. Therefore, some of the items and areas the ISMP will address includes looking at the water flow into drains and out of people's houses.
- **A:** The ISMP is a finding tool, but it will give us indications and recommendations on how to do things in the future as we move forward. It is a plan, and therefore will have a life of redeveloping and re-energizing itself overtime.
- **Q:** (Hong Chen) What about the storm sewers that separates into two sewers (i.e. sewer separation for Area B)?
- **A:** The plan will have strategies for sewer separation and the best management practices for that approach. Manager Braman commented that AECOM has been requested to develop a separate sewage separation plan for Area B. That plan will be taken into account in the ISMP.
- **Q:** (Hong Chen) Is storm water processed or does it go into the ocean?

- **A:** Storm water is not treated, as opposed to sanitary water. Hence, it is important to have a plan in place. A part of the plan is to return the watershed back to its state and ensure that it is developed in a sustainable way.
- **Q:** (Dave Forsyth) What about the quality of the water? Dave commented that there had been water quality issues around the beaver bond, which contains run-off water from the golf course. Dave asked if the water there has been tested and analyzed.
- **A:** AECOM biologists will be looking at the quality of water. It was noted in the report that levels of fecal coliform has been found in the water there, but it could be from the beaver. One of the recommendations from the report is to test the water for caffeine.
- **Q:** (Dave Forsyth) Are there pollution issues identified for other creeks?
- **A:** AECOM have not specifically identified issues. While there are some concerns with Canyon Creeks due to the erosion from metals (which presumable comes from high traffic areas), as well as some concerns in Spanish Banks (coming from Regent's College), these may not be an issue. Manager Braman added that in the summer time, Regent's College taps the aquifer for cooling systems and discharges that into the storm sewage networks, which can enter into the Salish Creeks. The water is clean, but warmer. One of the questions posed is whether that is a good thing or bad – and in the discussions with stream keepers, they think it might be a good thing to have extra flow in the summer. There is investigation in this area and more work needs to be done, so it is too early to say at the moment.
- **Q:** Dave asked whether Phase 1 is completed.
- **A:** This is a draft for Phase 1. The draft for Phase 2 will be ready probably in December.
- **C:** Dave commented that it will be great to see how the ISMP processes and hope to be kept apprised of the plan.

Questions and comments from the Public

- **Q:** (Kim Smith, Area A Resident, *Connections* Editor) Kim commented that many old residents used to know where the aquifers were, but not anymore. She asked has a mapping of the aquifers in the UEL been done and if the information is available. Kim wondered if there is interest from the AECOM to do a piece about the aquifers in the *Connections* newspaper.
- **A:** AECOM did a study for the UBC area that mapped out where the aquifers are. Oftentimes storm water is put back to the ground, which is quite deep and underlying glacier tills. AECOM is open to the idea of an interview for the paper, and suggested to contact the stream keepers for more information regarding the streams.

5.0 CAC Correspondence

5.1 CAC Bank Statement for the period ending September 7, 2016

That the bank statements for the period ending Sept 7, 2016 were received for information. The closing balance was \$61,847.85.

6.0 Next Meeting – November 21, 2016

Monday, November 21 at 6pm in the Community Amenity Space at #300 - 5755
Dalhousie Road.

7.0 UEL Manager report to the CAC

7.1 Staff update: introduce Donna Corcoran, Deputy Manager

- Donna will join the next meeting as UEL's new deputy manager. She will look after building and development permits. Misa Lee left before the summer. Steve is staying on with us managing infrastructure projects and bylaw work.

7.2 Development Permit Approval

None this month.

7.3 Sewer main work Area A

- Water main replacement in 1900 block of Western Parkway is underway; the storm sewers are currently being installed. BellPacific is mobilizing on this site; their equipment is already set up. They are planning to do Wesbrook Crescent first; notices have gone out to residents. Progress is moving along nicely.

7.4 Area C I&I

- Eight letters were sent out to residences regarding results from the first round, plus two residences where work has been completed (totalling ten residences that round). The UEL is still scheduling further testing for residences that the UEL has not gotten to yet. Given the heavy rain, Manager Braman was pleased that there were no major problems over the weekend.
- Update from UBC Fire Services:
 - Agreement is to be signed between UBC and the province. The residential portion of UBC will contribute to a big contract with the City of Vancouver – a 5 year contribution based on population.

7.5 Wesbrook Mall update

- The University is working on the design of Wesbrook Mall; they would like to do the first section of the Wesbrook Mall from University Blvd to Student Union Blvd as Phase 1. There are several areas of consideration, on which the CAC's feedback was requested.
- Wesbrook Crescent Plan Idea
 - Four residential buildings and two institutional buildings are on Wesbrook Crescent, and the driveways of the four residential buildings open directly onto Wesbrook Mall.
 - As Wesbrook Mall becomes more used and bus traffic increases, one idea under consideration is extending Wesbrook Crescent for public safety.

- The four driveways for the residential buildings will open only onto Wesbrook Crescent, with no cul-de-sac on each end.
 - A primary mock-up of a possible path has been created; possible configurations are still being decided on due to space restrictions.
- **Wesbrook Mall Plan Idea**
 - Traffic south on Wesbrook Mall is increasing - southbound traffic (on UBC side for bicycles) can be accommodated by a bike lane, but the northbound side is more crowded.
 - To address the bike traffic, several ideas have been developed:
 - Route northbound bike traffic onto Wesbrook Crescent, a quiet and safe street.
 - Create a separate bike lane on Wesbrook Mall – the existing hedge would need to be replaced due to considerations of age and condition
 - This option would also provide an opportunity to do sound mitigation work – e.g. building a concrete wall, possibly replaced by a newer smaller hedge inside.
 - The hedges themselves do not do anything in terms of sound mitigation; this is done by the wall.
- The maple trees along Wesbrook Crescent will probably be taken down due to aging and branches breaking, so the fabric of the area is going to change regardless. Justin LeBlanc raised questions about whether the residents would like the idea of a wall being built. Manager Braman replied that there may be other creative ways of using the bike path as an opportunity to do something. He also notes that sooner or later, the issue of the hedge needs to be addressed, and suggested that it might be a wiser move to address this the same time UBC is redeveloping Wesbrook Mall.
- **Regarding the hedge and noise issues.** Pete is concerned that this idea addresses a low hanging fruit and does not address the issue with the bus acceleration noises. Dave also adds that one of the issues is the sound that comes from the roof. Comments were made concerning how residences would react to the idea of having a wall built in replacement of the hedge. Increased noise primarily comes from UBC. Justin inquired why does the wall have to be UEL's responsibility to prevent noise? Lynne commented that we need to take a look at innovative ways to mitigate noise, in a way that is satisfying. Dave suggested that it might be a good idea to discuss with the residents about the proposals, as none of the CAC members live on Wesbrook.
- **Extending Wesbrook Crescent.** The plan to extend Wesbrook Crescent is to service the 4 homes on the south, which are the only properties not internally served in driveways, and to address a public safety concern for the residents and for the people walking by. Comments were raised about how worthwhile it is, as it seems like a lot of work just to service 4 homes. Dave suggested to contact the residents living on Wesbrook and involve them in this process.

- **Discussion about the bike lanes.** Manager Braman explains that the presentation from UBC at the last CAC meeting was a preliminary sketch of the plan. Translink has been working with UBC to accommodate the new bus loop. Many factors have been in flux. The major intersections will be affected. Plans regarding bike lanes on the south has always been in the conversation. What is agreed is the commitment to work together and make the process work for everybody. The main users of the bike lane along Wesbrook would be commuters and families. As there will be bike traffic in the area, it is best to plan and accommodate for it for safety concerns.
- **Regarding the timeline of the plan.** Pete inquired about the timeline of the plan. UBC will want to do a consultation and that Manager Braman will ensure that the UEL is involved in the process.
- **Regarding the UEL property line.** Dave inquired about the property line of UEL. Manager Braman responded that it is not clear. There are concerns about removing the hedge, as it serves as a borderline between the UEL and UBC. To take it out, even if it is put back in, may cause some issues.

8.0 Old Business

8.1 2014 Drinking Water Report Inconsistencies

- Every year, a report is created summarizing the water sampling in the UEL. The data is collected from sampling the water from various stations within the UEL at different times to test the quality.
 - This includes testing for pathogens in water, acidity, HPC (heterotrophic plate count), chlorine, *E. coli*, and etc.
- Inconsistencies in data reporting were found in Table 4 “Summary of Analysis Results” (Appendix B) in the 2014 water quality report by Pete, as confirmed by Manager Braman. AECOM provided a letter in July 2016 to explain the cause of the errors upon request, along with the revised data. The letter explained that a table in the 2014 report did not transcribe turbidity data correctly.
- However, Pete performed with the raw data, and still found 13 errors in the revised table from AECOM that were still present from the original report.
 - E.g. HPC data for sampling areas D
 - Value in original report, average: 24.94
 - Value calculated from raw data, average: 17.6
 - Value from table: 16.3
 - Value in amended report: 23.94
- It was found that only the highest readings were taken out from the data from the sampling areas impacted by the Little Australia turbidity issue, which struck Pete as more than just a transcription error, and suggest that deliberate data modification was involved.
- The statement from AECOM and the errors in 2014 report is not acceptable. The 2015 report should be revised because there seems to be obvious errors in it as well.

8.2 Save Little Australia Park Working Group Report

- At the CAC meeting in July of this year, Metro Vancouver Parks presented information about the plans to relocate its Service yard, which is presently located at the UEL Administration Yard on Chancellor near Acadia. The UEL CAC formed a “Save Little Oz Park” working group tasked with saving the park area in Little Australia and having the Service Yard located at an alternate site. The group is spearheaded by Pete with 22 people in total in the working group (most from UEL but some from Vancouver).
- *Identified negative impacts of the Service Yard in Little Australia*
 - Loss of community park that benefits residents of UEL and Vancouver/West Point Grey
 - Health aspects related to public parks
 - Neighbourhood connectivity
 - Safe area for families, children, pets, etc.
 - Noise impacts of nearby residents from the yard
 - Noise from service yard operation in the immediate vicinity of the Little Australia Park Triangle
 - Removal of trees in the triangle would result in an increase in traffic noise from vehicles along 4th/Chancellor to residents from 6th Ave, 7th Ave, and Chancellor Boulevard of between 10-20 dB, which is perceived increase in noise level of between 2-4 times.
 - Environmental Impacts
 - The open green space and tree area in the triangle are situated directly on top of the start of the Spanish Bank Ravine Creek and in the centre of the watershed for that creek. Spanish Bank Creek is the site of a Salmon Restoration project in 2000 to re-establish Salmon Habitat, and Salmon now spawn in that creek. Locating the Service Yard in this location could pose a serious threat to the creek.
 - There is an abundance of wildlife in the area that would be disturbed by a Service Yard in the Little Australia locations (e.g. owls)
 - The route along Chancellor Blvd in the UEL has been identified by the City of Vancouver, Translink and Cycling organizations as one of the preferred access routes to/from UBC. The designated bike route along 7th Avenue in Vancouver connects with Chancellor Blvd at Blanca.
 - The City of Vancouver found that there are about 500 bicycle accidents per year, with 37% of these being due to non-motor vehicle collisions, with about one-third of these being to road surface conditions such as debris.
 - Any spillage of materials such as gravel, which is stored at the site, could contribute to cyclist losing control and having a non-vehicle collision.

- Increased traffic to/from the site could lead to increased vehicle/cyclist collisions in the area.
- Increased traffic related to the Service Yard would increase the conflict between vehicles and cyclists along Chancellors.
- The “Save Little Oz Park” Campaign Plan
 - Article in upcoming Connections
 - Public Information Session 1 in the UEL Community Space very soon (possibly first week of November)
 - Public Information Session 2 at the Royal Vancouver Yacht Club (TBD)
 - Display at UEL Christmas Party (December 6)
 - Extensive distribution of flyers to affected areas
 - Signage located in affected area
 - Website and e-mail
 - Online petition via change.org
- Metro Park has declined meeting with the working group – but should you have any information on this, please pass it along (to Pete)

9.0 New Business

9.1 2016 Winter Social Event Date

The 2016 Christmas party will be on Tuesday, December 6, 2016 in the Community Amenity Space.

9.2 2016 Annual General Meeting Date

The 2016 AGM will be on December 19th in the Community Amenity Space.

- Standard meeting AND the AGM.

10.0 Questions from the Public to the CAC

- Ron Pears, Area A resident and Former CAC President
 - With respect to the earlier discussion about the property line and the hedge, Ron suggested the council to get a drawing of the entire property and to know exactly and legally where the UEL property line is. He commented that the cedar hedge has been there for a very long time and is attractive to look at. Ron expressed that the bike lane should be UBC’s cost and cautioned UEL should not enter into the cost of bike lane constructions unless it is absolutely necessary.
 - Regarding the AECOM report, Ron expressed concern at the apparent lack of professionalism. Manager Braman explains that with regards to water quality testing, samples are taken by one company and then transferred to a lab to generate data, which is then sent to Vancouver Coastal Health and reviewed in the lab. The report created by AECOM is based on that data. If issues arise, the raw data will be referenced. Anomalous reading will occur from time to time (e.g. odd HPC count) and it is possible for errors to be caused

from transposing from sample to report. However, that does not necessarily mean there is a problem with the water quality. There are several layers of overlap measures in place to ensure that the water quality is safe for residents. The quality of water is monitored frequently (more frequently than required) and is done out of an abundance of caution.

- Ron remarked that his concern is not so much about the safety of water as it is the errors of the report. If AECOM is not capable to create good and accurate reports, they should be replaced. Simply a technical report shouldn't have such mistakes.
- Kim Smith, Area A resident and *Connections* Editor
 - Kim commented that there are already a lot of cyclists using Western Parkway, and added that it does accommodate children quite well. She agreed that from the intersection point of view, getting on and off would be easier than Wesbrook. Manager Braman responded that perhaps getting traffic onto Western Parkway may be a better idea. Western Parkway was used 20 years ago as a shortcut. There used to be an issue with students zooming along the highway so speed bumps were put in, which has then reduced the vehicle traffic. Cyclists now use that path quite frequently. It goes from Chancellor to south, and it does go to Agronomy. There is anticipation for bike traffic to continue to increase (same for on Acadia – Block F to the Elementary school).
 - Regarding the hedge discussion, Kim inquired about the maintenance of the hedge. In the past, the hedge was not maintained, but it has been maintained well since.

11.0 Adjournment

The meeting adjourned at 7:33 pm.

A handwritten signature in black ink, appearing to read 'Dave Forsyth', written over a horizontal line.

Dave Forsyth,
President,
Community Advisory Council