



Spring Issue:  
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This newspaper is sponsored by your elected Community Advisory Council of the University Endowment Lands

WWW.UELCOMMUNITY.COM

## SORRY, BUS FULL

"SORRY, BUS FULL" said the bus barreling up Chancellor on its way to the UBC Loop. And it was. Jam-packed with standing passengers and bikes hanging off the front.

Is this what's in store for our future? Longer waits and more congestion? Or will we have more buses and rapid transit? Much depends on population growth, future car usage and transportation funding.

Over the past 10 years, UBC's daytime population has surged by 50%, while transit ridership to the area has increased by 300%. Current demands exceed transit capacity and are expected to worsen as UBC's population continues to grow.

UBC plans to reduce a few commuting headaches by building more student accommodations and more rental housing for faculty and staff, and increasing reliance on bus, bike and foot traffic. A long-range goal is to provide on-campus housing for up to 50% of UBC's students, based on its 2010 full-time enrolment: about 16,000 beds in all. UBC also plans to reduce car use by limiting on-campus parking and increasing parking fees.

**Total university-area population in 10 years: approximately 47,500.**

**To understand the scope of the problem, let's look at UBC and the UEL's growth projections.**

With a current enrolment of more than 51,000, UBC's student population will continue to rise, as will the number of staff and faculty. As the number of students living on-campus increases, so too will the number of those living in the UNA. In the UEL, Block F is expected to add at least 2,500 new residents.

At present, the population of the university area is approximately 20,000; this includes students living on-campus, plus those in the UNA and the UEL. The UNA's build-out population will be 24,000, while Block F will add some 2,500 to the UEL's existing population of 4,200; let's not forget those 16,000 students. **Total university-area population in 10 years: approximately 47,500.** What is equally clear is that our transit needs will also rise, and substantially.

UBC is a strong advocate for expanded transit services to the university area and transportation is a key part of campus planning. Until recently, UEL residents were almost completely dependent on cars. As key arteries into our community become more congested, and as Block F is developed with an emphasis on transit use, Translink's costs and its financial wherewithal will present even greater community-planning issues.

**The time to act is now.**



## UEL WEBSITE LAUNCHED

[www.uelcommunity.com](http://www.uelcommunity.com)

Keep up to date on events and topics about your community – University Hill Community website was launched recently. Read about hot topics, with CAC and ADP news, current and past issues of *University Hill Connections* or the history of the area. Find useful links, maps and garbage schedules.

Come and explore.



## 2015 Metro Vancouver Transportation and Transit Plebiscite

Elections BC is administering voting for the 2015 Metro Vancouver Transportation and Transit Plebiscite.

If you are a registered voter living in Metro Vancouver, you can **vote by mail from March 16 to May 29, 2015.**

A voting package will be mailed to registered voters in Metro Vancouver between March 16 and March 27. If you are eligible to vote and do not get a voting package in the mail, call Elections BC.

To register to vote, update your voter registration, or obtain a voting package, contact Elections BC at 1-800-661-8683 or register online at <http://www.elections.bc.ca/plebiscite/index.html>

### In this issue:

**Update:** U Hill Community centre gets closer page 2  
**Update:** Block F page 2  
**Recipe:** Asparagus-coconut Soup page 2  
**Thanks, Ron!** page 3  
**High Voltage attack** page 3  
**Permit rejected:** Newton Wynd page 4  
**Development:** A New Highrise page 4  
**MLA:** How he can help the UEL page 5  
**Meeting:** MLA, David Eby page 5  
**Transit:** Vote Yes for better Transit page 6  
**Quiz:** Transit Referendum page 7  
**Cycling:** A better way page 8  
**Mystery:** wayward water page 8  
**Jr Reporters:** Snakes page 9  
**Counting Crows:** Chafer Beetle page 9  
**Gardening:** Tips for spring page 10  
**Lectures:** Green College page 10  
**Police Blotter** page 10  
**Lunar New Year** page 11  
**Letters to the Editor** page 12  
**Enough!** Loud parties page 12  
**Update:** VPL page 12  
**Book Club:** Join! page 12  
**ADP:** New Professional Members page 12

### EVENTS:

#### Let's talk Transit!

**Wednesday, 25 March – 7:30**

MBA House: 3385 Wesbrook Mall, (UBC) – free parking nearby at Save-on-Foods

To help you get the information you may want to make a decision, you are invited to join transit experts and our Mayors' Council representative, Maria Harris, for a lively evening of transit talk. This is our community's chance to bring questions to people who are close to the action.

Doors will open at 6:30 pm, with the presentation starting at 7 pm. This will be followed by Q&A until 8:30 pm.

Refreshments will be served

#### CAC Regular Meeting

**Monday, 20 April 2015 – 5:30pm**

#### CAC Regular Meeting

**Monday, 11 May 2015 – 5:30pm**





U Hill Community Centre Gets Closer



False Creek Community Centre is a nice example.

As work proceeds in the negotiations for the rezoning of Block F, the possibility that the UEL might get a decent community centre looks better. While still only a possibility we're hopeful.

If we do get a community centre it will be a modest one, but one that contains the essential elements of a well-functioning facility. Our population does not warrant a full-size version such as the ones provided in the City of Vancouver. Current thinking is that it would include a small gym, a fitness centre, a multi-purpose space that can be divided in two and a number of smaller meeting or activity spaces, plus the various support spaces needed to make the facility function.

One local facility to refer to is the Old Barn operated by the UNA. This facility has been successful since it opened and now offers 191 programs. The Old Barn is small, with only about 8,000 square feet of space. UNA

staff have been very helpful in advising us and we thank them for this assistance. The UNA is now building a new 30,000 square foot community centre in Wesbrook village as their population is growing rapidly: it is now about 10,000 and eventually will be 25,000. Our population is 4,200 now and will eventually be 7,500.

After the development of Block F is complete in ten years or so, and when at least some of the older existing multiple housing stock in Area D has been redeveloped, the UEL will be at least 80% multiple-family housing. Community centres are especially needed by people living in apartments, particularly with the trend to smaller and smaller units. As well as providing a wide range of programs for health and fitness, arts, education and culture, a community centre provides a safe public place for informal socializing. They help knit a community together.



Community centres bring people together.

Block F Rezoning Update

by Ron Pears, Chair, Block F Working Group

In December 2013 the UEL Administration received an application to rezone the 22-acre parcel of land bounded by University Blvd, Acadia Road and Norma Rose Point school. This real estate development is large and will change the UEL forever. The property owners are the Musqueam Indian Band as represented by Musqueam Capital Corporation. The application was not approved as submitted and for the past year the applicant team has been working on a revised submission.

In order to provide a citizen group that could focus on the complex rezoning process, the Community Advisory Council established the Block F Working Group, an 11-person group made up of Councilors and members of the community at large. As part of the review process a well-attended Town Hall Meeting was held in April 2014 to discuss the rezoning application with UEL residents. In May 2014 a report outlining the CAC's concerns was submitted to both the UEL Administration and the applicant. This report was also published in the July 2014 edition of *Connections*.

The Working Group has recently reviewed a partial draft of a revised plan. Many of the concerns expressed in the May 2014 Working Group report have been addressed, and the current direction shows promise. However, there are still a number of areas of significant concern and the Working Group has recently provided comment to both the UEL Administration and the applicant. Nothing specific can be said at this time about the evolving plan as the application is not complete and anything reported could turn out to be erroneous.

It is expected that a revised rezoning application will be received by the UEL Administration soon. When the formal application is filed with the UEL Administration, it will be posted on the Administration website and available to all. The CAC will also post it on the community website. The UEL Administration is then planning to hold a community event to provide information on the proposal and to solicit public response. The CAC also intends to hold its own Town Hall Meeting. The Block F Working Group will prepare a formal response that will be delivered to the UEL Administration and the applicant, and published on both the U Hill community website and in *Connections*.

Asparagus-coconut Soup

This is a lovely way to celebrate spring. As with all soups, quantities are approximate.



- Ingredients:**
- 500g onions, diced
  - 25ml olive oil
  - 900g asparagus
  - 1L chicken stock, preferably homemade
  - 400ml coconut milk
  - lightly toasted coconut flakes to garnish

Cooking:

1. Heat oil in a large pot. Add onions and cook gently until translucent and golden (not caramelised), about 15 minutes

2. Meanwhile, snap ends off asparagus stems, wash and cut in 1cm pieces
  3. Toast coconut at 300°F x 8-10 min or until just golden
  4. when onions are ready, add chicken stock and asparagus. Bring to a boil then immediately reduce heat and simmer gently until asparagus is cooked
  5. Soup may be made ahead to this point, covered and chilled overnight.
  6. Using either a hand-held or free-standing blender, blend soup in small batches; return to pot.
  7. Add coconut milk and heat slowly.
  8. Season with salt & pepper to taste
- Serve hot, topped with a sprinkle of toasted coconut.



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# Thanks, Ron!

by Dave Forsyth, President, Community Advisory Council

Last December, Ron Pears stepped down as President of the Community Advisory Council after three years at the helm.

When Ron first assumed the position, his sole aim was to improve the UEL as a community. On first glance, this seems a fairly nebulous goal. How indeed does one go about improving a community? What needs to be improved? Where does one start?

Ron's approach was simple: make every-one in the UEL feel as though they are indeed part of a community and that their opinions are listened to and respected. To this end, Ron proceeded on several fronts.

Ron badgered the Administration to undertake a Needs Analysis for the UEL. He hoped that by clearly laying out what a community of this size needs in terms of amenities, we could work towards obtaining them. Cohesive and successful communities have places in which to meet, to discuss issues, and to assemble in formal and informal ways. Unfortunately, the study was not rigorous enough to provide much useful information. Undeterred, Ron saw that we needed some sort of community space and worked tirelessly wresting Suite 300 from Cressey Management. Through sheer persistence, he obtained a budget increase from the Administration and then proceeded to sign lease agreements and contract painters, plumbers and carpet-layers to transform a dingy office into the bright community space we now enjoy.

Through sheer persistence, Ron transformed a dingy office into the bright community space we now enjoy.

Finally, we had a place in which to hold Council and townhall meetings, and informal gatherings and parties.

Ron is keenly aware that UEL residents have virtually no say in the running of their community. How can you feel connected to a community when people who can't be bothered to listen make all the decisions? Ron wrote letters

to Victoria, met governmental staff, and assembled a working group in order to commission a study outlining the governance options available to the UEL. Despite constant opposition from Victoria, Ron persevered and a preliminary study was undertaken. Unfortunately, the status of this study remains unknown, but what counts is that Ron got the ball rolling.

Ron then brought together a talented group of writers, photographers and interested residents and created *U Hill Connections*, our local newspaper. Now we could read articles about our community and our neighbours. We learned of upcoming events, and could participate in public conversations by writing letters to the editor. Strong communities have newspapers that reflect diverse opinions – and now we have one, too.

When the Musqueam presented plans to re-develop the forested area known as “Block F,” Ron jumped into gear, and created another working group of engaged residents

to review the plans and suggest changes where necessary. The primary goal was to help make this development as positive as it could be for our community at large. Ron continues to advocate that the UEL community be seen as a combination of existing residents plus those newcomers who will eventually live in Block F.

Ron regrets the “Balkanization” (his words) of the UEL in which we have four distinct neighbourhood areas. The Community Advisory Council has members from each area and residents vote only for representatives from their area. This arrangement reinforces the lack of community cohesion. Why not allow CAC members to come from anywhere in the UEL and allow all residents to vote for whomever they please? Ron lobbied hard for the Provincial Government to change this ward system but to no avail.

Everything Ron has done over the past three years has been focused on building a better community for those of us who call, and will call, this place home. It has been a lot more difficult and a lot more frustrating than he had initially imagined. Ron didn't succeed on every front but the UEL is a better place today than it would have been without his hard work on our behalf. It has been a pleasure to work with him over the last three years.

Thanks, Ron!

Strong communities have newspapers that reflect diverse opinions – and now we have one, too.



# High Voltage Attack

by Catherine Gourley

We live on Acadia Road, in a house backing onto Pacific Spirit Park. Last December 12th in an early morning windstorm, we suffered a catastrophic power surge that would cause widespread damage to all our appliances, incur huge repair costs and require help from a dozen tradespeople.

A tree top branch had broken and landed on the high-tension power line that runs in the Park behind the houses on Acadia's east side. The resulting short circuit burned and broke the line, setting it free to whip around and ultimately land on the power, cable, and telephone lines to our house. Asleep, we were totally unaware of the disaster unfolding outside until it let off a huge white light and loud bang, then another bigger and closer flash and bang. Within seconds, we could smell the strong odour of burning wires. We called BC Hydro right away.

The entire neighbourhood had lost power so we grabbed flashlights and started searching for the source of the burnt wire smell. On the main floor, we crunched over broken glass and discovered broken light bulbs and light switches with black burn marks around them. Downstairs in the furnace room, it was much worse. The main electrical panel was fried, with melted breakers and black soot marks extending up the wall.

By dawn, the BC Hydro linemen had arrived. They figured out that the high voltage line was not energized when it first fell on our lines. But BC Hydro automatically resets tripped breakers in case the line is not broken so it can restore power. Unfortunately in this case, the wire had snapped and the breaker resetting sent 12,500 volts of high amperage electricity (basically the neighbourhood's entire power supply) blasting down our wires and into the house. No other houses were affected as the high-tension line dropped across our feed wires only.

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That morning, we were lucky to find an electrician willing to come almost immediately. He ended up being here six days, putting in 10-hour days during the beginning of the Christmas holidays. He determined the breaker panel was a total loss. Once he installed a new one, he then checked every circuit, one by one, to make sure the wiring in the walls was still valid. If not and if the wires' insulation was compromised, we faced the prospect of tearing apart the entire house to rewire it. Good news. All the wiring except in two in-floor heating systems, was OK.

As each circuit was checked and connected to the new panel, we started testing all the appliances and electrical systems. This revealed the full disaster. Almost everything that had been plugged in at the time was damaged or totally destroyed. The list includes two fridges, a microwave, two TVs, a TV surround sound system, dishwasher, clothes washer, stereo system, handheld phones, chargers, light bulbs, dimmers, power bars, garage door opener, the monitored security system, two PVRs, and radios. Most of these could be purchased but the only way to replace the fried, and expensive, in-floor heating systems would be to remove cabinetry, rip up the floor tiles, install new heating panels and then put down new tiles.

We filed a claim with BC Hydro, but got a curt form letter denying all responsibility. We are still pursuing this matter. To us, BC Hydro's denial is neither fair nor good policy. The bill for the damage is now well into the tens of thousands of dollars.

BC Hydro automatically resets major high-tension lines after a breaker trips due to a short circuit. As we found out, this is very risky. In many cases, this action will not cause much damage as the broken line is probably just lying on the ground. As long as nobody is under it, nobody gets hurt. But in our case when the power roared into our house, we suddenly were at dire risk. Our house could easily have caught fire. We would have had no indication of this as our two fire detection systems were instantly destroyed. Also, we could have been using an electrical appliance at the time. Even, as a friend grimly joked, been under an electric blanket.





# Newton Wynd building permit rejected

In early March, Deputy Minister Rebecca Denlinger released a lengthy decision outlining her reasons why the development permit for a proposed house on Newton Wynd should be refused. Her decision ends a lengthy debate between the new owners’ request for a massive house and neighbours’ worries about privacy, views and light.

The debate started last summer when the sign announcing the owners’ application for a development permit was placed in front of the house at 5915 Newton Wynd. It showed the outline of the proposed house and the variances required to accommodate its height and depth. Thirty-four letters objecting to the home’s considerable bulk were received by the UEL office. As shown, the owners wished to build a significantly higher house three times larger than the existing 3000 sq. ft. 1950s bungalow.

At the ADP meeting held to consider the application, panel members agreed that this was a challenging site with considerable slope and an unusual building footprint. But the design, referred to as “Mediterranean Hollywood” by architect Jim Bussey of

Formworks, and its landscape of palm trees, were considered inappropriate for the West Coast ethic of the surrounding neighbourhood.

The strongest objections, however, concerned the proposed house’s height and depth which residents considered a threat to both privacy and views. The ADP panel requested that the application be amended to, among others thing, lower its height, reduce the second floor’s east side and change the landscaping, and that a privacy study be conducted. By August, the architect resubmitted the application with revisions but the ADP again recommended that it be rejected. In early December, UEL Manager Jonn Braman issued the development permit.

Residents who did not feel the revised design resolved their concerns about views and privacy resumed a letter-writing campaign to Victoria, objecting to the permit. Under the University Endowment Land Act, residents may appeal a decision by the UEL manager to the Minister of Community, Sport and Cultural Development.

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In her March 3rd decision, Deputy Minister Delinger, to whom the Minister delegated the appeal, praised both the ADP and Manager Braman for their thoughtful, careful work but noted that ultimately, the decision was hers. Ms Delinger wrote that she made several site visits to assess how neighbours would be impacted by the new house. In her letter, she refers to the UEL bylaw that stresses the importance of retaining existing views. She believes that the proposed construction would totally or severely reduce the views from both 5938 and 5962 Newton Wynd, compromise the privacy of 5916 NW Maine Drive, and significantly reduce the value of these homes.

In her conclusion, Deputy Minister Delinger writes: “I am not satisfied that the proposed development permit to alter the existing, and lawfully non-conforming, building envelope for the Property at 5915 Newton Wynd sufficiently addresses the requirements of the UEL Bylaw and Guidelines.”

She adds that any future plans to exceed the site’s existing building envelope or that require variances would have to go through the permit process again. However, she believes any increase to building footprint “could be managed without undue impact on the views or privacy of the neighbours of the Property.”

# Just across the Hedge: A New Highrise Development Planned for Wesbrook

Within the coming year, UBC will begin redeveloping its property adjacent to Wesbrook Mall and University Boulevard. Residents of Area A, particularly homeowners on Wesbrook Crescent between College Highroad and Campus Road, could be significantly affected by high-rise student housing and faculty and staff housing developments. On February 16th, members of the CAC met with UBC Campus and Community Planning and Transportation representatives Gevvy McGeough, Aviva Savelson and Joanne Proft, to briefly review the proposed redevelopment and provide feedback regarding community concerns. Key among these include the height and proximity of student housing to residents along Wesbrook Crescent, the impact of increased noise and shading, and the loss of natural viewscapes.

“I don’t think UEL residents will be happy waking up to a wall of high rises overlooking their hedges and front doors,” said Dave Forsyth, President of the UEL Community Advisory Council. Area A resident Maria Harris wondered if UBC planners were “... aware that when the homes on Wesbrook Mall south of Chancellor Boulevard and just north of the proposed development were built, there was an agreement that future medium- and high-rise development would be significantly set back from any adjoining streets and the UEL.”

Pete McConnell, Treasurer of the CAC highlighted “the probable ill health effects of noise created by this proposed development, especially for Areas A and B. Projected noise levels are considerably higher than Vancouver Coastal

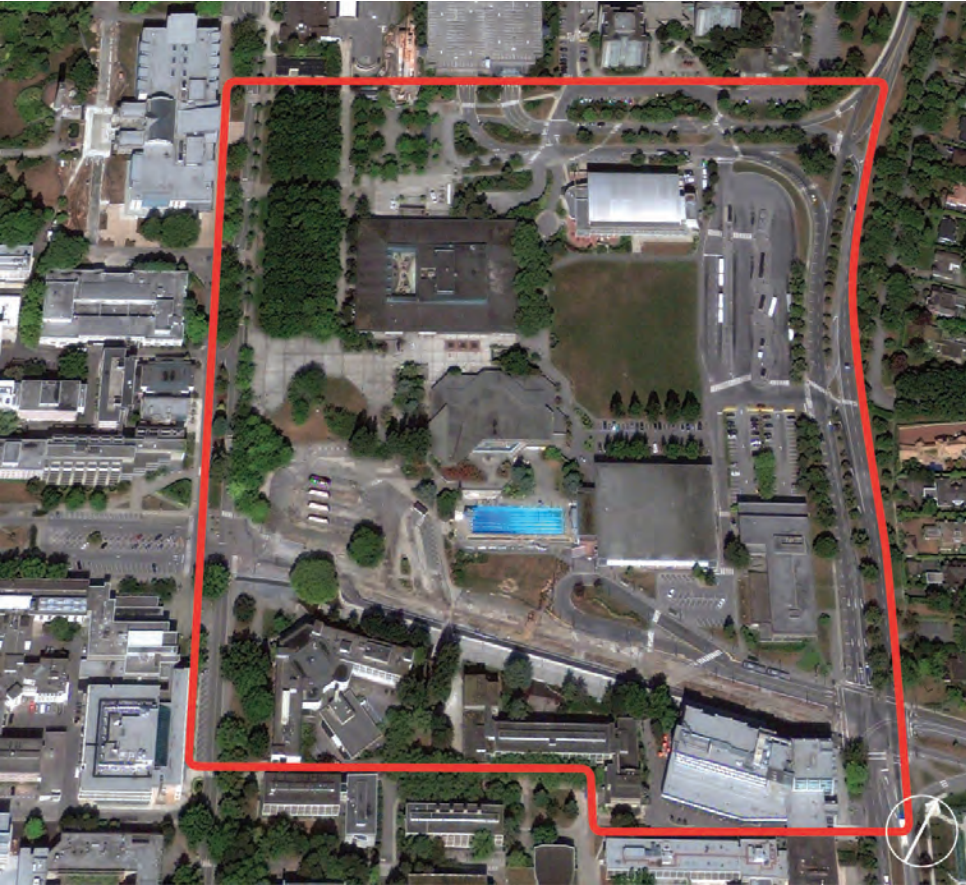
Health recommendations and substantially higher than levels accepted by neighbouring municipalities.”

UBC representatives expect no major long-term transportation impacts: no parking facility will be built for student housing and the complex will be designed to be transit-friendly and community-oriented, thus minimizing the need for car ownership. In response to questions regarding pedestrian and cyclist safety, UBC representatives responded that Wesbrook Mall would be rebuilt to meet these concerns. The development also entails changes to some transit patterns and the move of bus storage to below the proposed new student housing.

Also under discussion is the uncertain future of the War Memorial Gym, built in 1951, with its richly symbolic heritage value due to its Thunderbird association and historic role in UBC athletics. The building needs seismic and systems upgrades and the University is debating whether to renew or replace the facility. Public input will be solicited. Whatever they decide, UBC assures constituents that the War Memorial Gym site will continue to play an important role in supporting athletics and recreation on campus.

UBC has branded this development “The University Boulevard Precinct” and intends that this area will become a key University gateway and symbolic campus entrance. It will combine rental housing, commercial space, and academic uses with the objective of creating a sustainable educational community. The precinct will include a vast array of buildings: the new SUB, Old SUB, Alumni Centre, UBC Bus Exchange and underground bus storage under the new Gage South student housing, a new Aquatic Center, a new McInness Field, new staff and faculty housing at the GSAB (General Services Administration Building) and D.H. Cobb sites, and market rental on sites “B” and “D.” Having held an Open House and several workshops, attended by 140 people, the University has completed Phase 1 of its Public Consultation. Design analysis will occur throughout February and March, with a Phase 2 Public Consultation to be held in early April. Board Approval is targeted for June 2015.

“I don’t think UEL residents will be happy waking up to a wall of high rises overlooking their hedges and front doors,” said Dave Forsyth, President of the UEL Community Advisory Council.



University Boulevard Precinct circa 2009 (Note: The precinct is bounded by University Boulevard, East Mall, Student Union Boulevard and Wesbrook Mall)

More information on the University Boulevard Precinct plans can be found at: <http://planning.ubc.ca/vancouver/projects-consultations/consultations-engagement/university-boulevard-precinct-planning> or <http://tinyurl.com/mgetsav>



# Introducing your MLA, and how he can help UEL residents

by David Eby, MLA, Vancouver Point Grey

My name is David Eby and I am the MLA for Vancouver Point Grey. It's my job to advocate in Victoria for the residents the University Endowment Lands (UEL) on matters of provincial responsibility. I'm also responsible for the neighbourhoods of Kitsilano (West), Point Grey, the University Neighbourhoods, and UBC.

A contingent of UEL neighbours dropped past my office several weeks ago. You may be surprised to hear that this is not something that happens very often, despite the fact that the Province's Minister of Community, Sport and Cultural Development is technically the head of local government for the UEL.

## Rezoning hearing

The neighbours who visited were concerned about a rezoning process that had granted several exemptions to UEL zoning rules to a home that – politely – had a design unlike anything I'd ever seen in Vancouver.

They felt the house didn't fit, both literally and figuratively, within the UEL, and they couldn't figure out why the provincial government would approve it on behalf of the community.

I had a great talk with the delegation; I wrote to the Minister in support of their concerns about the process; and, I took them up on their invitation to attend the rezoning hearing.



At the hearing, a deputy minister from Victoria, someone who doesn't live in this community and has no apparent connection to it, was flown in to make a significant decision on a rezoning application that sets a precedent for what the UEL will look like in the future.

There's lots of room for improving local representation and accountability in this system.

## Other community concerns

The delegation's visit to my office was followed by the latest issue of *Connections*, in which several neighbours wrote in to express concerns about everything from the seemingly insurmountable challenge of getting access to the Vancouver Public Library, to problems addressing basic bylaw reform in the community.

New bylaws, it seems, are needed for everything from setting plans for and leveraging benefits from the massive new Block F development to addressing (this was surprising) rodent control and nuisance homes. Despite several motions passed by the Community Advisory Committee on these and other topics, action was not forthcoming from the province.

## Time for action

Following the delegation's visit and my read of *Connections*, it became clear to me that I needed to get the word out that my office is around, and we're keen and willing to assist in bringing your concerns forward to your "mayor", the Minister of Community, Sport, and Social Development, in Victoria.

You may have received a letter from me sharing your concerns with the Minister. We also held a town hall meeting in early March on the same topics. Almost seventy people came out to bring their issues forward.

Chronic understaffing of the UEL office by the provincial government makes it difficult for existing staff to

provide more than the most basic services to the community – this will only change if we work together to ensure the UEL gets the attention it deserves from Victoria.

You can e-mail your questions or concerns to david.eby.mla@leg.bc.ca or e-mail to set up an appointment to talk. I'll do my best to get your concerns in front of the Minister, and encourage her to task her staff with addressing them in a timely way. You can also sign up on our e-mail list so you don't miss hearing the next community meeting.

## New bylaws are needed for everything from Block F to nuisance homes

*I look forward to hearing from many of you by e-mail or in person, and look forward to pitching in to assist you in making your community at the UEL even better!*

**David Eby** Member of the Legislative Assembly of BC, Vancouver-Point Grey  
Official Opposition Spokesperson for Housing, Liquor, Gaming, Tourism and BC Pavilion Corporation

尹大衛 - 溫哥華格雷岬區省議員 卑詩省正式在野黨 房屋、酒類政策、彩票局及旅遊局發言人



# Our MLA hosts a community meeting

David Eby, MLA for Vancouver Point Grey, held an open meeting with UEL residents March 5th, asking them their main concerns about the community.

This meeting was the first in recent memory that the provincial government, in its capacity as the local government for the UEL had bothered to hold, and a number of people expressed their appreciation. The minister responsible for the UEL, Coralee Oakes, was invited to the meeting; however neither the Minister nor anybody else from her office attended.

Mr. Eby pointed out that he was holding this meeting to carry out his role as the community's representative in Victoria and that he sees this job as non-partisan: "I will do whatever I can to facilitate the conversation with Victoria." He noted that the discussions we were having at this meeting would help him to ask questions directly to the Minister during the "estimates" process for the 2015 provincial budget.

Residents of the University Hill community expressed a number of concerns, regarding Block F rezoning, UEL and the provincial administration, infrastructure and governance.

## Block F rezoning

Regarding the Block F rezoning, people were concerned about the proposed height of the apartment towers and about repercussions of the development on the community. The idea of a petition opposing the rezoning came up, but those dealing with the rezoning issue on behalf of the CAC suggested waiting for the upcoming submission of the revised application before taking action.

## UEL Governance

The governance issue drew questions about whether we had a strategy beyond an incorporation study and whether being a municipality would make dealing with the City of Vancouver and UBC easier. Maria Harris, our Electoral Area A representative to Metro Vancouver, pointed out that at times it is difficult for the UEL to have a voice in regional issues, as we do not have a responsible political level nor an administration responsible to it. "We are an anomaly," she said. "The resident group can only offer advice and yet, we have very little access to those who govern us." The Community Advisory Council's lack of power is a problem. Some people were concerned that the UEL Administration, and the provincial government in general, seems indifferent to our residents.

## Noise

Noise from UBC and crowds of drunken youths appear to be getting worse, some people said. The problem of noise – from construction, roof level machinery and amplified speakers – was addressed at length as something to be considered and managed carefully, both within the UEL and UBC developments. The latest complaints have been about noisy equipment at the new elementary school disturbing residents in the UEL's Liberta townhouse complex.

## Growth in UEL and UBC

Other topics briefly touched on were the predictions of large growth in population in the UEL and on the UBC campus, and the resultant growth in transportation demands. As well, the upcoming

Jericho Lands development will have an effect on the UEL.

Mr. Eby pointed out that he was holding this meeting to carry out his role as the community's representative in Victoria and that he sees this job as non-partisan: "I will do whatever I can to facilitate the conversation with Victoria."





# Vote “Yes” for Better Transit and Less Congestion

by Maria Harris, Member, Mayors’ Council on Regional Transportation and Electoral Area A Director, Metro Vancouver

Metro Vancouver’s transit and transportation system needs substantial improvements in order to maintain the livability and prosperity of our region in the coming years. To this end, the Mayors’ Council on Regional Transportation has developed an ambitious plan for significant investment in transit and transportation over the next ten years. Details of the plan are available from the Mayors’ Council website: [mayorscouncil.ca](http://mayorscouncil.ca).

Since TransLink lacks the revenue to fund the investments, a new source of revenue is necessary. That is why the Mayors’ Council is recommending the introduction of a 0.5% regional sales tax. The provincial government requires that this tax be approved by a majority of Metro Vancouver voters before enacting it. Hence the plebiscite.

When discussing the plebiscite with residents of the UEL area, I am often asked: What benefits will we see as a result of paying the proposed 0.5% regional sales tax? I’d like to briefly describe the benefits and also address a couple of concerns regarding the tax that are frequently expressed.

### Plan Benefits

**Rapid transit on Broadway.** Some improvements will benefit us directly. The most significant of these is the extension of SkyTrain to Arbutus, together with enhanced B-Line bus service between Arbutus and UBC. This will enable UEL transit users to get to other parts of the region more quickly and comfortably. While the longer term plan calls for rapid transit all the way to UBC, that can only become a reality if the segment to Arbutus is constructed first.

**Better bus service.** Bus service to the UEL will improve significantly. The 99 B-Line will see increased speed and reliability as well as upgrades to passenger amenities, such as larger canopies over stops and more passenger information. A new B-Line bus service will be introduced on 41st Ave., running from Joyce-Collingwood to UBC. By mid-2016, service will be expanded during off-peak hours and weekends on some of the existing routes. Once new buses are available – approximately 2018 to 2020 – several routes serving the UEL will have capacity for more riders, especially during peak hours.

**More HandyDART service.** Disabled and other riders who cannot use transit without assistance will benefit from a 30% increase in HandyDART service.

**Reduced commuting time to the UEL.** Many of the people who provide essential services to the UEL – such as school teachers, nurses and other health professionals, day-care workers, police officers, firefighters and personal-care aides – cannot afford to live nearby because of the high cost of housing. They are required to commute long distances. Furthermore, the prospect of a long commute is a deterrent to accepting employment in the area. Making it easier to get to the UEL and UBC by improving transit and reducing congestion is in all of our best interests.

### Easier travel around the Lower Mainland.

Whether for personal, educational, or business reasons, many of us travel throughout the Lower Mainland on a regular basis. We have been stuck in traffic or have had no choice but to drive because transit service is inadequate. The Mayors’ Council plan is designed to facilitate movement throughout Metro Vancouver. Improved transit promotes increased transit use, which in turn gives people the option of leaving their cars at home. And for drivers, travel times become shorter as congestion is eased.

Our region’s population is expected to increase by one million over the next 30 years – whether or not the Mayors’ Council plan is implemented. That’s a 40% increase and is equal to the combined populations of Vancouver, Burnaby and Richmond today. Just imagine the gridlock if we continue to put off investment in transit and transportation.

**Environmental and economic benefits.** Increased transit ridership and reduced traffic congestion will yield environmental benefits in the form of reduced greenhouse gas emissions and less air pollution. We can also expect economic benefits as we know that congestion imposes significant costs on our economy, including additional vehicle operating costs and the reduced productivity of people who drive in their jobs, e.g., truck drivers who transport goods around the region, plumbers and other service providers who drive from job to job, and those who attend business meetings away from their offices. A recent estimate is that congestion currently costs the region about \$1 billion per year in vehicle operating costs, lost productivity and pollution from vehicle emissions.

**Why a Sales Tax?** Many residents support the Mayors’ Council plan, but some have said that they don’t think a regional sales tax is the right way to pay for the improvements. They have proposed a variety of alternative revenue sources. The reality, however, is that those other revenue sources would be unacceptable to the provincial government, unlikely to receive the approval of voters, or are deficient for other reasons. While a sales tax is not perfect, it is the best of the available alternatives.

Of the many alternatives that the Mayors’ Council considered, a regional sales tax is the fairest way to fund the improvements. The tax is spread over the widest range of taxpayers, including transit users, drivers, businesses and tourists. More tax will be paid by those with higher incomes since, generally speaking, spending on taxable goods and services increases with income. The tax is affordable for low-income households since many necessities – food, shelter, children’s clothes, medicines, transportation expenses – will be exempt.

The average household would pay an estimated \$125/year of regional sales tax on their purchases. That is a mere 34 cents per day.

The regional sales tax is considered to be positive for jobs and the economy, and it is efficient to implement and administer.

In the U.S., where funding referenda are common, a sales tax is the most frequently used revenue source for transit and transportation projects. Voters in many U.S. jurisdictions have approved sales taxes.

### Dedication of Revenue to the Plan

One frequently expressed concern is that the money raised from the proposed sales tax will simply disappear into TransLink’s coffers without any guarantee that it will be used to implement the Mayors’ Council plan. That concern is unfounded.

As stated on the ballot, revenues from the tax are to be dedicated to the Mayors’ Council plan. Furthermore, the revenues and expenditures are to be subject to annual independent audits and public reporting.

These measures will ensure that the tax revenues are used only to fund the improvements in the plan. They will not become part of TransLink’s general revenues and will not be able to be used for any purposes other than those set out in the plan.

### Let’s Vote “Yes”

Discussion about how best to fund transit and transportation improvements in Metro Vancouver has been going on for years. It’s time to get on with it and start investing in our future now.

A “yes” vote is a vote for a transit and transportation system that will help maintain the livability and prosperity of our region. It is a vote that says we care about the future of the region for our children and grandchildren. It is a vote that recognizes that we need to do something to accommodate a million more people over the next 30 years.

A “no” vote is a choice to live with increasing traffic congestion, more frequent pass-ups and over-crowded buses on Broadway, inadequate transit for many parts of the Lower Mainland, and increasing air pollution and greenhouse gas emissions from vehicles.

Let’s not be sidetracked by peripheral matters. This is not a vote on TransLink. It is a vote on whether we are prepared to pay a modest additional sales tax to realize the much-needed transit and transportation improvements in the Mayors’ Council plan without further delay. That plan represents hours and hours of hard work identifying the needs throughout the region and many compromises to keep it affordable. It is an excellent plan that comes with a reasonable price tag. We will not see a better deal.

Please let family and friends know how important this plebiscite is for the livability of our region and encourage them to register and cast their ballots.

If you would like to discuss the plebiscite with me, don’t hesitate to get in touch. You can reach me at 604.225.2254 or by email at [maria@mariaharris.ca](mailto:maria@mariaharris.ca).

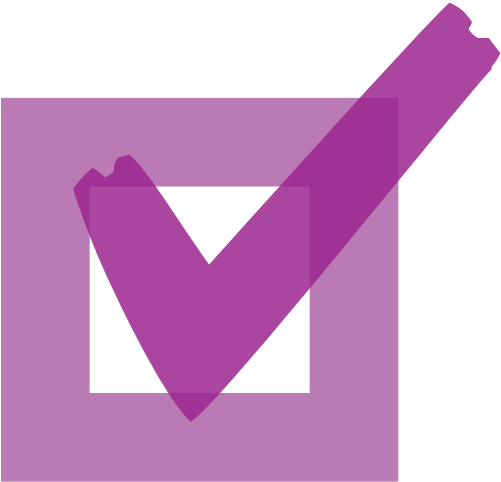
## 請支持並參加溫哥華都會區運輸及交通公民投票

Maria Harris, 大溫A選區首長 暨 大溫市政交通委員會委員  
大溫市政交通委員會，日前提出一項關於大溫地區未來十年交通運輸的重大改善計畫，這項計畫將透過增加 0.5% 的營業銷售稅收，提供 TransLink建設經費。此徵稅提案須經過大溫市民投票通過方能定案。

這項計畫對 UEL 社區的居民的利益為：

- 1) 紓解 Broadway 上的交通: 藉由延伸到 Arbutus 的天車和接駁至 UBC 的巴士網，讓 UEL 居民除了 Broadway 外，有更多快速又方便的交通選擇；
- 2) 提升巴士服務: 新型巴士`新型候車站`新增 41 街 B-Line`以及增加非尖峰時間和周末班次等等的服務，大幅提升公眾運輸服務品質；
- 3) 為行動不便人士提高 30% HandyDART 服務；
- 4) 前往大溫其他區域交通更方便: 政府預計未來三十年內，大溫地區的人口將增加 40%，增加人數將相當於溫哥華`本拿比`和列治文的總居民數，本建設計畫不但將使整個大溫地區的交通更便利，更將未來人口大幅成長之後的交通需求也列入了考量；
- 5) 環保和經濟的利益: 減少塞車和車輛廢氣污染所帶來的社會成本。

公民投票將透過郵寄方式進行，但您需先確認您為 BC 省的註冊選民，公民投票相關事宜請參考網站：<http://www.elections.bc.ca/plebiscite>，郵寄投票中文說明手冊請見：[http://www.elections.bc.ca/plebiscite/files/T45462\\_ChineseTraditional.pdf](http://www.elections.bc.ca/plebiscite/files/T45462_ChineseTraditional.pdf)





Transit Referendum Quiz

A lot of information is being tossed around concerning the Mayors’ Council’s plans for the long-term upgrade and expansion of Metro Vancouver’s transportation network. In this mini quiz, we consider what it all might mean from the University area’s perspective. How many did you get right? (Answers below)

1. How many daily trips are made to or from the University area every day?

a) 60,000  
b) 100,000  
c) 142,000
2. What percentage of these daily trips are made by transit?

a) 25%  
b) 55%  
c) 87%
3. The current population of the University Area (the UNA, UEL and UBC) is estimated at roughly 24,000 residents. With many residential developments in the works, what might this population be in 30 years’ time?

a) About 35,000  
b) About 50,000  
c) More than 60,000
4. How old is our current rapid transit system?

a) 23 years old  
b) 30 years old  
c) 50 years old
5. How many more buses, including the rapid, articulated kind that come to UBC, are included in the Mayors’ Council transportation strategy for all of Metro Vancouver?

a) 280 buses  
b) 400 buses  
c) 525 buses
6. What is the estimated cost of congestion, in terms of lost time and fuel costs, per year in the Metro Vancouver area?

a) \$1 Billion  
b) \$3 Billion  
c) \$5 Billion
7. In addition to the buses and the light rapid trains system across Metro Vancouver, which of the services listed here are Translink’s responsibility?

a) The Golden Ears Bridge and the Pattullo Bridge  
b) Cost sharing of bikeway and pedestrian infrastructure  
c) Seabus  
d) All of above  
e) None of the above
8. What will the average annual cost to each household in Metro Vancouver be if the congestion improvement plebiscite succeeds and the 0.5% sales tax increase is implemented?

a) \$125 a year  
b) \$275 a year  
c) \$400 a year
9. By how much will the suggested 0.5% sales tax increase add to the cost of a \$100 coat?

a) 5 cents  
b) 50 cents  
c) 5 dollars

Let’s Talk Transit

As you already know, this spring’s transit referendum will ask us what we want for the Lower Mainland’s future. It seeks a 0.5% sales tax increase to fund a broad improvement plan. Everything from buses to transit trains, bikeways to bridges will be upgraded and expanded over the next 10 years.

To help you reach a decision, come and join transit experts and our Mayors’ Council representative, Maria Harris, for a lively evening of transit talk. This is our community’s chance to get information and bring questions to people who are close to the action.

Refreshments will be served. Doors open at 6.30pm with the presentation starting at 7pm followed by Q&A until 8:30pm.

Wednesday, March 25th  
7:00pm–8:30pm  
MBA House (3385 Wesbrook Mall, UBC)  
Free parking nearby at Save-on-Foods.



Learn more about the Transportation and Transit Plan at [mayorscouncil.ca](http://mayorscouncil.ca)



Answers to Transit Quiz

1. c) 142,000 day trips, according to the 2013 UBC transit report (most recent figures available).
2. b) 55%, according to 2013 UBC transit report (most recent figures available), demonstrating that Transit has increased 312% since 1997.
3. b) About 50,000. The UEL is expected to grow from 4200 to 7500, the UBC neighbourhoods from 10,000 to 25,000, and university housing, now at 10,000, will rise to accommodate 17,000 students and staff by 2041.
4. b) Almost 30 years old. The Expo line, Vancouver’s original light rapid train, opened in 1986 for the 1986 Expo World’s Fair, and quickly became the Skytrain.
5. b) 400 buses including 159 B-Line buses.
6. a) \$1 billion. This figure does not include environmental costs.
7. d) All of the above. Translink is the first North American transit authority responsible for planning, financing and managing all public transit and major regional roads and bridges.
8. a) \$125.00
9. b) 50 cents.

Sources: the Mayors’ Council Website ([mayorscouncil.ca](http://mayorscouncil.ca)) and UBC’s planning department, including the UBC Transportation Status Report ([planning.ubc.ca](http://planning.ubc.ca)).

Compiled by Cathie Gourley.





# UEL should lead as cycle friendly region

by Jean-François Caron

The UEL is a relatively small community with nearby recreation trails, low speed limits, and mostly low traffic.

## Why is it then that so few people cycle?

The most positive reason is that this is also a great place for walking, and we have convenient access to public transit. Unfortunately there are several negative reasons, none of which are excusable.

It's no secret that the high speeds and high traffic volumes on University and Chancellor Boulevards make them very intimidating to use. Even crossing on foot at a designated crosswalk is a challenge. What is a bit of a secret is that these roads are not managed by anyone in the UEL, at UBC, or even in Vancouver. Technically, these roads are provincial highways managed directly by the

Ministry of Transportation and Infrastructure in Victoria. The design considerations used are the same as for other provincial roads, like rural roads and interurban highways. Knowing this, it's not surprising that cycling and walking around the UEL is challenging.

Fortunately things are changing, albeit slowly. The Ministry has started communicating with local cycling advocacy groups after a recent incident in which someone removed a sign on NW Marine Drive – another “provincial highway” – indicating that cyclists had to share a narrow, crumbling sidepath with pedestrians. People working at the Ministry, like most public servants, aren't purposefully giving us inappropriate infrastructure, but when you live and work off the mainland and approach everything from a “highway”

perspective, some pretty obvious problems can be overlooked.

When talking with residents about cycling in and around the UEL, and especially when mentioning children cycling to school, I often get responses like, “But it's so dangerous, think of the children!” My reaction is mixed: I agree that there are risks to cycling on roadways, but these risks are basically the same or lower than the risks of walking or driving to the same destinations. What is different is our perception of risk. Everywhere in our culture we are bombarded with messages that cycling is dangerous: the provincial mandatory helmet law makes it look like an extreme sport, and

The UEL has the potential to become one of the most cycling-friendly places in the region.

well-meaning organizations publish videos that exaggerate the protection and caution needed. When accidents do occur, the automatic reaction is victim-blaming. Was the person wearing a helmet? What

did they do to provoke the driver? Was their clothing too dark? Rarely do we hear similar messages about the

equivalent dangers of driving cars. When we do, they seem cartoonishly exaggerated because cars are such a ubiquitous part of our society. The statistics are clear: driving is by far the most dangerous thing you can do on a road. Given the bleak figures, perhaps we need a mandatory helmet law for anyone riding in a car.

The UEL has the potential to become one of the most cycling-friendly places in the region. We already have low speed limits on most of our roads – we just have to obey them when we drive. The distances are short unless you go into the City, and the hills aren't bad compared to other parts of Vancouver. It's easy to complain about the Ministry of Transportation and helmet laws, but the biggest challenge is cultural. We have to stop thinking of cycling as something that activists, hipsters, and hardcore athletes do. In a true cycling culture, the normal way to get around is by bike. In a true cycling culture no one is surprised to see people arriving for a meeting by bike, despite the rain. Instead, we would need a really good reason to take the car from any part of the UEL to another.

In my view, there is no alternative to cycling, as we go about our daily lives. An environmentally, economically, and socially sustainable future is not an option, it is an imperative. For short- and medium-distances, there is no other form of personal transportation that can work for the majority of people.



Mind the speed limits and share the road with cyclists.

# Here's the mystery: why is this happening and how is it linked to rain?

by Malcolm Tait

## How it is supposed to work:

The sanitary sewer system in Area C is unique within the UEL. Whereas other neighbourhood sewers drain via gravity, sanitary sewage in Area C flows into a pump station from which it is transferred to a Vancouver City sewer. There is a separate storm drain that takes rainwater from roofs, yard drains and streets which flows by gravity to the ocean.

## The January storm:

The total rainfall for January was 155mm (6 inches), about half of which fell on the first weekend.

During the early hours of Monday January 6th, several residents near the pump station were awakened by the noise of heavy equipment. Steve Butt, UEL Deputy Manager, had received an alarm indicating that the pumps could not cope with the volume and that there was a potential for sewage backing up into residents' basements. Steve came out in the middle of the storm and called a pump truck to remove the excess volume, thus preventing a nasty situation. Theoretically, there should have been a low volume of sanitary sewage at that hour of the night and the rainwater should have been going into the storm drain.

## Action:

Manager Jonn Braman and Deputy Manager Steve Butt have kept Area C residents well-informed about the problem and the actions they are taking to investigate

the cause or causes. A comprehensive letter was sent to all Area C residents immediately after the incident, with a follow-up in early February. One possible cause is that some older houses still have storm drains connected to the sanitary sewer, a contravention of both the UEL Bylaw and Metro Vancouver's Sewer Bylaw. Mar-Tech Underground Services have been hired to conduct smoke tests to determine possible sources of rainwater infiltration. Mar-Tech is the same

company that inspected the entire drainage systems in the UEL two years ago using video cameras.

## Results?

So far, no obvious culprit has been uncovered, but the investigation continues. Stay tuned.

**Kudos:** On behalf of Area C residents, thanks to Jonn and Steve for the information they provided and the action they are taking.



Mar-Tech Underground Services conduct tests to determine possible sources of rainwater infiltration.



# Snakes in Our Neighbourhood: Friend or Foe?

## Garter Snake Study Conducted at Local School

by Bronson Lo (age 10), Kiernan Lo (age 9) and Frazier Lo (age 5)

The U Hill Elementary School Young Naturalists’ Club was curious about the Garter Snakes we see around our school and a group of 12 students, their parents, and 5 U-Hill Secondary students decided to study them. Here’s what we learned.

The following snake species may live in our area: Common Garter Snake, Western Terrestrial (Wandering) Garter Snake, Northwestern Garter Snake, and the less common Rubber Boa. These snakes can live up to nine years assuming they survive the many hazards they face: predators, climate change, habitat destruction and human interaction. They may display the colors grey, black, brown, green, yellow, and red. They eat a variety of foods from as small as a leech to as big as a mouse. Since they cannot chew, they swallow their prey whole by unlatching their jaws.

Snakes are very different from humans because they are reptiles and we are mammals. Although we consider humans to be superior, snakes have a more developed sense of smell and taste. Snakes use their noses and forked tongues to hunt, avoid predators, and find mates. Their noses pick up volatile chemicals in the air, and their tongues analyse the non-volatile pheromone chemical trails left by female snakes. When a male snake finds a female snake’s trail, it flicks its forked tongue into its mouth and onto a special gland call the Jacobson’s Organ that analyses the scents and sends information to the brain. The snake’s brain identifies the scent/taste, and figures out

Snakes are our friends. Do not harm them.

which direction it is coming from based on which section of the forked tongue collects more chemical particles.

No one knows for sure how long the snakes have lived in this area. We’ve heard that for many years, students noticed garter snakes basking on a rock ledge just outside the school property in early spring. Snakes like to lie on the rocks because the rocks heat up in the sunshine and the snakes, being cold-blooded, lie on them to heat up their bodies. The area around our school appears to be a perfect climate for garter snakes. It’s not too hot and not too cold, and not too dry or wet, and it is adjacent to a riparian habitat where they can find food.

Since the 1890s, Pacific Spirit Park has been logged and clear-cut many times. It is not known how long the snakes have been living here and whether they could have survived these changes if they had been here before logging started. Conifers used to dominate this area, but after logging, alder trees replaced the evergreen forest. We wonder whether Rubber Boas could have lived here before these disruptions because they prefer a coniferous forest.

We believe that only Garter Snakes live here now. Were they here prior to the 1890s, or did they move in because of changes to their habitat?

Garter Snakes can have a broad range from their hibernaculum to their foraging grounds, depending upon the species. Did you know that they can use the sun for navigating and have a built-in compass and mapping system inside their brains?

Garter snakes eat tadpoles, leeches, earthworms, slugs, fish, reptiles, mice, and birds. Until they are 2 years old, snakes eat small things, but they hunt frequently. When they are older they hunt bigger things but do not eat as often, so they’re less exposed to predators. One Common Garter Snakes subspecies called *Thamnophis sirtalis fitchi* eats mostly tree frogs. Our observations of the snakes emerging this spring confirm that this subspecies is in our area. Our studies also show that multiple species often rest in the same hibernaculum. We continue to look for more evidence of these other species.

The snakes’ predators are birds of prey such as eagles, hawks and crows, reptiles, fish, mammals and amphibians.

Snakes are our friends. Do not harm them. They are part of the balanced ecosystem of our neighbourhood. They help control pests in our yards, and they are food for the wildlife living in our urban area. They do not pose any imminent danger to us. Since they do no harm to anything, we do not see why we would want to get rid of them. They have a happy home and the population is balanced as far as we can see.

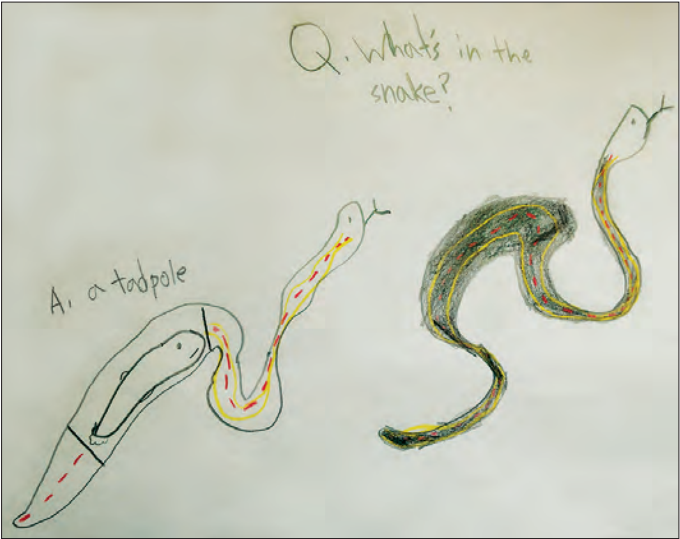
If you see a snake, or have more information on Garter Snakes in our neighbourhood, our YNC group would be very interested to hear from you. Please contact us at [www.uheyinc.wordpress.com](http://www.uheyinc.wordpress.com).

### A Snake’s Life

By Kiernan Lo

You are a snake slithering across a clearing when the grass parts and you see it: danger. You try to escape but it pursues you and it has chased you across a clearing when you turn on it. You are hissing and spitting as much as you can to try to make it leave. It works. You are safe.

The next day it comes back. You realize it is a puppy. It chases you across a field when you start spitting at it. The puppy knows you are bluffing and ventures closer. You now have to bite in self-defense. The puppy stands there for a moment, shocked. It is staring at the forepaw you bit. Then it takes off wailing with its tail between its legs. As it disappears from sight you think “Creep!” You are safe again.



Artwork: Bronson Lo

# The Chafer Beetle

## What would Capability Brown do?

by Pamela Lee

Capability Brown (Lancelot Brown) was an English landscape architect from the 1700s. His style of landscapes included great expanses of grass running straight up to the estate house. These vast “lawns” would be punctuated with large trees and water features. Had he witnessed frustrated gardeners attempting to protect well-tended lawns from the Chafer Beetle with lengths of orange mesh, he might have muttered, “let them eat crow.”

### Life Cycle

You don’t have to look far to see torn-up lawns in the city. As grubs, European chafer beetles like to feed on the roots of turf grass. Their one-year life cycle begins in June or July when mated females lay their eggs just below the surface of the soil in grassy areas. Eggs hatch from June to early August and the grubs begin feeding on turf roots. During fall and winter they retreat deeper into the ground, returning to feed again in the spring. In turn, skunks, raccoons and crows dig-up lawns to feed on the grubs. Typically, lawn damage is most severe in the fall and spring when grubs are feeding just below the surface of the soil.

### Prevention?

A healthy lawn is one the best defenses against these pests. Keeping lawns on the longer side (6cm to 9cm) promotes deeper, healthier roots and the longer grass creates a bit of a barrier to beetles trying to access the soil. While some people place netting on the grass in an attempt to prevent crows from tearing up their lawns, it won’t prevent the beetles from laying their eggs and the grubs will still damage the lawn as they eat the grass roots.

### Control

Just after the eggs are laid in June and July, nematodes can be applied to your lawn. Nematodes are microscopic roundworms that eat the early stage larvae. These biological helpers can be purchased at your local garden centre and are said to be effective if applied at the right time and according to the directions on the package.

If your lawn is already a victim of crows digging for larva, you may need to renovate the lawn. You could choose a different ground cover to prevent future infestations or remove the damaged turf and reseed.



Two great resources for more in-depth information about the Chafer can be found here:  
<http://www.burnaby.ca/Page1791.aspx>  
<http://www.cnv.org/ChaferBeetle>





Spring has Sprung

March can come in or go out like a lion. This year, it seems as though we skipped winter all together. With daytime temperature reaching 15°C, nighttime lows at best will be in the low 4-7°C, and some mornings will be frosty.

Things to do in late March: Clean-up, weed and prune.

- Clean-up any herbaceous perennials kept for winter interest. Remove and compost organic debris that has accumulated such as needles, leaves and branches.
- Clean-up vegetable garden, removing all plants except winter veggies such as chard, kale or those still producing. Remove straw or mulch to allow the soil to warm up.
- Get a head start on those early weeds.
- Prune roses and conifer hedges; prune out dead, damaged, or diseased wood on trees and shrubs.

Vegetables that you can plant in March: early-season seed potatoes, onion, garlic, broad beans, leaf lettuce, mustard greens, parsley, peas, spring radishes and spinach.

April is one of the busiest times in the garden and your lawn may surprise you with rapid growth. There seems to be blooms and new growth everywhere – flowering fruit trees, ground covers, rhododendrons, and most trees and shrubs. Be mindful of the moisture levels in your garden: if April is dry, native plants and even established trees and shrubs can suffer. Water as necessary.

Things to do in April: Weed, repair and plant.

- April brings a burst of weeds and pests including horsetails, dandelions, goutweed, chickweed, grassy weeds, leatherjackets and slugs.
- Repair and maintain lawn: aerate, remove weeds and mushrooms, and seed bare patches.
- Prune boxwoods and lavender.
- It's a good time to plant trees, shrubs, rose, vines, grasses and woody perennials.

Vegetables to plant in April: beets, carrots, mustard greens, parsnips, chard, turnips, Brussels sprouts, cabbage, cauliflower, celery, collards, lettuce, kale, leeks and green onions.

Many flowers may be planted in April: nasturtiums, dianthus and snapdragons to name but a few. Most garden centres will be able to advise which plants can go out in April, but you may need to harden them off before planting or cover at night if frost threatens.

There are countless things to do in the garden at this time of year, many more than I have listed here. So get out there and get dirty.



Green College

Green College hosts a series of co-curricular, cross-disciplinary and cross-sectoral programs arranged by UBC graduate students, faculty members and others. All talks are free and open to the public, and guests are encouraged to stay for dinner to continue the discussion (find details at: [www.greencollege.ubc.ca/join\\_us\\_for\\_dinner](http://www.greencollege.ubc.ca/join_us_for_dinner)).



Over the next eight weeks, we hope you'll join us at the following events in the Coach House, Green College, 6201 Cecil Green Park Road. For a complete list of events, visit [www.greencollege.ubc.ca/whats\\_on](http://www.greencollege.ubc.ca/whats_on).

DATE AND TIME	TALK TITLE	SPEAKER AND SERIES
Tuesday, April 7 5pm	<b>Indigenising the University in the Early 21st Century: Strengths, Tensions and Transformation</b>	Airini, Dean, Faculty of Human, Social and Educational Development, Thompson Rivers University, Ideas of the University in the Early 21st Century
Tuesday, April 14 5pm	<b>TBD</b>	Erica Frank, Canada Research Chair in Preventive Medicine and Population Health, UBC; Founder, President and Executive Director, NextGenU.org, Ideas of the University in the Early 21st Century
Wednesday, April 15 5pm	<b>An American Tune</b>	John Reischman, mandolin; Stephen Stubbs, guitar; Tom Berghan, banjo; Brandon Vance, fiddle; Catherine Webster, vocals. Early Music Vancouver at Green College presents Foster songs, 19th-century hymns and reels, and Appalachian early folk tunes and ballads.

Police Blotter

ADVISORY

A female student was assaulted in the area of Grey Avenue and Westbrook Mall February 22nd approx 10:10pm after getting off the bus and walking down a footpath to her residence. The incident received wide media coverage. The release can be viewed on the BC RCMP website under University attachment. The assault was not sexual in nature but traumatic for the victim none the less.

UBC /UNA

Property theft:

Several reported thefts of cell phones, laptops, wallets and backpacks from the Koerner, Irving Barber and Woodward libraries. Similar thefts occurred from various rec centres and other locations on the UBC campus.

Break and Enter:

- 2600-block Westbrook Mall: laptop, camera and jewelry stolen. Entry via unlocked sliding-door entry.



- 5700-block Birney Ave.: theft from an apartment patio.
- 5700-block Birney Ave.: two laptops stolen. Entry via unlocked patio doors.
- The Old Barn Community Centre – a number of office items taken.
- 6100-block Agronomy Rd.: several office equipment items stolen.
- 2700-block Fairview Cres.: clothing stolen.
- 6300-block Crescent Rd.: computer stolen.

Theft from vehicles and/or damage to vehicles occurred in the following locations:

- 5700-block Birney Ave. x 4.
- 6000-block Walter Gage Rd.
- 5800 and 5900-block of Grey Ave.
- North Parkade Student Union Blvd.
- 5500-block NW Marine Dr.

- 2600-block Fairview Crescent X 2.
- 5700-block Hampton Place.
- 5900-block Student Union Blvd.
- 2600-block Westbrook Mall.
- 5900-block Grey Ave. Several vehicles had windows smashed and items stolen.
- 3300-block Westbrook Mall.

Theft of bicycles:

- Approximately 40 bicycles were reported stolen from numerous locations on the UBC campus and the UNA residential areas. Main Mall, Lower Mall and East Mall were particular hotspots.

Theft from storage lockers:

- 5800-block Hampton Pl. RCMP discussed enhanced security measures with the strata representative.
- 5700-block Birney Ave.
- 6200-block Eagles Drive.
- 2300-block Western Parkway.
- 5600-block Dalhousie Rd.
- 2700 block Acadia Rd. – theft of mail.

UEL Village:

- University Village downstairs food court: theft of ipad.

UEL SINGLE-FAMILY AREA Break and Enter:

- 4800-block College Highroad. Nothing of value stolen. Entry via glass front door.

Theft from vehicles and/or damage to vehicles occurred in the following locations:

- 4900- block College Highroad.
- 4700- block West 7th Ave.
- Vicinity of Chancellor Blvd. and Westbrook Cres.

Suspicious persons:

- 4900-block Queensland Rd.: two suspicious males were reported but no signs of attempted B&E and the individuals were not located.

Thanks to Cpl. Brenda Winpenny and Lisa O'Donnell, U. Hill resident and RCMP Liaison, for providing information.

Cpl. Brenda Winpenny  
University RCMP  
2990 Westbrook Mall  
Vancouver, B.C. V6T 2B7  
Phone: 604 224 1322  
Cell: 604 220 8171  
Email: [brenda.winpenny@rcmp-grc.gc.ca](mailto:brenda.winpenny@rcmp-grc.gc.ca)



Welcome to the new Staff /Sgt at the University RCMP Detachment

Staff/Sgt. Pat Reilly

After training at RCMP Depot, Saskatchewan in the early 80s, Pat was posted to Rocky Mountain House, a logging and mining town in Alberta. In 1986 Pat engaged on a tour with the RCMP Musical Ride. From there he was posted to the Burnaby RCMP detachment where he has served most of his career. Pat has varied experience in a number of policing aspects including Traffic enforcement, Emergency Response Team, and the Combined Forces Special Enforcement Unit (BC's anti-gang unit). Pat grew up on the West side of Vancouver and is excited to be back home.



# Norma Rose Point School Celebrates the Lunar New Year

by Connie Chen

In addition to celebrating January 1st as the start of a New Year based on the Gregorian calendar, many cultures celebrate the new beginning founded on the Lunisolar Calendar, which organizes the dates of the year according to both lunar phases and solar terms. For centuries, fifteen days of Lunar New Year Celebrations have been recognized as the most important holidays for people in China, Taiwan, Singapore, Korea...and Chinatowns worldwide.

This year’s Lunar New Year celebrations reflect how Norma Rose Point School embraces its multicultural

students. On February 5th, 2015, more than 100 parent volunteers, school staff, and students transformed much of the school into an Asian Palace brimming with decorative lanterns, festival couplets, splendid cultural performances, a delicious dumpling feast, and traditional craft and games.

The celebration was led by a trilingual team using English, Mandarin, and Korean. Musical performances featured a trio of piano, violin, and cello, playing the Taiwanese folk song “Chrysanthemum Flower Bed” along with three ancient Chinese instruments: the stringed *pipa* and *gu zheng*, and the oboe-like *hulusi*.

Students wore colourful costumes representing each of the 56 different cultural groups native to China. Wearing the gorgeous, brightly-coloured traditional Korean Hanbok costume, groups of dancers performed Korea’s *So-go Chum* dance, during which dancers play small drums, and the *Bu-Chae Chum* or “fan dance.”

The student choir sang the beautiful “Spring Poem” in Mandarin, a remarkable work that was written more than a thousand years ago. Guests also enjoyed various craft and games stations which included Chinese calligraphy, *Gomoku* (Chinese chess), lantern word riddles, lantern-making, multi-grain art, and an opportunity to try on Korean Hanbok costumes.

The party culminated with an international pot-luck banquet, and we were glad that most guests remembered to bring their own cutlery – an easy way to help reduce the environmental impact of the event.

This spectacular celebration was a wonderful way to share the enrichment that comes from appreciating diverse cultures. Kudos to the vibrant and engaged Norma Rose Point school community. We are thrilled to have this newly-opened school in our neighbourhood!



# A New Year brings a New Animal to Celebrate

by Catherine and Rex Chen

To the peoples of ancient China, sheep were a sacred animal that would bring good fortune. Sheep are still highly symbolic in Chinese culture, the Chinese word for “sheep” being a homonym of “good fortune”; moreover, they are symbols of power and prosperity. For this reason, the ancient Chinese hung sheep’s heads over their doors and sent sheep as honorific gifts. Sheep represented the moral virtues of respect, justice, and kindness. Despite their timid appearance, sheep were also regarded as persistent and lively.

2015 is also what is known as a “gold sheep year.” According to the Chinese calendar system, a sheep year occurs every twelve years, and the cycle of sheep years has five phases corresponding to the five classical elements of gold, wood, water, fire, and earth. The last gold sheep year was sixty years ago in 1955.

As a gold sheep year, 2015 is considered a good year to have children. Children born in a gold sheep year will be refined in appearance, studious and motivated, obedient to their parents, independent and self-sufficient, successful in their marriage and family affairs, and wealthy in their later stages of life. Women who are born in a gold sheep year will be constructive and helpful to their husbands and children.



Year of the Sheep.

農曆新年對中國`台灣`新加坡`韓國`以及世界各地的華人來說，是一年中最重要的節慶。二月五日當天，Norma Rose Point 小學也以盛大的裝飾和表演慶祝活動，來展現學校多元文化的特色。活動以英語、中文，和韓文三種語言進行，學生們身著多采多姿的表演服裝（代表中國 56 族和韓國的傳統服飾），表演中國樂器（如琵琶古箏）以及韓國傳統鼓舞和扇子舞。除了欣賞節目外，來賓們也有機會挑戰五子棋和猜燈謎等遊戲，並與老師和學生們共享一家一菜的各色文化美食。

今年是所謂的「羊年」，羊是中國遠古先民圖騰崇拜的吉祥寵物，羊在古漢字的釋義中吉祥文化意義豐厚，是權利與財富的吉祥象徵。古人年初在門上懸羊頭，以羊作聘禮，都是取其吉祥之意。羊也具有正面性格象徵，如知禮孝親、仁義公平，羊的個性中還有堅強的忍耐力、前進不止，這就是羊年出生之人的特徵：外表上很溫和，但生命力卻十分旺盛。

另外，2015 年乃是所謂的「金羊年」，根據中國的位元理學原理，每隔12年有一個羊年，並以金木水火土五行循環，2015 年正好是60年的大循環，也就是今年回到「金羊年」。2015年是個適宜生寶寶的年份，因為2015年是五行屬金命，所生的孩子屬於敬重之羊，不論男女，羊寶寶長大後為人容貌端莊，少年勤於從事，初年平順，兄弟少靠，子息不孤，立家興隆，晚年大有財聚，女人有持家相夫益子之命。



LETTERS TO THE EDITOR

Ballot-box confusion

I wish to commend those responsible for the November 2014 issue of *University Hill Connections* newspaper. The entire newspaper was super, providing me with lots of timely information as well as interesting reading in a beautiful, colourful layout.

I took advantage of an advance voting opportunity on Nov. 5, 2014. The three workers at the Electoral Area A desk registered me and gave me a ballot for Electoral Area A Director. No one mentioned anything about a ballot for school trustees. Upon my asking to vote for school trustees, I was told to go across the gymnasium to the Vancouver voting registration. Had I not asked, no one would have told me that I could vote for school trustees. This was the first in a string of frustrations and misinformation.

I wholeheartedly agree with Ron Pears, when he wrote in *University Hill Connections*: “we do have an administration... but we don’t have a government.” Once again, I was reminded at the advance voting polling station that we on the UEL are neither well-represented, understood, or assisted in our civic rights.

Sharon Kahn

Your Editor is Listening!  
Please Write

Got a comment on something you see in this issue of *Connections*? Like it? Don’t like it? Got a gripe about something? Got a story idea you want to pass on? Got a news item or notice about an upcoming event you want to share?

We like to get mail. Write us at:  
uhillconnections@gmail.com

Re: “This is a plea”  
“This is a plea to restore the  
beauty of Chancellor Boulevard”  
(Nov, 2014 issue)

Many years ago, I was approached by the late Mr. Blum and others to re-plant Chancellor Boulevard because the old silver Maples could no longer be repaired.

The tree chosen is a new variety called *Liquidambar styraciflua* “Worplesdon Sweetgum,” which grows to a height of 40 feet and is pyramidically-shaped with green foliage and glorious scarlet Fall colour to delight the eye.

The trees need no maintenance, are disease-free, and do not have brittle wood.

It is very suitable to a Boulevard and our climate. We went from house to house to place the trees properly without obstructing the view.

Cornelia Hahn Oberlander

Kudos

During the recent heavy rains, we were alarmed to notice that portions of our back garden were flooded with some six inches of water. In almost 20 years of living in the UEL, this was a first and we were very concerned about both plant material and soil stability.

Kudos to Steve Butt for his prompt response to my call for help. In spite of the pouring rain, he arrived on the scene to investigate, was attentive to my concerns, and encouraged me to keep him informed should the situation worsen; thankfully, it did not. I was glad of his help and appreciated the personal contact.

Steve: thanks very much!

Kim Smith

What ADPs do and don’t do

Previous issues of *Connections* have had great articles on the Advisory Design Panel. I thought I would write to give another perspective. I am an architect and have been selected by the Architectural Institute of BC to sit on Advisory Design panels in Surrey and at UBC. As a development manager I have appeared before panels as an applicant on over 20 projects. It is not a perfect process as we have panel members spending 20 - 40 minutes looking at something that a team of consultants have often been working on for over 6 months.

ADPs are to be advisory only. They are not to be used as a mandatory or authoritative (i.e. decision-making) element of a regulatory process. The contrary situation exposes its participants to inappropriate risk and will cause withdrawal of AIBC support.

In the UEL the [ADP] only provides advice to the UEL Manager. Much is made of the fact that elected residents can disagree with the majority opinion of the design panel and this is not right. UEL staff attend the design panel meetings and obviously will take onto account the resident panelists opinions in considering if the UEL Manger will support an application or send it back for revisions.

In the past at various UEL meetings I have stated that much of the fractiousness of our approval system could be eliminated if we reviewed and updated our zoning by-law. We have pressed the UEL Manager to get on with this. I suggest let’s get this done and then see how our ADP system works before tossing it out. I would also like to take this opportunity to thank the Architecture, Engineering and Landscape Architecture professionals who have volunteered their time to sit on the ADP.

John O’Donnell

Thanks!

Just wanted to say that I found the latest issue of *U Hill Connections* very good and wanted you and your team of writers, designers and so forth to know that. I was one of those back a number of years that began the newsletter idea with *The Endowment*. You have certainly created a publication that goes way beyond what we began with and I think it is a credit to our community.

Anne Wyness

Special thanks to Maria Harris

I am writing to publicly thank Ms. Maria Harris and the MetroVancouver Parks team for responding to a letter that my nine year old son wrote in the autumn. As a Grade 4 school project, he was to learn how to write a formal letter to address an issue that was of concern to him. He decided to express his irritation about a puddle that often forms along the Pacific Spirit Park trails to U-Hill Elementary School.

Once the letter was complete, we decided to see what would happen by delivering his letter to Ms. Harris. Not only did Ms. Harris acknowledge his letter, but she submitted it to the proper MetroVancouver authorities and lo and behold, we saw action. A couple of weeks ago, I met the Parks folks who came to examine the issue, and they told me that they had received the letter and intended to address the problem.

Sure enough, this past week, we were delighted to see the path and drainage area for the Salish Trail exit at the cross-walk lights on Chancellor Blvd repaired.

We would like to thank Ms. Harris, and the staff at MetroVancouver Parks for demonstrating that a legitimate concern channelled to the correct authorities can make a difference to our daily lives.

With appreciation,

Nancy Brown and Kiernan Lo

ADP Welcomes Three New Professional Members

The UEL Community welcomes three new professional members to the ADP Council: Michael Cheung, Alan Ngo and Edward Smith. We welcome their expertise over the next two years in multi-use development, sustainable energy design, and infrastructure development.

Michael Cheung is a Senior Architect at DIALOG Vancouver and brings 10 years of design and management experience in mixed-use low- and high-rise residential and commercial properties. He was involved with several UBC student amenity buildings, including the Student Hubs, Brock, Totem, and Orchard, and the Diesel Bus Exchange.

Alan Ngo is a civil engineer working with UBC’s Campus and Community Planning, focusing on underground infrastructure programs, including sanitary and storm water management planning.

Edward Smith is the Managing Director of FENIX Energy and a former member of the City of Vancouver’s Urban Design Panel. A mechanical engineer, he is passionate about sustainable system design, and is affiliated with the Canadian and US Green Building Councils.

The VPL file....again

To: Ms. Kim Smith

cc: Ron Pears, Dave Forsyth, Maria Harris.

Dear Ms. Smith:

Thank you for your emails regarding your request for Vancouver Public Library access for University Endowment Lands (UEL) residents. As you are aware, administration of the UEL is delegated to the manager. I am advised by the manager that funds are being considered in the upcoming budget for community library access and will be discussed, in due course, with the Community Advisory Council as part of the budget planning process.

Thank you again for writing to share your concerns.

Sincerely,

Coralee Oakes

Minister of Community, Sport and Cultural Development



Love to read?  
Love to talk?  
Love to talk about what you read?

Then start a new chapter with **Connections Editor Kim Smith** and join the UEL bookgroup!

Open to UEL adults, max 8  
Contact uhillconnections@gmail.com for details

