**University Endowment Lands**

**Minutes from the**

**COMMUNITY ADVISORY COUNCIL MEETING**

**Monday, January 18, 2016**

Minutes from the meeting of the University Endowment Lands (UEL) Community Advisory Council (CAC), held at **6pm pm on Monday, January 18, 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

Jean-François Caron, Area D

Hong Chen, Area D

Mojan Nozari, Area D

**CAC Members Regret:**

Jaymie Ho, Area B, Vice-President

**UEL Staff Present:**

Jonn Braman, Manager

Natalie Coburn, Planning Technician

Misa Lee, Deputy Manager Development

1. **Call to Order at 6:01 pm**

1.1 Open Public Session

1. **Approval of Agenda**

The agenda was moved with the following changes:

* Adding agenda item 8.5, “Follow-up on Water Issue of Chancellor Blvd”

**3.0 Approval of Minutes**

Moved, Seconded and Carried

That the minutes of the Community Advisory Council regular meeting of December 14, 2015 be approved as presented.

**4.0 Delegations**

4.1 Vancouver School Board Delegation - James Meschino, Director of VSB Facilities; Doug McClary, Manager of Maintenance & Construction; Guy Bonnefoy, Interim Secretary-Treasurer

* Guy Bonnefoy opened the discussion by appreciating the opportunity to join the meeting and apologizing for the time delay in responding to the noise complaints.
* James Meschino said both the resident’s complaints and the result of noise tests conducted by CAC member McConnell were received. The current solution was to shut down the heat pump fans during night time since the acoustic consultant advised that it was the night time noise that exceeded the regulations but not the daytime. In November the issue was raised again so the VSB contacted the UEL Manager in December, who advised VSB to temporarily shut down the machinery unit (effective since late December) and attend the January CAC meeting for a face-to-face discussion.
* Doug McClary then explained the acoustic consultation indicated two strategies: constructing a noise barrier wall, or further investigating the heat pump fans. Since it is possible that the sound could still emanate from the top if a barrier is used to surround the mechanical unit, thus the current approach is to focus on solving the noise problem at its source by reducing the fan speed (5dB of noise can be eliminated by lowering the fan speed by 20%). The test results will be available in the next month. Dave Forsyth commented that the noise reduction of 5 dB is inadequate.
* Pete McConnell first clarified the daytime noise strategy; Doug McClary replied that the heat pump would not be operating at night or during daytime in warm weather. Pete then commented that his test results showed the average noise was 56.3 dB; the maximum noise level during the daytime was 63 dB at 7:56am, which exceeded the bylaw regulation of 55 dB. Doug McClary shared his opinion that the high noise level might be caused by playing kids, since according to the VSB initial test results the noise level always fell under 50 dB (with a maximum 49dB). There was clearly a discrepancy between the measurements obtained by VSB and Pete McConnell.
* Mojan Nozari advised that the noise is always loud at 6 am. The location of the sound measuring device is critical; UEL conducted the test once with the device located at the property line on the sidewalk. In Pete McConnell’s test the device was placed on the residential balcony close to the source of the noise (which is the roof top mechanical unit). Mojan Nozari suggested that the VSB should properly choose a time and location for a more conclusive test. The other issue was that the unit operation schedule might be manually changed according to the temporary needs of the school or government (i.e., Election Day) or to accommodate any changes in the climate; the residents do need a permanent solution. Her advice was well received by the VSB.
* Shauna Mullinix (Liberta resident) commented that the heat pump generated various levels of noise comparable to a jet taking off on the day that operation commenced, and she immediately reported the issue to the UEL Administration.

Dave Forsyth closed the discussion by reinforcing that the CAC expects a quick resolution from VSB.

1. **CAC Correspondence**

Bank Statement

That the bank statements for the period ending December 7, 2015 and January 7, 2016 were received for information. Closing balance in January was $66,589.69. Connections Newspaper printing cost was reflected in December Bank Statement.

**6.0 Next Meeting**

Monday, February 15 at 6pm in the Community Amenity Space at #300 - 5755 Dalhousie Road.

1. **UEL Manager Report to the CAC**

7.1 Appointment of Advisory Design Panel Members

Manager Braman sent an email (resumes of candidates enclosed) prior to the CAC meeting, requesting an in-camera meeting for new ADP member appointment. The nominees are:

• Jason King, Architect AIBC

• David Eaton, Architect AIBC

• Saba Farmand, Landscape Architect

• Nancy Paul, Landscape Architect

The CAC needs to provide a decision to the UEL Administration after the meeting. The new members are expected to be on board for the February ADP meeting.

7.2 Water Main and Other Capital Works Update

The bid ended on January 15, with the tenders then closing. The waterline replacement contracts for Area C and the sewer line were obtained for evaluation. Once the contractor is on board, the schedule will be developed and residents in Area C will be informed.

7.3 Emergency Preparedness Plan Brief Update

A student from UBC School of Community and Regional Planning will join the emergency preparedness team and attend the meeting on January 19.

7.4 2016 Budget Planning

As last year’s practice, the CAC needs to create a sub-committee to work with the UEL Administration for budget planning. Dave Forsyth responded that Manager Braman provided a presentation of reviewing infrastructure plan changes and budget adjustment prior to planning the details. Manager Braman stated that he was not ready to process the numbers yet, but he will help to arrange the committee.

7.5 Works & Services Bylaw – Feedback from CAC

* Manager Braman briefly gave an introduction to the bylaw change (please refer to Oct. 26, 2015 & Dec. 14, 2015 meeting minutes for details). The new Works and Services Bylaw will reduce some of the cost risks to the UEL Budget and indirectly to the property tax of the UEL residents as well.
* The Schedule of Fees (Schedule A) will be released after the completion of internal review. In addition, the revised bylaw was referred to ADP last week; the UEL Administration received valuable comments from a landscape architect, which were forwarded to the experts in the UEL Administration. After further incorporating feedback from the CAC, the UEL Administration will revise the draft and present it to the Minister; the Minister will then forward the bylaw for public inspection, but that is at a later stage in the process. The order to publish a public notice at least once a week for two consecutive weeks in a newspaper must be not less than thirty days and not more than sixty days after the Minister’s approval.
* Manager Braman then asked the CAC for feedback or a resolution of consent for what has been proposed by the UEL Administration.

Moved, Seconded and Carried

That the CAC is satisfied with the Works and Services Bylaw presented (Schedule A to be supplemented upon its availability).

7.6 Water Main Breakage

Regarding the water main breakage on Dalhousie Rd., the cause might be both the dry, cold weather as well as the natural breakage of aging pipes resting on subterranean rock without proper bedding. There was a water main breakdown on Saturday at the corner of University Boulevard, which may also be linked to a further breakage nearby. The fixing cost is covered by UEL operating budget; the amount usually ranges from $10k ~ $25k.

7.7 Water Connection to Pump Station

Although hampered by wet weather, there were a number of investigations conducted in late December revealing a number of issues to correct, including previously unknown cross-connections. The UEL is currently working to resolve this issue, and further ongoing water work can be expected. While installing a larger pump is possible, they are trying to avoid the expense.

**8.0 Old Business**

8.1 Feedback from UBC Campus & Community Planning on Comments for Gage South Student Housing Development Project

The UBC Campus & Community Planning responded to the noise issue, having produced some further shading studies and renderings. The building still will seriously impact residents on Wesbrook Mall; this unfortunately could not be prevented by the CAC, but the CAC will continue to demand noise reduction. More discussion is expected next month.

8.2 Community Works Fund

The funding is allocated based on the size of the population; it will be about $135,000 per year with a commitment to the UEL lasting at least five years. The fund can be used for independent ideas in the UEL or partnership projects with other communities. The eligible projects usually fall into the categories of community facilities or infrastructure plans. The ultimate decision on the selection of the projects lies in Board of Metro Vancouver; Maria Harris will be responsible for selecting an advisory group across communities, recommending selected projects to the Metro Vancouver Board, and approving the usage of funds. Representatives from UNA, UEL, UBC will first meet at the end of January and several additional times over the subsequent six months. Metro Vancouver staff will provide an orientation to the advisory group to defining the project category; ideas then can be invited from the communities afterwards. Maria Harris asked the CAC to recommend delegates to join the advisory group.

8.3 Liberta Noise Issue

Discussed during the VSB presentation.

8.4 Minister’s Decision on 5840 Newton Wynd

The development permit was approved by the ADP subject to the Manager satisfactorily addressing the neighbour’s concerns regarding view impact. Subsequent to the ADP meeting, and having personally reviewed the potential view impacts, Jaymie Ho (Area B ADP member) wrote a letter to the Manager indicating that she would now be voting against the approval of the permit. The Manager found that he could not satisfactorily address the neighbour’s concerns and rejected the application. The applicant appealed this decision to the Minister. The Assistant Deputy Minister accepted the appeal, stating that the current development application was acceptable, but included some conditions relating to landscaping, hedge heights, tree types, etc. Some residents raised concerns about the enforceability of these conditions. Manager Braman replied that he could not comment since he has yet to review the Assistant Deputy Minister’s decision. It is not currently clear what the mechanisms of enforcement will be.

8.5 Water Quality Issue on Chancellor

Pete McConnell updated that the affected resident installed a four-stage filtration system in late December. During installation, it was found that iron bacteria, which consumes the iron in the pipes and clogs them with hair-like strands, had badly clogged the pipe. The homeowner decided to purge the entire pipe system by acetic acid (chlorine is also used in other cases, but it is less preferable). Total spending for the solution so far has reached $3,000; the homeowner has stated that there will be substantial spillage of water into the street during the operation. Manager Braman had concerns about the acetic acid reaching the storm drain system and eventually fish-bearing bodies of water, but Pete McConnell stated that, given the experience of the firm performing the treatment, this was an unlikely scenario.

While volunteering in investigating the issue, Pete McConnell also discovered a discrepancy between the summary of “2014 UEL Drinking Water Supply and Quality Report” and the raw statistical data related to turbidity. Pete McConnell shared his concerns pertaining to the credibility of the summary report, and passed the collected findings to Manager Braman to follow up with the reporting agent.

8.6 Pedestrian Sidewalk Lamps

The contractor has been undertaking the task since several UEL residents notified the UEL Administration in December. Dave Forsyth responded that he has observed improvement.

**9.0 New Business**

CAC Member Jean-François Caron will be moving to the USA for job relocation in late March. The CAC will further discuss his replacement in the in-camera meeting.

**10.0 Questions from the Public**

10.1 Sharon Kahn, Area A Resident

Sharon Kahn noted that Kenji, the senior UEL gardener, will soon retire, and no internal successor has been established; she then asked Manager Braman about the replacement plan. Manager Braman replied there are other in-house groundskeepers, and an auxiliary groundskeeper was hired during the summer to ensure quality work; additionally, the hiring process has begun, though it has been difficult to find a replacement candidate with comparable capabilities.

10.2 Maria Harris, Area A Resident and EAA Director

Following up on Pete McConnell’s update on the water quality issue, Maria Harris was wondering if the iron bacteria would cause any health concerns. Pete McConnell shared his doctor’s statement that hemochromatosis can be a concern to people in an iron-rich environment; this disease is also genetically inherited. Maria Harris also suggested the CAC recommend that the UEL Administration provide a cost reimbursement to the affected residences, since providing clean water is a responsibility of the local government and the problem has been on-going for more than a year. She also is of the opinion that the water quality standards imposed on the Metro Vancouver Region should also be shared by the UEL, as they have a common source of water. The UEL Administration should furthermore fund reimbursements with the existing operating budget, and voluntarily contact all affected houses in need of a temporary solution for normal quality water.

Dave Forsyth highlighted that Manager Braman’s key point is whether the water quality causes health issues, and clarified with Pete McConnell if the affected homeowner has sent water samples to Vancouver Coastal Health. Pete McConnell replied that she filed a complaint with Vancouver Coastal Health under Section 29 of the Drinking Water Protection Act; the results would not come back until Thursday.

Manager Braman responded that he has thus far been comfortable with the method in which the UEL Administration has dealt with the situation, including delivery of potable drinking water, and system monitoring and data verification by Vancouver Coastal Health. The UEL Administration also is taking reasonable steps to replace waterlines, as a strong priority. The measures that have been applied here can very well be implemented in other regions of the UEL if necessary. Manager Braman has also recognized the potential challenges for certain individuals with health issues, and is dedicated to resolving the water quality issue.

10.3 Bruce Stuart, Area B Resident

Regarding the 5840 Newton Wynd case, Bruce Stuart read from the Assistant Deputy Minister’s assessment that there were many conditions involved with the property – more specifically transaction agreement conditions in the development permit. If the resident relocates, what happens to the conditions that have been established in the contract, since the Assistant Deputy Minister does not enforce them? He inquired as to whether there was any precedent in the UEL for implementing these conditions into the law or to permanently apply them to this property.

Manager Braman replied that he was not aware of any such instances.

**11.0 Adjournment**

The meeting adjourned at 7:28 pm.

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Dave Forsyth,

President,

Community Advisory Council