

UNIVERSITY HILL Connections

Spring
Issue:
March 2014

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



Block F Rezoning Update

Application is for a CD zone

The owners of Block F submitted their application to rezone the 22-acre parcel called Block F in mid- December. The request is to rezone it from MF-1, which allows 4-storey apartment buildings, to a Comprehensive Development (CD) zone special to this piece of land. CD zoning is often used for larger sites so that the planners and developers can consider the whole parcel as one and thereby create something that provides more value. Municipalities entertain such rezonings since by working with the developer they can direct a share of the uptick in property value to a better site layout and more public features and facilities to serve the development and the community.

The UEL staff and consultant team have been working on their analysis of the proposal and are in communication with the applicant.

Working Group created by CAC

Your council has created the Block F Working Group. This Working Group is made up of three members of Council and nine from the community at large. The purpose of the Group is to provide a consistent and knowledgeable team that can work with the UEL staff and consultant team and the applicant in representing your interests and report back to the CAC on progress and issues.

The Working Group will not replace the need for the UEL Administration to perform the public consultation that is part of the UEL's normal process for a

rezoning application. This has a number of features that our Manager outlines in an article elsewhere in this issue.

CAC has a number of issues with the application as it stands:

- A large increase in density: approximately 28% increase in buildable floor space
- Building site coverage: an increase in allowable site coverage that seems hard to understand
- Four very tall towers: 2 at 18-storeys and 2 at 22-storeys
- Hotel and commercial uses, currently not permitted
- Reduction in off-street parking
- Provision of two separate amenity spaces, one a "clubhouse" primarily for Block F residents and another space provided unfinished for the UEL community, with each of them at opposite ends of the development
- Exemption from the provision of 20% below-market housing for all floor space over what is currently permitted

Council has other concerns too, such as the size of some of the low-rise building, but these will have to be studied in more detail before anything definitive can be said.

First meeting with the applicant

The Block F Working Group met with representatives of the building owners and the design team on March 3rd. It was a useful and friendly meeting and both sides emphasized a desire to collaborate toward a resolution that will work for everybody. We think we have made a good start and look forward to working with the applicant and the UEL staff and consultants on this important project.

Election coming on November 15th

Candidates needed for Council and Design Panel

The municipal elections are scheduled for November 15th. The UEL Community Advisory Council (CAC) urges all residents of the UEL to consider running for office.

The election will be for two bodies: the CAC and the Advisory Design Panel (ADP).

If you have an interest in serving your community and want to learn more,

contact Ron Pears, the current President of the CAC. Ron will be holding informal meetings over the next few months for interested residents to understand better what is involved in running for election, and what the roles and responsibilities are if you get elected. Ron and other members of the CAC and ADP will be available to answer questions. A briefing package will be provided.

phone: 604 307 8848
email: ronald.pears@gmail.com

Be a part of your community's future!

Run for office!

It's not too early
to start thinking
about running
for election.



Next Town Hall Meeting

Hear what has been
going on lately. Take
part in discussions.

When: Monday April 28, 2014
Coffee & informal social: 6 - 7:00pm
Town Hall Meeting: 7 - 9:00pm

Where: UEL Community Space
Suite 300, University MarketPlace
(over Starbucks)
300-5755 Dalhousie Rd.

下一次的市政廳會議:

非常歡迎您來聽聽最近市政廳會議
進行事項，並參與討論。

時間: 星期一，2014年四月28日
咖啡及社區交誼: 晚上6點至7點
市政廳會議: 晚上7點至9點

地點: 大學UEL 艾德蒙頓社區中心
單位號: 300, 大學商業中心 (在星
巴客樓上) #300-5755 Dalhousie 路

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Welcome to our new Manager!

The UEL has a new Manager: **Jonn Braman**. Previously, Jonn was the Coast Regional Director for Environmental Protection with the Ministry of Environment. Prior to that, he worked overseas with the Red Cross and spent a number of years in various capacities with Metro Vancouver. Jonn also served as Regional Director, tsunami debris, assisting the joint Federal / Provincial Tsunami Debris Coordinating Committee manage material arriving from the devastating Japanese tsunami.

As Coast Regional Director he led the team responsible for municipal, commercial and industrial authorizations under the Environmental Management Act, including liquid (sewage & storm-water) and solid waste management. Jonn

has experience delivering fire services to a small northern municipality and worked in various capacities providing public works-type services for a military station. Jonn notes it will take him some time to become familiar with all of the issues in the UEL, but he looks forward to the challenge and appreciates having a strong team at the UEL to support him.

We welcome Jonn to the University Endowment Lands and look forward to working with him on the many issues of concern to UEL residents.

大學艾德蒙頓地區的新任管理經理：約翰 伯拉門

我們歡迎約翰來到大學艾德蒙頓區並期待和他在許多艾德蒙頓居民關心的議題上一起努力

Residents shoot down trial balloon



Concept proposed for multi-family housing between Toronto Rd and Kings Rd.

On February 19th, Infinite Premier Properties held an “early input opportunity” meeting to seek public input for a proposal to develop a site that spans between Toronto Road and Kings Road in the 5500 block. At the well-attended meeting UEL residents spoke loudly and clearly in opposition to the proposal, with a show of hands 100% against. No one outside of the developer group spoke in favour of the plan and not a single hand was raised in support.

The proposal showed a certain amount of audaciousness. The current zoning allows for 38,020 square feet of space in

a maximum 45-foot high, four-storey building, while the proposal was for 89,000 square feet in a 145-foot high, 15-storey building. This would mean a building area 134% bigger, and a building height 228% higher, than what is currently allowed.

This rezoning would provide a very handsome gain in property value for the owner, but would do nothing good for the neighbourhood. A number of residents reported after the meeting that they hope that this is the last they hear of this idea, or anything else like it.

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Attention Readers!

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News from the Dec 2013 UEL Town Hall Meeting

Some 65 residents from all four areas of the UEL met last Dec 3rd to catch up on the latest happenings in our neighbourhood.

RCMP Report

RCMP Staff Sgt Darren Malcolm has requested additional officers for the detachment. Property crime in the UBC/UNA neighbourhoods has increased. Officers spend about 80% of their time dealing with UBC/UNA issues, and 20% in the UEL. (See Police Blotter page 8.) Cpl. Brenda Winpenny is revitalizing the Block Watch program and urges UEL residents to get involved.

Metro Vancouver Report

Maria Harris, our Electoral Area A representative on the board of Metro Vancouver thanked her alternate, Bill Holmes, for his assistance in helping her fulfill her duties. Primary issues of concern to the UEL that fall under Metro's mandate are water, sewage, and parks. The Regional Parks system is under review and the Iona sewage plant is needs upgrading. The issue of how to fund the expansion of rapid transit is ongoing. Note that Ms. Harris is the only member of the Board who is not a sitting mayor or councilor but she has earned a seat on the Mayor's council.



Hugh Kellas appointed to assist UEL planners



Senior planner Hugh Kellas has been appointed on a 6-month contract to assist the UEL planning team, including the Block F rezoning. The team includes a number of permanent UEL staff, plus planning consultants CitySpaces and engineers AECOM.

Hugh brings a diverse range of skills and experience to the job. He has a distinguished track record, including a stint as Manager of Policy and Planning at Metro Vancouver. He has extensive knowledge and understanding of urban and regional planning, at both policy and community levels.

New UEL Manager Explains the Block F Rezoning Process

by Jonn Braman, University Endowment Lands Manager

I would like to take this opportunity to introduce myself as the Manager of the University Endowment Lands (UEL) and to provide some information on the Block F rezoning application process.

I want to stress that UEL's rezoning process includes opportunity for community input.

The Rezoning Proposal

The UEL administration received an application in December from the Musqueam Capital Corporation proposing rezoning of Block F from its current designation of MF-1 (multi-family residential) to CD zone (comprehensive development). The application proposes multi-family residential development, commercial development including a 120- to 150-room hotel and residential rental development. A range of buildings is proposed including townhouses, 4- to 6-storey low-rise apartments, and 18- and 22-storey high rises. According to the proposal, the estimated population of the development would be 2,250 to 2,500 and the build out will take 10 to 12 years, if approved.

The UEL has a Rezoning Process

The Block F rezoning application will be subject to the UEL's established rezoning process. The UEL Administration has retained professional consultants to support UEL staff in this process. These consultants bring expertise in: community development, civic engineering, environmental assessment, transportation planning, urban design and strategic planning.

Comprehensive Review is the First Step

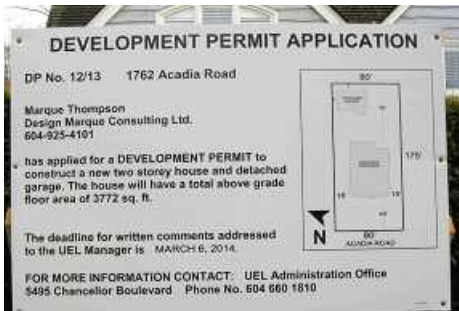
The first step in the rezoning process is a comprehensive technical review of the proposal by the UEL and its consultants. This review includes a thorough analysis of the implications of the proposal, including traffic and transportation, public works, environment, urban design, community amenities, and other impacts on the residents and character of the UEL. The results of the review, which will be informed by consultation with the Community Advisory Council (CAC), will be provided to the applicant for consideration and revisions to the application if needed. Because there is

UEL New-Home Construction Rebounds



Over the past decade or so, the look and feel of UEL single-family neighbourhoods have changed as ranchers have made way for larger homes and roads have rumbled with construction. For families whose children like cement trucks and cranes, it has been an exciting time indeed. Where are we headed over the next few years? Expect more of the same.

In 2013, about 25 detached homes sold in the UEL. The houses on more than half of these properties were more than 50 years old. For the most part, home sales continue to be mainly that of older homes; last year, however, there were six sales of homes under 10 years of age.



Sales ranged from between \$2 million to a high of \$18.6 million, with an average sales value of \$6,360,680. On Acadia Road alone, nine homes sold, with four on Westbrook Crescent, three on Newton Wynd, and two on both Knox Road and McMaster Road. Thus far into 2014, four additional sales have been recorded with an average sales value of \$5,280,000. Currently, some 20 homes are listed in the UEL area, almost all of which are more than 40 years old; more than half were built more than 60 years ago.

How will these sales affect future community redevelopment? Like spring flowers, it seems Development Permit signs and new building sites are popping up overnight!

In 2013, the UEL received 15 development permit applications; nine were approved. Of these 15 applications, 73% were requests to build new single-family dwellings and garages. At the time of writing, there have been no development permit applications received; many of

no time restriction for the applicant to provide additional information to the UEL, the timeline for the completion of the technical review depends, in large measure, on time required by the applicant to respond to feedback.

Public Consultation

Once the UEL has received all the necessary information, we will undertake a public consultation process. The UEL will hold an informational neighbourhood meeting to inform the community about the application and get feedback from residents on the proposed development. The application will also be circulated to public agencies and stakeholders for their review and comments. Through the process, the UEL will work with the CAC and the Advisory Design Panel to ensure community members are kept informed and have the opportunity to share their views.

Formal Public Meeting

After the technical review and public feedback, the next step would be a formal public meeting.

The results of the technical review and public consultation will be documented for the Minister of Community, Sport and Cultural Development. The Minister will make the final decision on the Block F application, as is the case for all rezoning and official community plan applications in the UEL.

Thorough Process, so Timeline is Unpredictable

The established UEL rezoning process provides for consideration of potential implications of this application on the UEL through the technical review and from public consultation. As mentioned, the timeline for any rezoning application is unpredictable; consequently, I can't yet provide a date for the neighbourhood meeting. When a date is confirmed, notice will be provided to UEL residents.

Learn More

The application is available for viewing at the UEL Administration office at 5495 Chancellor Boulevard or on UEL's website: www.universityendowmentlands.gov.bc.ca/businessservices/blockf.htm.

a remaining ten months to go. Redevelopment construction can be expected in on almost every street in the UEL: Acadia Road, Allison Road,

Chancellor Blvd., College Highroad, Dalhousie Road, McMaster Road, Newton Wynd, University Boulevard, Western Parkway, and Wycliffe Road.

Few Advisory Design Panel meetings were held over the past two years.

Whether this is because planners have not requested variances or because affected neighbors have not presented strong concerns about new home construction, is unknown.

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U Hill School finds itself at a crossroads

by Jaymie Ho and Kim Smith

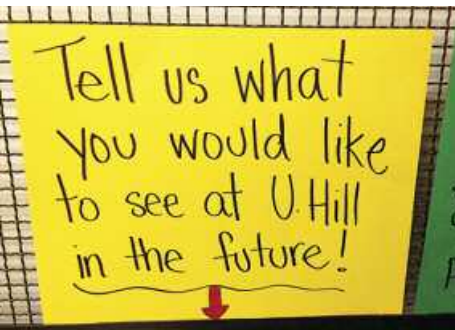
With Norma Rose Point School opening in September, U Hill Elementary is undergoing major enrolment changes. For the first time in recent memory, U Hill will no longer confront the challenges of overcapacity; now their mission is to adapt and find new ways to flourish as the school transitions from a bustling 495-student, K-7 school, to a more intimate 350-student, K-5 program.

For the first time in recent memory, U Hill will no longer confront the challenges of overcapacity.

The UEL/UBC area's rapid development has produced a sharp increase in the number of school-aged children. In 2008, the UEL/UBC student population was double that of U Hill's enrolment capacity. To address this gap and accommodate future growth, the Vancouver School Board (VSB) adjusted catchment areas, constructed two new schools, and redefined U Hill Elementary's mandate. These changes were reviewed in both *Connections* (Nov 2012) and *The Campus Resident*.

More recently, *Connections* interviewed U Hill's Principal Val Coopersmith, Vice Principal Ankie Carswell, outgoing Parent Action Committee (PAC) Co-Chair Denise Lauritano, and parents Nancy Brown, Ofira Roll and Bahareh Shigamatsu, to discover how UEL residents might be affected.

The major change, according to Val Coopersmith, "is that U Hill will see a reduction in overcrowding. With a new school opening, we feared our enrolment might drop to below 200 students, but thanks to cross-border grandfathering provisions, nearly half of the 118 families who could have moved to Norma Point have decided to remain



at U Hill. We are also reaching out to oversubscribed VSB schools and campus commuters who may wish to take advantage of our proximity to UBC and onsite childcare." Ms. Coopersmith is optimistic that U Hill will be operating at close to capacity when another school year begins in September. As of March 7th, the school's projected population will be 330 students: a near-perfect fit. Parents and staff have collaborated to protect U Hill's unique learning culture, raise program funds, and encourage cross-border enrolment. According to Nancy Brown, revised catchment areas prompted a call to action. "Teachers

create [a school's] culture, [but] students come and go; and U Hill's teachers have dedicated themselves beyond the call of duty. They truly are focused on doing whatever is necessary to support our children's learning." Bahareh Shigamatsu adds, "We at U Hill are fortunate to have such intelligent, talented, and dedicated teachers. They work incredibly hard and care deeply about building community." Ankie Carswell notes that because many parents are international students,

transiency is an ongoing challenge for U Hill, measuring about 10% turnover annually. The upshot, however is that "we have considerable experience in managing changing enrolments and our teachers provide amazing support to our diverse group of students." U Hill's population includes about 46% ESL students, representing 37 different languages.

Denise Lauritano described the many focus groups parents and teachers attended over the past year in an effort to articulate what makes U Hill's learning culture so special. "We came together to define why U Hill stands out and [a key]

realization was that our location offers many unique teaching opportunities." Nancy Brown, who helped launch the Young Naturalists' Club, and has facilitated partnerships between the school and UBC's Farm and Botanical Gardens, asks a fundamental

question: "Where else can children learn next to a beaver dam, a salmon stream and the beach?" Recently, U Hill's PAC voted to allocate \$20,000 toward nature-related enrichment programs, and \$8,000 for a mural celebrating U Hill's proximity to Pacific Spirit Park.

At the February 25th Open House, more than 100 families braved snowy conditions to learn more about U Hill Elementary and its impressive variety of enrichment opportunities. "Parent partnering is very exciting," said Val Coopersmith, crediting parents who initiated U Hill's Garden Project in conjunction with Grade 1 teacher Kate Foreman Ng. In turn, Ms. Foreman Ng's husband, "Dr. Dave," a scientist at UBC's Michael Smith Lab, volunteers his expertise in science literacy and biodiversity. Of particular note is the crowd-sourced nature card game he developed (see Phylogame.org) whose objective is helping children learn about every species on earth, beginning right here in BC. "We realized that children knew more about Pokemon than they did about the natural science in their [own] backyards, so we created a card-trading game," said Dr. Dave Ng of Bioteach.ubc.ca. All game proceeds funnel back into science education.



The Robotics Club uses Mindstorm Lego robotic kits.

Nor is Dr. Dave alone. Parents Barish Gollard and Kyoko Horigushi started a Robotics Club, and helped purchase Mindstorm Lego robotics kits. U Hill also collaborates with the Beaty Biodiversity Museum, via the five graduate students who regularly share their knowledge of zoology and botany with U Hill students and teachers. Field trips and other programs provide a wealth of opportunities for students to meet real scientists and get excited about becoming scientists themselves.

UEL residents hope that a smaller U Hill will help alleviate traffic congestion. Residents worry about the safety risks posed by redevelopment along major roads, such as Acadia Rd, and Block F. Another concern expressed by parents Ofira Roll and Bahareh Shigamatsu is that despite fewer students, traffic might actually increase, since school bus service will end in June. All agree that getting into and out of the school is "crazy,"

notwithstanding ongoing efforts to improve pedestrian safety and effectively manage traffic. "The bus helped ensure student safety," said Denise Lauritano, "by transporting 80 children each direction. It was a temporary collaboration between UBC and South Campus developers and with catchment changes, the funding ended."

Consequently, U Hill encourages carpooling and promoted a "Walk'n'Roll" pilot project in which volunteer parents supervised students walking and biking to school. More than 30 children participated in the three-week experiment, spearheaded by

Tim Dow and Ofira Roll, who notes that, "Once the weather improves, we plan to expand Walk'n'Roll to make it a permanent, parent-led effort."

U Hill Elementary students invite UEL residents to attend the school's Earth Day celebrations on April 22nd. Students are digitalizing the school's history and also welcome pictures and memorabilia from the past.

U Hill Elementary students invite UEL residents to attend the school's Earth Day celebrations on April 22nd.



Questions? Please contact the school at 604.713.5350.

Marion Manson, UEL resident since 1928!

by Kim Smith



Marion Manson (circled: centre row, white collar and dark bow) 1934

Imagine yourself snuggled under crisp cotton sheets, waking to the sounds of birds singing and roosters calling. Gazing to the north, you delight in an unobstructed view of towering mountains, whose rocky, tree-lined slopes border the sea. The air sweeping up from the ocean is fresh as it gently billows the curtains.

As with most children, going to school was a major occupation. Then, as now, University Hill School occupied a fine site next to a large forest on Chancellor Boulevard. Given the small school population, different grades of children often found themselves together in one classroom. Together with one other student, Anthony Seyer, Marion shared

December 11th, along with her teachers and classmates, Marion listened to a live broadcast of Edward VIII's abdication speech, in which he relinquished the British crown in favour of "the woman I love." "I remember hearing hushed references to it," Marion remembers, "but being a child, I didn't understand what all the fuss was about." Just three

ing U Hill, Marion studied social work at UBC, "one of the few careers open to women in those days. But fortunately," she says with a smile, "people were already talking about 'feminism,' which we called 'emancipation.'"

One aspect of the UEL that hasn't changed over Marion's long life is the on-going discussion regarding what the UEL is, and how it should be developed. Home construction was constant during Marion's childhood, although it slowed as the Depression wore on and during the war. As always, debates raged as to the number and size of homes, which amenities should be provided, and so forth. Along with most other "old-timers," Marion can't quite believe how property prices have sky-rocketed in what was once a neighbourhood populated almost exclusively with young families. "I don't know how young people are going to manage," Marion sighs. "It's so darned expensive out here now."

One of many pleasures of visiting Marion is the sight of the old, venerable apple tree standing in her garden. "We planted it when we first moved here," she tells me, "and although it doesn't produce as well as it did, we still get apples from it every year." Much like Marion herself, this fine, handsome tree provides a tangible link to the UEL's past.



U Hill School 1927

Sound impossible? Perhaps; but according to long-time UEL resident Marion Manson, the scene described above is one of many indelible memories of growing up in the UEL.

Marion has lived in her UEL home since it was built in 1928. At the time, Marion was just five years of age, but she well remembers the joys of "growing up in the country," with a smattering of houses scattered over a wide, open area. The few neighbourhood children played

the distinction of being the first pupil to attend all twelve grades of U Hill.

With the Great Depression of the 30s, Marion realised that life was changing. Her father, a lawyer, often remained unpaid for his services, and Marion went without the new CCM bicycle she had so dearly wanted. But as a community, University Hill neighbours supported one another and everyone pitched in to help fight the fire that demolished U Hill School in the early 30s.

The UEL Fire Hall came to U Hill's rescue again during the hard winter of 1934-35, when several days of sub-zero temperatures rendered the school too cold to accommodate students. Instead, classes were held in the Fire Hall building, which still

stands on Acadia Road. The weather station at Jericho Beach recorded almost a metre of snowfall between Dec'34 and Jan'35, and it's fair to assume that the UEL received significantly more.

U Hill's gymnasium figures prominently in Marion's reminiscences of the royal scandal that engulfed the Commonwealth in 1936. Here, on Friday,

Sometimes the children watched horseback riders thundering along the boulevard – then known as the Bridle Path – that still runs alongside Western Parkway.

together for hours on end, exploring the creeks and ponds that dotted what is now called "Area A." "We made our own fun," Marion recalls, "racing along the trails that led to the original University Hill schoolhouse." Sometimes the children watched horseback riders thundering along the boulevard – then known as the Bridle Path – that still runs alongside Western Parkway.

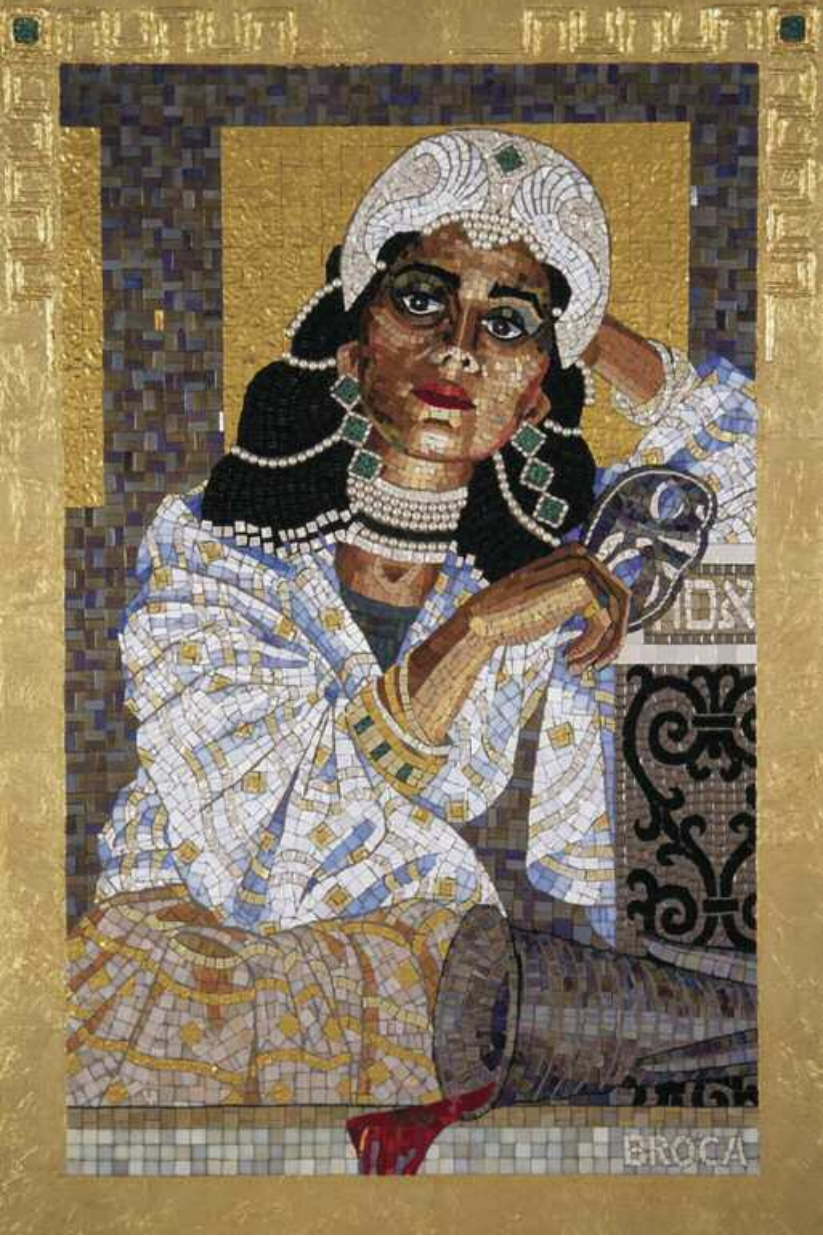
...during the hard winter of 1934-35, when several days of sub-zero temperatures rendered the school too cold to accommodate students. Instead, classes were held in the Fire Hall building, which still stands on Acadia Road.



Annuals from U Hill School: 1931, 1936 and 1938.

Lilian Broca - mosaic art and women’s issues

by Cathie Gourley



“Queen Esther Revealing Her True Identity” 2006

When Lilian Broca was a small child in Bucharest, the only things of beauty that stood out against the sad, war-destroyed city were the magnificent, Byzantine wall icons at her neighbourhood church. “Romania was bled dry after the war. These gorgeous works of art made an incredible impression on me.”

Lilian took those colourful memories with her when she and her family suddenly left Bucharest one winter night in 1958. After a short stay in Israel, they emigrated to Montreal. In 2010, after a 52-year absence, Lilian, now a mosaic artist of international regard, returned to her home town. The trip, documented in an award-winning documentary, was one of nostalgia, self-discovery and further learning about Byzantine mosaic art techniques.

The artist creates her beautiful mosaic works in the sunlit study of her UEL home. She has had enormous success with her work and is heralded as one of the few mosaic artists able to incorporate movement and emotion in her contemporary figures while remaining true to the ancient Byzantine tradition of mosaic-making. “Byzantine art is static and is usually religious in content”, she says. “I use its iconography to address contemporary issues.”



“Queen Esther With Mordechai” 2005



“Haman Leading Mordechai On The Royal Horse” 2006

Always good at art, Lilian enrolled at Montreal’s Concordia University in fine arts and then took a master’s degree at NYC’s Pratt Institute. After graduation, she practiced all the fine arts - sculpture, painting, drawing.

Yet women’s issues have been the constant theme. “Throughout my career I have explored relationships and the nature of the human condition through symbols and metaphors” she says in her artist’s statement. “The message of my art is within the narrative. I never do flowers or landscape,” she said. “My narratives are invariably about women’s issues.”

The artist works in series. A fine draughtsman, Lilian has often used black and white graphite. Her Brides series comprises drawings of a bride, alone and waiting. These are based on her mother who, on her wedding day in winter, 1944, waited alone in her apartment, dressed up but trapped by sudden bomb raids.

It was at this time that Lilian started thinking about powerful women of the ancient past and began researching Jewish folklore and the Old Testament. She learned of the Lilith legend and painted a series of large, monochromatic paintings using Lilith to consider women’s struggle and sacrifice. The series took seven years to complete.

For her next project, she took on the iconic figures of Esther and Judith, powerful women who used their beauty, intelligence and guile to save their people from annihilation.

Lilian says she is not religious but feels her work is a return to her parents’ culture – Romanian and Jewish – about which she knew little. “Until I left Romania, I didn’t know I was Jewish.”

She decided in 2002 to use Queen Esther from the Hebrew Bible as a prototype for the courageous, selfless heroine who wins against all odds. She decided to tell the story of Esther, the poor orphan who became Queen of Persia, through Byzantine mosaic art. “After the Lilith series, I was starved for colour. Mosaics seemed the perfect fit.” Her story takes place in sumptuous, palatial surroundings and Lilian could use gold leaf and brilliantly coloured, jewel-like glass as in the Byzantine tradition.

Lilian brings modernity to the ten large Esther panels through her ability to show expression and physicality in each panel. Unlike the static mosaics of old, here there is movement and flow in the stunningly gorgeous panels.

The Esther series was bought in its entirety by one collector.

The artist is now working on her next mosaic project – the story of Judith. A wealthy widow, Judith also understands personal and sexual power – the only fighting tools available to young women in antiquity.

Judith goes to the enemy camp, seduces Holofernes, general to Nebuchadnezzar, and beheads him, saving her people from enslavement. An iconic figure in both Jewish and Christian lore for her belief in God, Judith and the grisly scene have been reproduced by artists from Donatello, Titian, and Caravaggio, to Goya and Gustav Klimt. The series is scheduled for two solo exhibitions: Vancouver, 2015, followed by Toronto, 2016.

In both the Esther and Judith mosaic series, Lilian has used unifying motifs to bridge women’s issues of yore to those now. Each Esther mosaic has a stylized image of a black wrought iron fence, symbolic of women’s subjugated status. Lilian agonized for months to find an appropriate motif for the Judith series, finally choosing the perforated holes of a torn sketchbook page. It references the transition from the pencil sketch to monochromatic 2D and to full colour, as the artist rejuvenates the story through its retelling.

Creating mosaics, especially ones of this size, is long, painstaking work requiring many steps. It is unlike other art forms. Glass and mosaic cannot be manipulated: in painting and drawing, the medium is subservient to the image.

The mosaic art form dictates to the artist. “One learns how to “think mosaic” very quickly. Despite this limitation, an artist can still express himself or herself in glass or stone, in abstract or figurative form, and create works of contemporary meaning and impact.”

Lilian says she envisages an entire image before sketching it out. Next follows a painted “cartoon” and then application of the *tesserae*, tiny glass bits. Lilian uses 24-carat gold glass, gems and Italian glass mosaic tiles. She has dozens and dozens of plastic pots filled with small bits of coloured glass. Ten or more shades of each colour are used for visual depth. She has cut at least 50 different flesh tones alone.

Each tiny piece of glass must be cut and placed on its specific spot. They are sharp and Lilian works by hand. She works every day and although she now has an assistant, she feels the pressure of time.

“I have many, many ideas for mosaics but will I have time to get them all done?”

Lilian’s Website: www.lilianbroca.com

Book: “*The Hidden and the Revealed: Queen Esther Mosaics of Lilian Broca*” (2011)

Documentary: “Return to Byzantium: the Art and Life of Lilian Broca.” <http://www.bc.cbc.ca/absolutelycanadian/docs/2013/10/19/return-to-byzantium-the-art-and-life-of-lilian-broca>.



Lilian Broca

Waking up the spring garden

by Jennifer Buckland

Here in the Endowment Lands, we enjoy a bit of a microclimate and this is a great time to start waking up the garden. Although my crocuses are not yet up, I noticed an abundance of spring bulbs at the bottom of West 4th Avenue, which reminds me just what a difference a degree in temperature can make. With our late-February/early March snowfall, I’ve been suffering from cabin fever; normally, I would have been getting ready for my garden club plant sale by now! After checking last year’s garden diary, I was surprised to see that I had already divided several plants by this time last year.

Today I vow to dress warmly and start the clean up, cutting back the rather forlorn-looking remainders of grasses and perennials, spreading some compost and pruning my climbing rose.



One season ends, another begins: the U Hill garden project, Phase 2

by Kim Smith

Last November, *Connections* brought you the story of a little garden that grew: the U Hill Garden Project, and with the installation of a small orchard over the winter months, Phase 1 successfully drew to a close. Thanks to funding from U Hill’s PAC, UBC’s Think&Eat Green@School, and Evergreen, U Hill students and teachers are the proud parents of six young fruit trees: four apple, one self-pollinating cherry, and one “mystery” tree whose identity will keep super-sleuths busy observing leaf and blossom characteristics for the next several weeks.

Phase 2 aims to build on the strengths of Phase 1 by facilitating greater access and use of the outdoor space surrounding the garden. As small, passionate groups of students rotated through the garden over the past year, both teachers and parents concluded that a cleaner, drier space, able to accommodate larger groups, was the next step.

Dolores Altin (MLA), an Evergreen landscape design consultant, contributed a significant amount of her time and experience to helping teachers and parents articulate their ideas, and translated these into a coherent, achievable concept design (see photos). As with Phase 1, a complex process of soliciting school community input, VSB approval, and securing funding, is being undertaken

The magical time for pruning roses is usually when the forsythia is out, but I see lots of buds on my lovely Dortmund rose so I think I’ll go ahead. After pruning, I will give the rose a big shovelful of compost and perhaps next month some rose fertilizer. I use very few chemical fertilizers, preferring instead to make my own nettle compost from stinging nettles that I gather near the woods. Towards the end of March I usually cut some nettles, and wearing heavy plastic gloves, put them in a big plastic bag; once home, I put them in a large garbage can with a lid. Leave them to soak for two weeks, you’ll know they’re ready from the very peculiar and not so fragrant odour they release! I dilute the liquid with one part nettle tea to ten parts water. Use it as a foliar feed and on the bases of perennials, shrubs, and annuals. It is a natural fertilizer with all the minerals to make plants strong, healthy, and disease-resistant. It also helps with mildew and is even said to make plants “ intelligent”! I use it once a week in the early growing season.

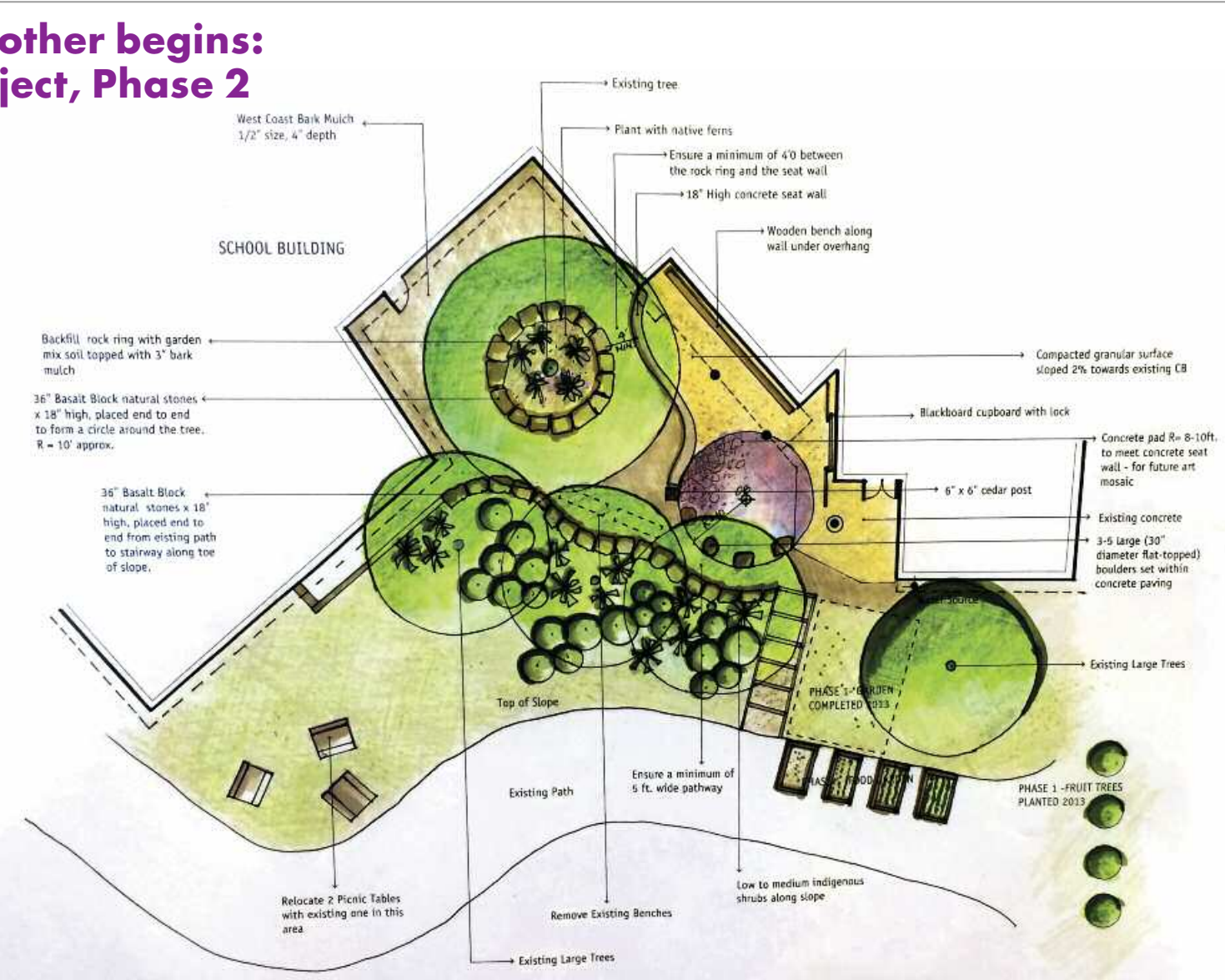
I will also be spreading some compost on the beds, which really helps amend the soil, and even more importantly, cuts down watering and helps conserve precious water. When I plant new perennials, I like to water them well for the first season and then less frequently – this helps them develop stronger root systems. I believe that mulching is one of the best ways to organically to feed the soil and keep down weeds.



Early to mid-March is a good time to prune clematis. As a general rule, late-flowering clematis are in the C group and can be cut down to about two buds. The early-flowering types that bloom on old wood in early spring don’t need to be pruned since they will also bloom again in late summer on the new growth. That said, a complete cut-back on any type of clematis, every five years or so, will help rejuvenate the plant. A good mulching with compost around the roots will help keep the roots cool while it nourishes.

Early spring is a fine time to divide perennials, including snowdrops. After flowering, dig them up, divide them, and spread them around to other parts of the garden to enjoy next year. This is called dividing “in the green,” and is more successful than planting them from bulbs in the fall as they usually dry out very quickly.

Finally, congratulate yourself for a job well done, find a sunny spot to sit in the garden, and prepare to enjoy the fruits of your labour. Happy gardening!



The plan drawing of the new garden design.

and construction for the Outdoor Classroom is expected to begin in late June.

U Hill and Metro Vancouver Parks have begun exploring extending their complementary Outdoor Natural Sciences resources and programming to the

community’s family of schools. The links between U Hill Elementary and Secondary schools continue to be nurtured and strengthened as high-school students enrolled in leadership and sustainability classes share their knowledge and skills with younger

children in the U Hill Elementary after-school Young Naturalists’ Club, as well as in the garden. Students from Norma Rose Point School will also be invited to share in the exchanges, following its opening in September, 2014.

Green College, UBC’s Open House
by Mark Vessey

In 2015, when UBC celebrates the centenary of the admission of the University’s first students, it will not be commemorating anything that happened in West Point Grey. When the University (founded by an Act of 1908) belatedly opened its doors in 1915, it did so across town in Fairview – the “Fairview shacks,” as those facilities were known to students and faculty of the “Great Trek” era. One hundred years ago, the West Side of Vancouver hardly reached beyond Dunbar St. The forested area now occupied by the UBC campus and the UEL had been clear-cut, but only logging roads ran out to it. Most of another decade would pass before either the University or any new resident community sprang up there.

Mrs. Lily Lefevre
The year 1915 will not be entirely without resonance for UBC in Point Grey, however. For that was when Mrs. Lily Lefevre, widow of Vancouver alderman John Lefevre, herself a founder of the Vancouver Art Gallery, moved out to a mansion called Langaravine (pronounced Langa-ravine), newly built for

her on the cliff edge above the east end of what was to become Tower Beach, looking out towards Howe Sound.

The Graham Family
Half a century on, the Graham family, which acquired Langaravine from Mrs. Lefevre’s executors in the early 1940s, gave the estate to UBC. For two decades



after that, the mansion housed the School of Social Work. Then, in 1990, Sir Cecil H. Green (1900-2003), who studied Engineering at UBC when the University was still in Fairview, and founded Texas Instruments, pledged US \$7m to create a residential college for UBC graduate students on the site next to Cecil Green Park House, the other private estate north of Marine Drive that he and his wife Ida had purchased for UBC some years earlier. As one heritage house was intended by the Greens to become a place for meetings and conversations between “town and gown” (i.e. the local community and the University), the other would now become home to graduate students representing disciplines from Art History to Zoology and hosting extra-curricular academic and artistic programs open to the University and community at large.

Lectures, discussions, musical and artistic events
Green College (motto: “Ideas and Friendship”) just celebrated its twentieth anniversary. At 5 pm on Monday through Thursday evening of the main

academic session (early September to mid-April) the College offers open, public, free lectures, discussions, musical and artistic events. No pre-registration required. Simply arrive in good time to be sure of a seat. There is usually a reception after the Tuesday evening talk, and guests are always welcome to stay for dinner, catered by the College’s independent Dining Society (\$20 cash at the servery counter for three courses, with a reservation made by noon the day before at 604.822.0912).

We are always pleased to see visitors from the UEL. To adapt UBC’s century-old motto, Tuum est: Green College is your neighbourhood open university. If you haven’t dropped in at 6205 Cecil Green Park Road lately, why not give the College a try?
See the Event Calendar at www.greencollege.ubc.ca for details of upcoming presentations, or sign up for a weekly e-mail listing of events at gc.events@ubc.ca
Mark Vessey, Principal of Green College UBC, gc.principal@ubc.ca

Food for Thought at Green College
by Hong Chen

Information overload is a common by-product of modern times, but Green College offers enlightenment in a tranquil setting of breath-taking beauty. Through public talks, dinner conversations, and even quiet walks there, new ideas emerge and flourish.

By showcasing three talks from the fall of 2013, I hope to provide you with a sense of the many topics discussed at Green College. The event calendar at www.greencollege.ubc.ca documents all the happenings, old and new.

Andrew Nikiforuk, an independent journalist, gave an insightful talk on November 21st regarding fossil fuels. According to Nikiforuk, hydrocarbons pollute the environment and are increasingly scarce, but we do not have reasonable alternatives on the horizon. Consequently, he advocates energy conservation. The entertaining presentation drew big crowds. The webcast of his appearance can be found by clicking the date in the event calendar.

UBC professor Yves Tiberghien (Political Science) shared his research on China’s position in the G20 on November 5. His conclusions are close to the mainstream view, but it helps to know the relevant studies behind them. A prolific writer, he was working on a book of the same topic. I expect it to be well worth a read.

The third seminar that I attended concerned the design of a botanical garden in Edmonton (November 12). A. Lee Foote from University of Alberta was very funny and his views refreshing. Coincidentally, his disregard for energy-wasting modern gadgets resonates well with Nikiforuk’s thesis.

I have taken part in some other interesting lectures since November 2013, which might be featured at another time. A much more detailed report of the talks above is available upon request.

In the interests of intellectual exchange, networking, and community building, Green College Principal Mark Vessey warmly invites us to join their high-calibre colloquia. From his vantage point, the real world and



Mark Vessey speaking to a full house in the Coach House at Green College.



Mark Vessey

Police Blotter

From Block Watch reports provided by Corporal Brenda Winpenny

DECEMBER 1, 2013 TO MARCH 3, 2014

Traffic Related Issues:

In the three weeks leading up to Christmas, the RCMP conducted Counter Attack Road Blocks to deter drinking and driving over the holiday period. In addition to tickets being issued, several vehicles were impounded for alcohol-related offenses.

Also, numerous tickets for speed violations have been issued in the UEL

and two vehicles were impounded for excessive speed.

Suspicious Person:

Three reports of a suspicious person in the area of University Blvd/Toronto Rd and the University Golf course: no complaint resulted in anything of note but it is always good to give the RCMP a call when someone who doesn't look like they belong, or who seems suspicious, is seen.



UBC / UNA Area
Theft from Vehicles and Unattended Items:

Theft from vehicles is one of the most frequently occurring crimes, and occur in various areas of the

UBC campus with Vanier Residence, the Fraser Parkade and North (SUB) parkade being specific examples.

Thefts of unattended laptops, cell phones and backpacks occur in various UBC facilities. Please be aware of where your belongings are if visiting any of the facilities on campus and the University Marketplace area. It appears the culprit(s) target unattended items.

Break and Enter:

Also in the UBC area, there were break & enters and theft from storage lockers in: 2700-block Acadia Rd., 5700-block of Birney Ave., and 5600 Hampton Place. Also, a break & enter 6300 Stores Rd.

Within the UEL:
The Village:

In the Village area there was a break & enter of a business in the 2100-block Western Parkway. A backpack was stolen from a business premise in the village, as were items from lockers at Gold’s Gym. In the 5700-blocks of Dalhousie Rd. and Toronto Rd., there were thefts from a vehicles in the underground parkades.

Single family Area:

Thefts from vehicles occurred in the 1800-block Knox Rd and the 5300-block of Chancellor Blvd.

There was a break & enter and theft in the 5900-block Chancellor Blvd and an attempted Break and Enter in the 1600-block Tasmania Cres., (Little Australia).

What Does MF-1 Mean?

The owners of Block F are seeking a rezoning from the existing MF-1 to a new zone created just for this site. This is not uncommon and the new zone is usually called a Comprehensive zone.

Many UEL residents have asked what MF-1 means. What could the owners build now without a rezoning? Well, here is the outline. It is a simplified description and you can see more details on the UEL website under Land Use, Building and Community Administrative Bylaw if you want to know more. http://tinyurl.com/p257ejk

MF-1 stands for Multi-Family 1. It is the basic UEL zone for low-rise apartment buildings. All of the rebuilding that has occurred over the past 10 years or so has been under MF-1, except for the University Marketplace project. The

Marketplace site was zoned for commercial use only, and was rezoned to allow for residential use as well as commercial. So, to see what MF-1 looks like, just walk around the newer buildings in the UEL multi-family area.

- MF-1 allows for the following:
■ Maximum height of 45 feet
■ Floor space ratio (FSR: the ratio of built floor space to lot size) of 1.0, but can be increased to a maximum of 1.45 if certain rather simple requirements are achieved (as a practical matter, all projects are built to the 1.45 maximum)
■ Minimum setbacks from property line:
• front: 20 feet
• sides: 15 feet average, but never less than 5 feet
• rear: 30 feet



An example of a typical MF-1 building in the UEL.

There is no maximum site coverage specified, except that a maximum of 30% of the site can be surface parking. For a very rough idea concerning how much of a site would normally be covered by building, assume that the building is four storeys high and built to the maximum floor space ratio of 1.45. By dividing the 1.45 FSR by 4 you get .36 which would mean that 36% of the site would be covered by building. However, a number of things are not counted, such as balconies and some uses, such as daycare or covered parking in an accessory building, so it is possible for somewhat more than 36% of the site to be covered.

So, the UEL MF-1 zoning is a rather simple set of rules for what you see all over: 4-storey rental or condominium apartment buildings.

Barbara Heller Art Show Coming Up



The Patriot, 2007
Warp: linen warp; Weft: handspun, hand-dyed wool, hand-dyed commercial yarns of cotton, rayon & wool
32.5 x 49.5 inches



If you find yourself heading out toward Maple Ridge between May 10th and July 26th you might want to visit the Maple Ridge Art Gallery. The UEL’s own tapestry artist Barbara Heller (featured in the June 2013 issue of Connections) will be having a show called Falling from Grace: the Tapestries of Barbara Heller. The show opens at 2:00 PM on May 10th and you are all invited.

Falling from Grace – Barbara Heller
Tapestry Retrospective
May 10 - July 26, 2014

Tapestry artist Barbara Heller has been steadily gaining acclaim for her contribution to the contemporary tapestry scene since commencing her studio practice at the Fibre Art Studio,

Granville Island in 1979. The Maple Ridge Art Gallery is honoured to present works signifying key moments in her career that are often linked to war, political aggression and the impact of humankind on the environment. Despite the apparent ‘fall from grace’ underlying many of her works, there are also suggestions of redemption, and it is Heller’s intention that transcendence should prevail in the longer view.

Opening Reception
Saturday, May 10, 2014 - 2:00 - 4:00 p.m.

The Act Arts Centre & Theatre – Gallery
11944 Haney Place, Maple Ridge, BC
www.theactmapleridge.org/gallery



Raising a Family in the UEL, 1960s-style

by Shelagh Smith

I moved with my family to our home on Acadia Road in 1959. We had put our names on a waiting list for a lot in a development just east of Acadia Road, where infrastructure was in place for new construction; and then waited a year to build a new house. However, the lots did not become available, so we bought our present home. This was a fortunate decision as the land in question was never put on the market, and eventually became Pacific Spirit Park.

The land behind our house had been recently logged and so only small alder trees were growing. My children and their friends played around a small stream that flowed north not far from the back of our property. They spent many happy hours sailing small home-made boats and building dams on “their” river. The University Endowment Lands (UEL) was a very welcoming place for a young family, and we quickly got to know our new neighbours. There were few hedges or fences along the streets, so informal visiting with neighbours who were out walking, or working in their gardens, seemed much easier than now. There were formal parties for large groups, and many informal get-togethers where long-term residents made sure a new family learned about the community and its resources. The UEL Ratepayer’s Association meetings were

well-attended and the Association’s decisions and requests were influential concerning decisions on governance. There were many organised activities for young people. Boy Scouts, Cubs, Brownies, and Guides were active with weekly meetings at the elementary school, with hikes and camping on weekends. Our sons had a Scout Leader who was a geology prof at UBC. Their hikes were often to sites of geological significance, where the boys carried food into the camp, and carried rocks out. These specimens became part of a boy’s rock collection; many were added to the UBC Dept of Geology’s rock collection. Girls had camping experiences on the Sunshine Coast, Bowen Island, and the Fraser Valley.

For several years, we had a Recreation Club on Saturday mornings at the elementary school, where on rainy winter mornings, children could play organised indoor games. UBC students volunteered to help.

During the spring months, we had an active softball team which played in a Point Grey league. Our team was sponsored by the local pharmacy, then owned by Jack Burchill, and wore t-shirts emblazoned with the pharmacy’s logo. Fans – parents and siblings – cheered on their team while sitting in bleachers alongside the baseball diamond at the elementary school.

Informally, children played in one another’s yards, and on the streets. In front



Shelagh Smith, c. 1965

of our home, there were lively street hockey games; children played on roller skates or on foot, with their nets on the road, reluctantly moving the nets whenever a car came down the road.

Most children walked unaccompanied, or rode bicycles, to the elementary school, and most came home for lunch at noon. At this time, the school had a small annex for Grades 1 and 2; Grades 3 – 6 were at the “big school,” an adjacent traditional building. Grades 7 – 12 were at the high school at the south end of Acadia Road, where it was very much smaller than it is today.

The schools were administered by a school board comprised of elected representatives from the community. This system provided a lot of autonomy in making decisions regarding education for our children, and innovative programmes were provided. Over the years, UBC increased its enrolment of international students, many of whom

had school-aged children who attended our schools. UBC did not provide financial contributions for these children, so we eventually had to incorporate with the Vancouver School District to cover costs. Many parents and residents volunteered their time to provide interesting and stimulating activities “on the Hill.”

Perhaps the longest-lasting legacy of these days has been the strong relationships that developed amongst neighbours, and like many others, I still have many friends from “the early days” of the UEL. Another source of neighbourliness came from the local shops who frequently donated small items to various charity and community events, and I’m glad that this tradition has not disappeared; in fact, I was the happy recipient of a lovely gift basket University Pharmacy donated to the 2013 UEL Christmas Party! Such generous acts enrich our sense of shared community here in the UEL, and remind us all what a special place it is.

Jolly Up! The UEL Celebrates Christmas



UEL Christmas Party was held on December 10th, 2013

UEL multi-family area in need of focused attention

The UEL multi-family area (Area D) is a unique corner of the UEL. It has no single-family dwellings; instead, residents live in a variety of building types: primarily townhouses and four-storey apartments, the two older 13-storey towers, and the 5-storey mixed-use University Marketplace building.

While much of the multi-family area has been rebuilt over the last 10 years, many older structures remain; these will likely be rebuilt in coming years and we can expect another increase in the number of UEL residents.

More than 50% of the UEL population lives in the multi-family area; as a group,

it is more transient than that of single-family areas and is heavily influenced by its proximity to UBC. Consequently, residents face a number of problems not commonly found in other parts of the UEL: late-night street noise, mattresses and other debris strewn along streets and in lanes (particularly at the end of term), traffic and parking problems, and a lack of public amenities. Some blocks are missing the boulevard trees enjoyed in other parts of the UEL.

An open community discussion between residents, UEL administration, and the CAC, would be a good start in addressing these issues and working towards resolving them.



At the end-of-term, lanes and streets are strewn with discarded debris.

Sunday Noise in the UEL

It is Sunday. You’re looking forward to a relaxing day of peace and quiet. Suddenly, your reverie is interrupted by an unwelcome noise. What is that disturbance and where is it coming from?

Is it a leaf blower? A lawn mower? Trees being trimmed? A car alarm? Speeding motorcycles? A dog in distress? A family feud? Perhaps someone is watching the hockey game with THE VOLUME TURNED UP LOUD? In any event, you’re now experiencing a relapse of the headache you woke up with last night from the loud party down the street, the one you asked the RCMP to investigate.

Did you know that the UEL has a noise bylaw that says that no one shall make or cause any noise or sound on a public or private place that disturbs unreasonably, or is likely to disturb unreasonably, the quiet, peace, rest, enjoyment, comfort, or convenience of persons in the neighborhood? Sundays and statutory holidays have traditionally been considered quiet days in the UEL.

One of the only exceptions to the noise bylaw is a specific restriction related to construction activity. Construction noise is allowed between 7:30am – 7pm,

Monday to Friday, excluding statutory holidays, and on Saturdays between 9am – 4pm. Construction-related noise complaints are reviewed by the UEL Building Inspector.

Noise complaints should be directed to the UEL administration during office hours. Beyond these hours, extreme noise issues that cannot wait until the next working day should be brought to the RCMP’s attention, 604.224.1322.

The UEL does receive noise complaints periodically, related to social activities, construction work, yard work, mechanical noise, and occasionally, hobbies undertaken by residents. Not all complaints are bylaw violations. For example, the brief use of a leaf blower is not necessarily unreasonably noise, according the UEL management, who strongly encourage neighbours to reach mutual understandings about the noise impacts of particular activities at particular times of day.

Great! Now, where did I put those earplugs?



The noise-a-nator, starts out the Sunday with a few tools to shake up the ‘hood.

OPEN HOUSE: Lutheran Community Centre Project

Date: Thursday April 3, 2014
Time: 4pm to 8 pm.
Location: UEL Community Space Suite 300, 5755 Dalhousie Road

The Lutheran Community is planning to redevelop their site at the corner of University Boulevard and Westbrook.

Rezoning will be required
This project will require rezoning and all UEL residents are encouraged to attend. No application for rezoning has yet been made and the Lutheran Community is holding this open house to encourage feedback before they proceed toward a formal application.

Plan to attend
You are invited to an Open House to view the proposed project and share your views.

開放日：
路德教派社 中心項目
日期： 星期四， 2014年 四月三日
時間： 下午4點至8點
地點： 大學UEL 艾德蒙頓社區中心 單位300號， 5755 Dalhousie 路



路德教派社區正計劃開發 University Boulevard 夾 Westbrook 路上轉角地段。

重新分區計劃的需求：
這個項目將需要重新分區計劃及鼓勵大學艾德蒙頓居民參加。
尚未做出重新分區規劃的申請， 並且這個開

UEL revelers welcomed the holiday season at the UEL party on December 10th. Thanks to all who attended and contributed to the Food Bank while enjoying an evening of spirited conversation under the mistletoe.

In recognizing our Marketplace merchants who sponsored Santa’s surprise gifts, we encourage UEL residents to support these generous, community-minded establishments. A big thank you goes out to Gold’s Gym, Hannah and Samuel Flower Shop, Staples, Starbucks and University Pharmacy for their thoughtful donations. We also appreciated the UEL elves who contributed small gift items: Jaymie and Steven Ho, Pamela Lee and Stephen Forgacs, Hilary Li, Cathy and Ron Pears, Kim and Stuart Smith, and Barbara and Malcolm Tait.

Let’s do it again next year!

The character of our neighbourhood

To whom it may concern,

As a long time resident of the UEL, 50 years no less, I am really disturbed about the house at 1762 Acadia Road being demolished. It is a well-remodelled house that suits the street, the size of the lot, and the overall character of our neighbourhood. I would be very sorry to see the UEL go the way of the City of Vancouver, where all kinds of solid, spacious and well-maintained houses are routinely torn down to be replaced with very large houses which take up every allowable inch of space. It's one thing to pull down an old, run-down and neglected house, but quite another to raze a perfectly good, appropriately sized house simply to replace it with a much bigger one. I know that the owner of 1762 is not applying for any easements or such things; my objection is that he or she wishes to obliterate the present house rather than occupy it.

In addition, I am very concerned about the lack of rules in the UEL Bylaws setting out maximum allowable areas for hard surfaces – an issue that's been discussed for many years. With all the development to the south, and to the west at UBC, there have been increasing problems with drainage in this area. There should be a rule requiring a certain percentage of planting on any given lot, thereby limiting the amount of paved ground. It doesn't have to be all lawn, but there should be an adequate amount of plants, shrubs and trees – NOT a majority of hard surface. With proper planning, drainage problems could be averted, at least for the foreseeable future.

Yours sincerely,
Polly Sams Plant, UEL

UEL Social time

I write to commend the UEL CAC for *Connections* newsletter and other recent efforts to connect members of our community. I enjoyed the Holiday Season party on December 10, 2013. It was a wonderful occasion to socialize with friends and neighbours. The refreshments were delicious and offering prizes – many from local merchants – was a great idea. Thanks to all who participated in the party, including those neighbours who attended and especially those who planned and organized the food, drink, and gifts.

I've lived on the UEL for almost thirty years, and during that time, I have seen a sea change in neighbours. Whereas I used to know everyone on my street and enjoyed many block parties, now some houses are empty, awaiting development, and some neighbours have changed several times, leaving me with few chances to get to know them. The Holiday Season party was a good way to visit with old friends, renew acquaintances, as well as meet new folks living on the UEL.

I look forward to other UEL social events in our UEL Community Space and the opportunities such events offer to meet with my neighbours.

Sharon Kahn, UEL



High-rises in the UEL

To Whom It Concerns,

I'm writing to express how upset I am at the prospect of having very tall (that is, greater than 12-storey) high-rise apartments in the UEL.

I've lived in this neighbourhood for more than 55 years, and although I appreciate the reasons that support the need to increase our population, it is clear to me that a dramatic increase in density will have a negative effect on our sense of belonging and community.

I hope the UEL will take a strong stand against such unreasonable rezoning applications.

I would also like to thank the people who produce the *Connections* newspaper, which provides me with current information regarding community events. We need a strong community voice and you are doing a fine job. Keep up the good work.

Sincerely,
Shelagh Smith, UEL

It's Our Community Newspaper!

Hi Kim, I really enjoyed reading the fall issue of *U Hill Connections*.

I was at the Kings Road presentation at the Golf Club. That was quite a meeting!

Thanks,
John Smalley, UEL

Additional proposed development in the UEL

Dear Editor:

Along with a large number of other residents of the University Endowment Lands, I attended the Public Input Opportunity meeting hosted by Integra Architecture and Infinite Premier Properties on February 19 at the UBC Golf Club. The design as presented by the developer is a nice concept, but it belongs somewhere else. It absolutely does not have a home in the University Endowment Lands.

The proposed development would involve a huge increase in allowable floor space and building height, both far above the current limits for this low-rise multiple-family area. It would be a very negative intrusion and could trigger the rezoning of other nearby properties. It would do nothing good for our community.

I am very strongly against the proposed development and suggest that the developers go back to the drawing boards, read the OCP and UEL Building Bylaw, and come up with a development plan that falls within the existing guidelines. They also need to do a much, much better job of engaging the UEL Community in their consultation process.

Regards,
Pete McConnell, UEL

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

Request for Notification

To the Editor,

I am one of two Area A representatives on the UEL Advisory Design Panel. I try hard to keep abreast of developments in Area A, but from time to time, especially on streets I don't travel along very often, I miss a development application sign. I plan to write to the UEL office and ask that the Area Reps be notified each time any development application sign goes up in our area. Similarly, if your readers would also like to know, I would suggest they write to request notification.

I'm not sure what the current policy is for informing neighbours of planned developments, or how far the notifications extend. I will attempt to find out. Perhaps to save the UEL office time and money, they could let the Area Reps know what is happening and we could pass that notice on to anyone who asks to be put on an e-mail list of interested persons in our respective areas.

Keep up the good work on the paper!
Stuart Smith, UEL

Part-Time Administrative Assistant Needed

- The CAC needs to retain a part-time assistant. Tasks will include:
- Providing assistance in setting up meetings
 - Taking notes at meetings
 - Helping out with the publication of our community newspaper
 - Providing assistance in the holding of Town Hall Meetings and other events
 - Looking after Suite 300 bookings
 - Other such tasks as the CAC requires

The hours would be variable and on a schedule that would be devised on a monthly and weekly basis. Commitment could vary between 10 hours per week to 25 hours per week. Continuity is important and the CAC would need assurance that the candidate is available for at least one year. Remuneration will be \$25 per hour on a contract basis.

The CAC has a community space in the University MarketPlace building (Suite 300) in the village, but it is assumed that much of the work will be done from home.

Persons interested in discussing this opportunity should send resume or description of their qualifications to Ron Pears at ronald.pears@gmail.com. After email contact is established, and general suitability satisfied, a personal meeting will be arranged to discuss the role further.

This is a current need and the CAC will hire somebody to start as soon as the right person is found.