



Director's Report

Hello UNA/UBC/UEL neighbours,

This month, the magnitude of our global challenges is weighing heavily on me. My thoughts are with those directly impacted by wars in the Middle East, Ukraine and other parts of the world, as well as those feeling the burden of climate change and our seemingly slow action.

Closer to home, UBC's Campus Vision 2050 planning process is in its final stages, with a final opportunity to provide feedback coming up this Tuesday at an in person and virtual public hearing. Please see page two for more details about the plan and the public hearing. This process has garnered interest from media about our unique, and arguably inadequate governance system, specifically around the feasibility of the UNA neighbourhoods doubling in population (to about 37,000) in the absence of a municipal government and the local accountability that local government provides. You can read more about this on page three.



UBC wants to double its population — with no local government

Jen being interviewed by CBC reporter, Justin McElroy about the impacts of UBC's proposal to double the current population on governance and municipal-like services. (see page three for links to media articles related to this)

This month's newsletter also includes regional updates from TransLink, including a description of TransLink's financial challenges and the urgent need a new sustainable funding model that will allow transit services to expand as Metro Vancouver's population expands, and the Metro Vancouver Regional District, including details about the 2024 budget and its implications for your property taxes.

As always, please reach out if you have any questions, suggestions or concerns that I may be able to assist with.

All the best,

Jen McCutcheon

Jen McCutcheon, Metro Vancouver Director for Electoral Area A (www.areaajen.ca or areaajen@gmail.com)



Last Chance to Have Your Voice Heard on UBC's Campus Vision 2050



On October 11, UBC [released the final drafts](#) of Campus Vision 2050, the Housing Action Plan and the amended Land Use Plan and, during their October 16 meeting, the UBC Board of Governors formally referred the draft amended Land Use Plan to a [public hearing on November 7, 2023](#) starting at 4pm online and at the Jack Poole Hall, Robert H. Lee Alumni Centre, 6163 University Blvd.

I encourage all residents to participate in Tuesday's Public Hearing. Click [HERE](#) to sign up to attend or speak at the public hearing.

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The University Neighbourhood Association Board of Directors recently published a letter summarizing the concerns that they have heard from residents. You can read their letter [here](#). (<https://www.myuna.ca/una-submission-to-ubc-land-use-plan-public-hearing/>).

I share the concerns raised by the UNA Board. You can read their letter [here](#). I've summarized the key concerns below:

1. The need for a neighbourhood climate action plan to be in place before a new Land Use Plan is approved. UBC's "Climate Action Plan" only applies to the academic campus, not the residential areas. The last climate action plan that was developed for residential areas of UBC was approved in 2013.
2. The need for more rental housing for students, faculty, staff, and area employees.
3. The need for more green spaces within neighbourhoods
4. An increased focus on livability. The current plans for development will result in a density that is close to double the density of Vancouver's downtown core (current density of the downtown core is 18,832 people per km², and the planned density of the UBC neighbourhoods by 2050 will be approximately 37,000 people per km²). There are significant municipal services and support that are needed to service a "city" of this size.



Here are a few of UBC's key documents that you may be interested in reading:

- **Campus Vision 2050: Shaping the Future of UBC Vancouver (the Vision):** a high-level description of how the campus and neighbourhoods will evolve over the long-term, including its general design and character and where and how much development will occur. ([Download](#))
- **Updated Housing Action Plan (HAP):** Board-approved policy that guides how UBC uses its land and financial resources to meet the community's housing needs on the Vancouver campus. ([Download](#))
- **Amended Land Use Plan (LUP):** a provincially-adopted document regulating campus development that enables implementation of the Vision and HAP. ([Download](#))

UBC is also in the process of updating its Neighbourhood Climate Action Plan. You can read more about it [here](#). Their engagement survey is open until the end of today, Nov 3.

Local media outlets, CBC News and the Vancouver Sun, have recently covered the issue of lack of governance at UBC. You can read the articles by clicking on each hyperlink below:

[CBC written article](#)

[Vancouver Sun article](#)

[CBC video](#)

Does BC's New Short -Term Rental Accommodation Act Apply in the UBC and UEL areas?

As you may be aware, the BC government recently passed new legislation preventing short term rentals in urban areas. I was unclear from the legislation whether or not this law would apply within the UEL and UBC portions of our Electoral Area. On the one hand, the legislation states that electoral areas are exempt from this policy, but on the other hand, it states that communities that are adjacent to municipalities of 10,000 or more people are to be included.

I have been following up with the province on this and a few related questions about the legislation, and apparently the legislation does not automatically apply in the electoral area. However, the UEL and UBC/UNA could opt in to the principal residence requirement. I will be following up with the UEL and UBC/UNA to request that they consider applying this regulation to help combat the housing shortage in our area. I will continue to keep residents updated on this file if/when changes are made.

You can read more about the act here: <https://www2.gov.bc.ca/gov/content/housing-tenancy/short-term-rentals>



ELECTORAL AREA A Director's Update

From Jen McCutcheon, Director, Electoral Area A

Nov
2023

Metro Vancouver Board Passes its 2024 Budget

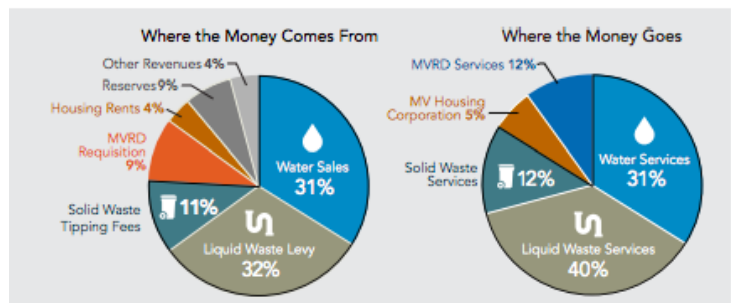
At our October Metro Vancouver Board meeting, the Board passed the 2024 budget, which will result in an average household impact of \$677.

Metro Vancouver's budgets are financed through utility fees for drinking water, sewerage, and solid waste management services. Property taxes account for a small portion of the Metro Vancouver budget and support the regional parks system, as well as other services including air quality management and regional planning activities. Metro Vancouver Housing Corporation is a non-profit financed almost entirely through rents paid by tenants. Investment in new affordable housing over the next 10 years comes from Metro Vancouver in conjunction with various affordable housing funding bodies.

Estimated Average Cost per Household*

	Per Year	Per Month
Regional Planning	\$4	\$0.33
Air Quality Management	\$7	\$0.58
Regional Parks	\$60	\$5
Solid Waste Services	\$68	\$5.60
Drinking Water Services	\$189	\$15.75
Liquid Waste Services	\$349	\$29.08

*Also known as "household impact." Metro Vancouver does not direct bill customers, so cost per household may vary based on how rates are distributed by the member jurisdiction.



The financial plan was prepared following direction from the Board to reduce previously projected impacts to the existing rate payers by 2026 and to meet targets of no more than 12% for 2024, 11% for 2025, 5% for 2026, and 5% for 2027. The previous plan estimated an average increase to rates of 12-14% annually. To achieve this level of reduction on existing rate payers, Metro Vancouver evaluated the capital plan and prioritized out or deferred some of the low and medium risk projects to future years. The result was a reduction of the current five-year plan of over \$650 million.

2024 Budget at a Glance

- \$2.6 billion: Total combined expenditures planned for 2024
 - \$1.206 billion for operating
 - \$1.423 billion for capital
- \$698: Estimated average household cost ("household impact") for all regional services (a 12% increase)
 - Less than previously projected 14.2% increase of \$711 for 2024
 - Over four years, increase reduced to only 5% increase
- \$75: Increase in household impact over 2023 (Water \$12, Liquid Waste \$52, Solid Waste \$3, MVRD \$8)
- Major projects and initiatives include Coquitlam Water Main and Supply Projects, wastewater treatment plant upgrades (Iona Island, North Shore, Northwest Langley, Annacis), affordable housing projects, parks expansion, reconciliation
- New development cost charge rates will support a principle that growth pays for growth

growth component of the major infrastructure around the region. The proposed 2024-2028 Financial Plan has met the targeted annual household impacts for the average household and Metro Vancouver will continue to monitor and adjust on an annual basis.



UNA Community Yard Sale on Nov 18th



UNA Community Yard Sale

Saturday, November 18 – 10am-1pm – Wesbrook Community Centre

Join the UNA and your community members for our fall Community Yard Sale on Saturday, November 18 from 10am-1pm at Wesbrook Community Centre. Shop for gently used items including winter gear, books, clothes, art, household goods, and more. Bring your reusable mug for a free cup of coffee and tea.

Regional Air Quality Advisories for the 2023 Wildfire Season

British Columbia experienced a record-breaking wildfire season in 2023 with more than twice the area burned compared with the previous record in 2018. This resulted in widespread wildfire smoke impacts. Metro Vancouver issues air quality advisories for the Lower Fraser Valley airshed, including Metro Vancouver and the Fraser Valley Regional District, to help protect public health during periods of degraded air quality.



Image source: BC CDC <http://www.bccdc.ca/health-info/prevention-public-health/wildfire-smoke>

Metro Vancouver issued five air quality advisories during the summer of 2023, resulting in advisories being in effect for a total of ten days. A ground-level ozone advisory was issued on May 15, the earliest ozone advisory in any year since the air quality advisory program began in 1993. Elevated levels of ozone occurred during an early heatwave with above seasonal temperatures. On June 7, a single-day ozone and fine particulate matter (PM_{2.5}) advisory was issued due to hot, sunny weather and wildfire smoke. A one-day

ozone advisory was issued on July 6 due to emissions sources in the region during hot, sunny weather, as well as wildfire smoke, which is known to enhance ozone formation. Metro Vancouver issued a three-day advisory starting on August 19 and a four-day advisory starting on August 25, both due to smoke from wildfires burning throughout BC and Washington State. An ozone advisory lasting two days was added on August 27 due to a combination of emission sources in the region and hot, sunny weather. Wildfire smoke advisories in seven of the last nine summers, and elevated ground-level ozone due to extreme heat waves, emphasize how climate change is presenting new challenges for air quality.

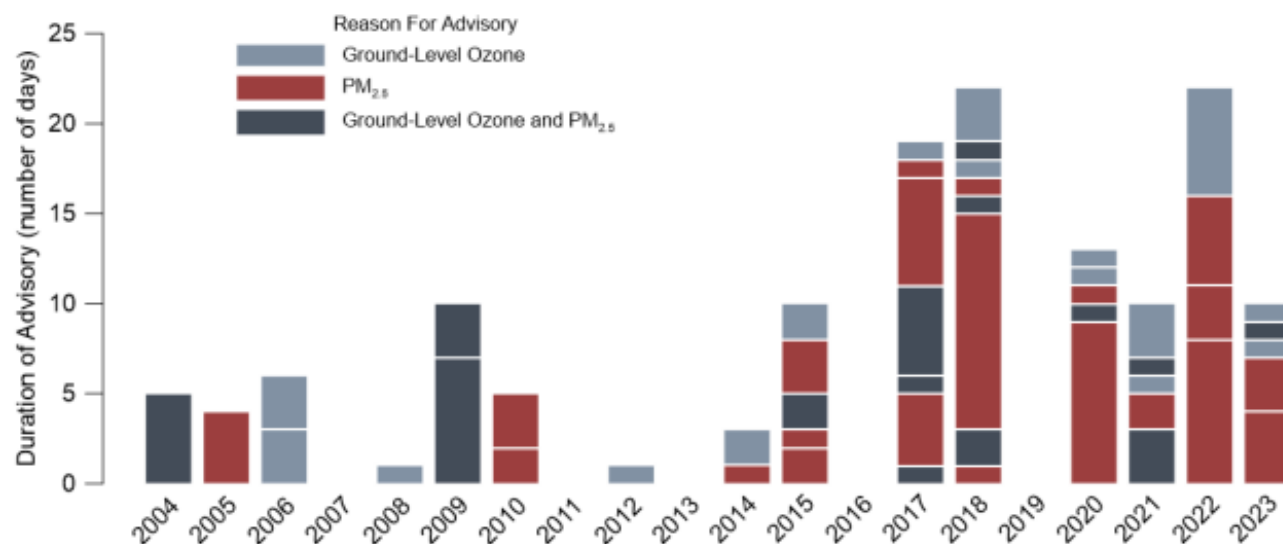
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Air Quality Advisory Trends

In the last twenty years, the number of days on which air quality advisories were in place has ranged from zero to twenty-two days annually. Shown in Figure 1 is the historical trend of the number of days the Lower Fraser Valley was under an advisory. The legend indicates the reason for the advisory being issued.



Note: Trigger levels for advisories have changed over the years; care must be taken when interpreting advisory trends.

Figure 1: Number of days of air quality advisories in the Lower Fraser Valley.

You can find up-to-date information on air quality across the region on Metro Vancouver's [airmap.ca](https://gis.metrovancouver.org/maps/air/) website: <https://gis.metrovancouver.org/maps/air/>

Upcoming Climate Action Dialogues on Building Decarbonization

Join the next Climate Action Dialogues on November 21 and 22, to explore the economic case, challenges, and opportunities from decarbonizing the region's buildings. Buildings are a significant source of greenhouse gas emissions, second in this region only to personal vehicles. Metro Vancouver's *Climate 2050* Buildings Roadmap outlines the strategies and actions for all homes and buildings to be zero emissions and resilient by 2050. Decarbonizing buildings requires awareness and support from residents, and bold action by businesses, investors, governments, and other community leaders. Register [online](#) now!





TransLink Updates

TransLink funding update

TransLink needs a new sustainable funding model to expand transit services in Metro Vancouver as a result of declining revenues and escalating costs to run transit services.

TransLink's operational funding depends primarily on fares, fuel taxes, and property taxes. Fare revenues have not recovered to pre-pandemic levels due to shifts in commuting patterns, and fuel taxes are projected to decrease as more people switch to electric vehicles throughout British Columbia. Meanwhile, inflationary pressures, increasing congestion, and currently planned system expansions have led to escalating operating costs.

TransLink has enough relief funding from the Provincial Government to avoid service cuts until the end of 2025.



Following 2025, TransLink is projecting deficits to continue operating with current levels of transit services.

TransLink and the Mayors' Council are working with all levels of government to establish a new sustainable funding model that will allow transit services to expand as Metro Vancouver's population expands, and are also seeking support for the ten-year Access for Everyone Plan to expand transit services.

You can watch the report to the Mayors Council

here: <https://www.youtube.com/live/dA2FaKnsxvA?si=TtoVk2TKed7BzGDu&t=494>

Burrard Peninsula Area Transportation Plan

[The Burrard Peninsula Area Transport Plan](#) (BP ATP) will identify and prioritize recommended actions related to transit, cycling, walking, driving, and goods movement for the transportation network within the Burrard Peninsula. This area encompasses Burnaby, New Westminster, Vancouver, and Electoral Area A, which includes the University of British Columbia (UBC) and the surrounding University Endowment Lands (UEL).





The study area also includes the traditional and unceded territories of several Indigenous Nations including Kwantlen First Nation, Kwikwetlem First Nation, Musqueam, Squamish Nation, Tsleil-Waututh Nation, and Qayqayt First Nation.

Guided by Transport 2050, the Regional Transportation Strategy, and the vision of 'Access for Everyone', the BP ATP will help TransLink prioritize future investments in the transportation network, so that everyone can easily connect to the people, places, and opportunities they want to.

Learn more about the Burrard Peninsula ATP here: <https://translinklistens.ca/burrard-peninsula-area-transport-plan>.

What's the T: TransLink's Podcast Season 2

Join host Jawn Jang as he goes behind the scenes and finds out "What's the T" with TransLink. New episodes weekly. Available on Apple Podcasts, Spotify, Pocket Casts, and everywhere you get your podcasts!

[Listen Now →](#)

Solid Waste Tipping Fees Set to Increase in January 2024

Effective January 1, 2024, Metro Vancouver's garbage tipping fees will increase. Specifically, garbage tipping fees will increase by \$7 per tonne or between 4.3% and 6.2% depending on the load weight. The fees for source-separated organics, yard trimmings and clean wood will increase to \$113 per tonne (from \$107). The surcharge for loads containing banned product stewardship and hazardous/operational impact materials will increase to \$73 per load (from \$69). Full details on banned materials are available [here](#).

Type of Load	Fees Starting January 2024
Garbage: Under 1 tonne	\$168/tonne, up to a maximum of \$146 per load
Garbage: 1 – 7.99 tonnes	\$146/tonne, up to a maximum of \$960 per load
Garbage: 8 tonnes or more	\$120/tonne
Garbage: Municipal	\$134/tonne
Construction and Demolition Processing Residual Waste	\$158/tonne
Transaction Fee**	\$5 per load
Peak Hours (10am – 2pm weekdays)*	\$25
Non-Peak Hours	\$15
Special Handle Waste	\$281/tonne, with a minimum of \$50
Municipal Organics	\$113/tonne, with a minimum of \$10
Used Gypsum	\$200/tonne, with a minimum of \$15
New Gypsum	\$150/tonne, with a minimum of \$15
Yard Trimmings / Clean Wood	\$113/tonne, with a minimum of \$10
Mattresses / Box Springs	\$15 each, maximum 4 units
Weight Only	\$15/ticket

*Excludes Statutory Holidays and Central Surrey, Langley, and Maple Ridge recycling and waste centres and the Waste-to-Energy Facility

**Applies to each load of garbage, construction and demolition processing residual waste, special handle waste or gypsum
- Fee includes the Generator Levy and Disposal Rate where applicable

- Minimum and maximum fees include the transaction fee where applicable



Study in Nature on the Increase in BC Wildfires since the mid-2000's

A recent study in Nature, titled “Abrupt, climate-induced increase in wildfires in British Columbia since the mid-2000s” (Reference 3) shows trends in wildfire behaviour that have had a direct impact on air quality in the region, and shows that four of the most severe wildfire seasons of the last century occurred in the past 7 years (2017, 2018, 2021 and 2023).

An analysis of area burned and annual climate data for the period 1919-2021 showed that after nearly a century-long decline, wildfire activity has increased significantly since 2005. This increase in wildfire activity coincided with a rapid acceleration of climate-induced changes, including increasing temperatures and increasing moisture deficits across the Province. Moisture deficits in the spring and summer have led to environmental changes, such as a lack of soil moisture, and increased biomass flammability. Other factors that affected the availability of forest fuels also contributed to this trend: past wildfires, insect outbreaks, and land-use practices. According to the study, the combined effects of climate-induced changes and altered wildfire fuels is causing more frequent years of intense and prolonged wildfire activity.

The researchers estimated that the average length of wildfire season has increased by 26.7 days and the onset of fire activity occurs 27.1 days earlier compared to the early 1900s. The study makes it clear that, with current climate trends, we can expect more, faster-spreading, larger, and longer-burning wildfires across BC. Even under the best climate projection scenarios, there is little indication that the increasing trend will stabilize in the near future.

You can read the Nature paper here: <https://www.nature.com/articles/s43247-023-00977-1>

Article | [Open access](#) | Published: 05 September 2023

Abrupt, climate-induced increase in wildfires in British Columbia since the mid-2000s

Marc-André Parisien , Quinn E. Barber, Mathieu L. Bourbonnais, Lori D. Daniels, Mike D. Flannigan, Robert W. Gray, Kira M. Hoffman, Piyush Jain, Scott L. Stephens, Steve W. Taylor & Ellen Whitman

Communications Earth & Environment 4, Article number: 309 (2023) | [Cite this article](#)

9619 Accesses | 282 Altmetric | [Metrics](#)

Jen's Board and Committee Appointments for 2021

Below are the boards and committees that I serve on. Feel free to reach out to me if you would like to learn more.

- Metro Vancouver Regional District (MVRD) Board of Directors
- TransLink Mayors' Council for Regional Transportation
- Chair of the Electoral Area Committee, MVRD
- Climate Action Committee, MVRD
- Mayors' Committee, MVRD
- Flood Resiliency Taskforce, MVRD
- Caucus of Committee Chairs, MVRD
- TransLink Planning & Priorities Committee
- Co-chair of TransLink's Indigenous Relations Working Group
- TransLink Small Communities Committee
- Board Member for Metro Vancouver Zero Emission Innovation Centre (ZEIC)
- ZEIC Governance Committee
- ZEIC Human Resources Committee Co-chair
- Fraser Valley Regional Library Board of Directors
- Lower Mainland Local Government Association (LMLGA) Third-Vice President
- Municipal Finance Authority of BC Alternate Director