



## Director's Report

Hello UNA/UBC/UEL neighbours,

Happy fall! This is always such an exciting time of the year on and near UBC, with the campus buzzing with people and activity at the end of August and into September, along with the beautiful fall colour changes in Pacific Spirit Regional Park.

I hope you all had a wonderful summer. As a family, we had some wonderful outdoor adventures in BC. A highlight for me was hiking the Juan de Fuca trail with my husband and kids. The break was rejuvenating, and I've returned excited to continue to tackle the pressing challenges that our region is facing.



Jen and family hiking the Juan de Fuca trail this summer

From September 16—20, I attended the Union of BC Municipalities (UBCM) annual convention. This gathering of more than 2000 locally elected officials from across the province is an excellent opportunity to meet with provincial ministers, connect with colleagues, and discuss policies, resolutions and success stories. You can read more about my work at the conference in the pages that follow.

At a more local level, the UNA Board elections will be happening this fall, and I encourage residents of the UNA to consider running for a Board Director position. You have until October 4<sup>th</sup> to get your nomination in (more details on page 6).

As always, please send me an email if you would like to discuss any of the items in this newsletter, or anything else relevant to our electoral area.

All the best,

*Jen McCutcheon*

Jen McCutcheon, Metro Vancouver Director for Electoral Area A ([www.areaajen.ca](http://www.areaajen.ca) or [areaajen@gmail.com](mailto:areaajen@gmail.com))



## Ministerial Meetings at UBCM



During last week's UBCM Convention, I attended advocacy meetings with several provincial ministers, such as this one with the Honourable Ravi Kahlon, Minister of Housing.

At the recent Union of BC Municipalities (UBCM) annual convention, I had the opportunity to meet with a number of provincial ministers to advocate for local priorities, in my capacity as Electoral Area representative or as an executive of the Lower Mainland Local Government Association. I met with the following Ministers and their senior staff:

Minister of Housing  
 Minister of Transportation and Infrastructure  
 Minister of Environment and Climate Change Strategy  
 Minister of Emergency Management and Climate Readiness

In my meeting with Minister of Transportation and Infrastructure (MOTI), the Honourable Rob Fleming, I highlighted concerns around traffic safety, especially related to speeding, and the need for improved active transportation on MOTI roads within the UBC and UEL areas.

## Understanding Metro Vancouver Services and Your Property Tax Bill

Property owners in the UEL or UBC will see the "A METRO VANCOUVER" line item on their property tax bill. This amount funds Metro Vancouver local and regional services that directly or indirectly improve Electoral Area A residents' safety and quality of life.

Some of the Electoral Area A local services provided to UEL and UBC residents and funded by this Metro Vancouver property tax include:

- Local emergency planning and response, which includes ongoing emergency coordination between Metro Vancouver, UEL, UBC, RCMP, and others, as well as support for community preparedness activities and emergency notification.
- The following regional services are also included in the "A METRO VANCOUVER" line item:
  - **Regional Parks:** Metro Vancouver's regional parks system includes 23 regional parks, two park reserves, two ecological conservancy areas, and five greenways. <https://metrovancover.org/services/regional-parks>
  - **Air Quality & Climate Action:** Metro Vancouver develops and implements plans, policies, regulations, and projects that improve air quality and reduce greenhouse gas emissions. These plans and policies are supported by air quality monitoring and emissions tracking in the lower Fraser Valley airshed. <https://metrovancover.org/services/air-quality-climate-action>





- **Regional Planning:** Metro Vancouver is the steward of the regional growth strategy, Metro 2050, which strives to contain and structure the growth coming to our region, protect important lands, and ensure the efficient provision of infrastructure, including utilities, transit, and community amenities. <https://metrovanancouver.org/services/regional-planning>
- **Other regional services:** These services include regional emergency management, a global navigation satellite system service, and contributions toward 9-1-1 telephone service and affordable housing.
- Administering the Community Works Fund, which in 2024 was used to pay for the replacement of the sidewalk on the north side of Chancellor Boulevard between Acadia Road and Hamber Road in the UEL.
- Conducting an election every four years for the Electoral Area A Director.

Metro Vancouver provides drinking water, liquid waste, and solid waste services to most municipalities and to the UBC/UEL portion of the Electoral Area. These services are not funded by the Metro Vancouver property tax but instead have different cost recovery mechanisms.

All of these services are funded through the Metro Vancouver property tax, which in 2024 totaled \$1,097,966 in levies payable by Electoral Area A property owners. The tax is divided into two portions – one for Electoral Area A services (\$431,578), and another for regional services (\$666,388).

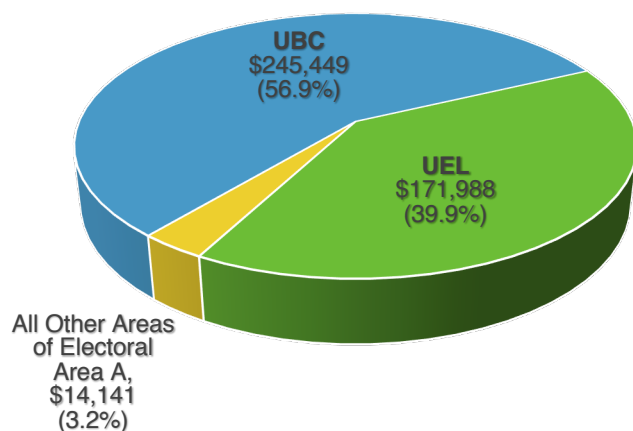
#### 2024 Tax Estimates

Assessed Value	Electoral Area A (Local) \$ Portion	MVRD (Regional) \$ Portion	"A METRO VANCOUVER" Total \$ Amount
\$100,000	\$3.70	\$5.70	\$9.40
\$500,000	\$18.00	\$29.00	\$47.00
\$1,000,000	\$37.00	\$57.00	\$94.00
\$2,000,000	\$74.00	\$114.00	\$188.00
\$5,000,000	\$185.00	\$285.00	\$470.00

The household amount for both Electoral Area A and Regional Services is \$9.40 per year for each \$100,000 of assessed property value.



### 2024 Tax for Electoral Area A Services



As shown in the pie chart, properties located on UBC lands contribute 56.9% (\$245,449) of the total Metro Vancouver Electoral Area A taxes collected, and properties within the UEL contribute a further 39.9% (\$171,988).

The other areas of Electoral Area A include Barnston Island in the Fraser River just north of Surrey, water access homes up Indian Arm and the west side of Pitt Lake, Bowyer and Passage Islands in

Howe Sound, as well as mainland Howe Sound communities located along the Sea-to-Sky Highway between West Vancouver and Lions Bay.

Metro Vancouver staff and Board of Directors are in the process of finalizing the budget for 2025. For more information: <https://metrovanancouver.org/about-us/budgets-and-financial-plans>

### New Population Projections for UBC/UEL: 78,000 people by 2050

The region is expected to grow by nearly 50,000 net new residents annually. This represents a significant increase from the historical average of approximately 35,000 net new residents annually. Metro Vancouver can now expect **55,000 net new immigrants per year**, compared to the historical average of 37,500 net new immigrants per year. Natural increase (i.e. births minus deaths) is expected to be negative after 2035, and out-migrations to the other parts of the province will follow the historical trends. As a result, the region is projected to reach 4 million people by the mid-2040s.

Metro Vancouver updates regional and municipal population projections on a regular basis. These help estimate future demand for land, housing, jobs, and utilities and provide a guide for land use and infrastructure planning initiatives among regional utilities, member jurisdictions, TransLink and other agencies. The short, medium and long-term projections completed by Regional Planning are essential for water, sewer, and transit capital planning programs. The longer the time period of the projections, the higher the level of uncertainty. To overcome issues with dynamic modelling variables and an uncertain future, multiple growth scenarios are prepared by the Regional Planning team. The medium growth scenario is considered as the highest probability, while other scenarios explore possibilities resulting from different growth assumptions and variables.



Metro Vancouver Regional Planning recently prepared population estimates for 2021 and projections from 2021 to 2051. The three tables below describe three scenarios: medium-growth (MG), high-growth (HG), and low-growth (LG). **Using the medium growth scenario, the UEL will grow to a population of 26,050 (up from 3,193 in the 2021 census) and UBC will grow to 52,410, which is up from 15,103 in the 2021 census.** These projections are based on information provided by the UEL office and UBC's Campus and Community Planning. For the UBC numbers, the estimates include those living in student residents, whereas the census data do not include student housing.

TABLE 1. REGIONAL, SUB-REGIONAL, AND MUNICIPAL POPULATION PROJECTIONS BY DECADE TO 2050, MEDIUM-GROWTH (MG) SCENARIO

Population projections, medium-growth scenario					
		2021	2030	2040	2050
<b>Metro Vancouver Total</b>		<b>2,784,300</b>	<b>3,323,100</b>	<b>3,808,100</b>	<b>4,210,400</b>
Sub-region	Burrard Peninsula	1,074,800	1,279,900	1,456,700	1,600,200
	City of Burnaby	261,810	310,060	353,820	388,220
	City of New Westminster	82,940	106,580	127,390	142,790
	City of Vancouver	697,730	816,360	912,480	990,690
	Electoral Area A - UBC	28,910	37,490	45,240	52,410
	Electoral Area A - UEL	3,390	9,400	17,730	26,050

TABLE 2. REGIONAL, SUB-REGIONAL, AND MUNICIPAL POPULATION PROJECTIONS BY DECADE TO 2050, HIGH-GROWTH (HG) SCENARIO

Population projections, high-growth scenario					
		2021	2030	2040	2050
<b>Metro Vancouver Total</b>		<b>2,784,300</b>	<b>3,337,700</b>	<b>3,881,000</b>	<b>4,394,400</b>
Sub-region	Burrard Peninsula	1,074,800	1,285,400	1,484,700	1,669,700
	City of Burnaby	261,810	311,510	361,630	408,150
	City of New Westminster	82,940	107,080	129,720	148,500
	City of Vancouver	697,730	819,870	929,780	1,033,010
	Electoral Area A - UBC	28,910	37,560	45,740	53,660
	Electoral Area A - UEL	3,390	9,420	17,840	26,340

TABLE 3. REGIONAL, SUB-REGIONAL, AND MUNICIPAL POPULATION PROJECTIONS BY DECADE TO 2050, LOW-GROWTH (LG) SCENARIO

Population projections, low-growth scenario					
		2021	2030	2040	2050
<b>Metro Vancouver Total</b>		<b>2,784,300</b>	<b>3,306,600</b>	<b>3,713,400</b>	<b>3,980,600</b>
Sub-region	Burrard Peninsula	1,074,800	1,273,500	1,419,800	1,513,200
	City of Burnaby	261,810	308,380	343,460	363,170
	City of New Westminster	82,940	106,020	124,380	135,660
	City of Vancouver	697,730	812,360	889,810	937,840
	Electoral Area A - UBC	28,910	37,400	44,580	50,830
	Electoral Area A - UEL	3,390	9,380	17,570	25,690





## UNA Board Elections Happening this Fall

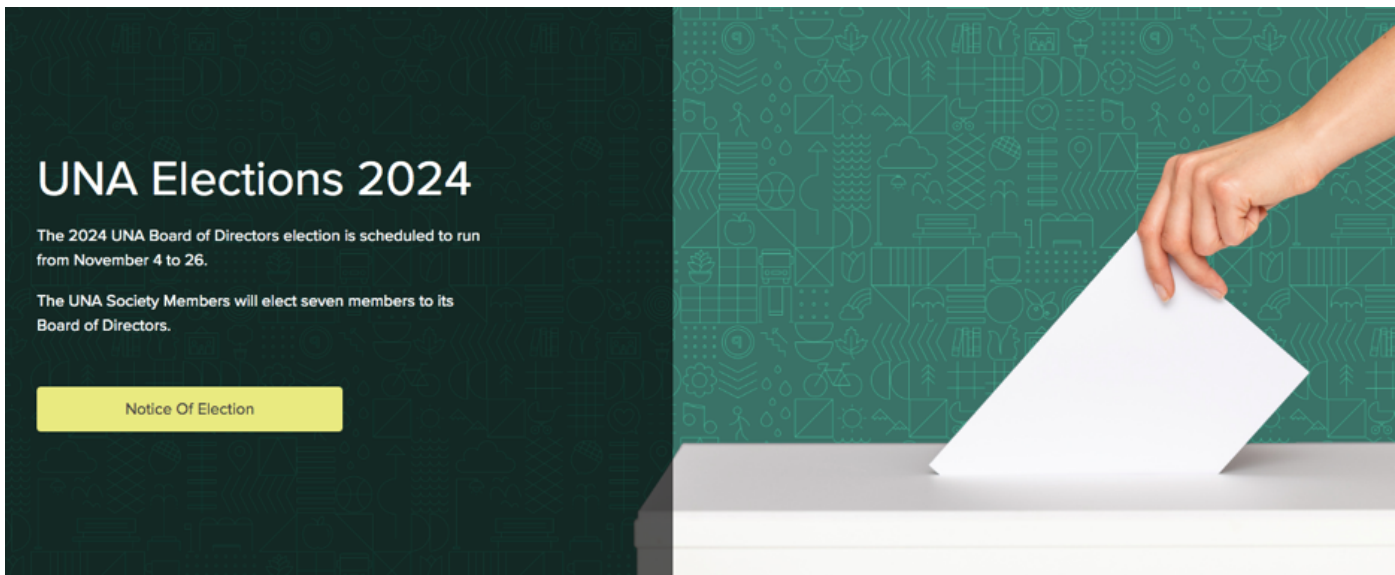
From November 4 to 26, 2024, residents within the University Neighbours Association (UNA) will elect their new Board. Residents need to be a UNA Society Member to run for a position on the board, or to vote in the election. More information on how to become a member can be found here: [myuna.ca/society](https://myuna.ca/society).

I encourage residents to get involved in their local community, and the UNA Board can be a great way to do so. If you would like more information, I am happy to put you in touch with current Board members or UNA staff.

Thank you to the current Board members for their years of service and dedication to our community.

Here are some important dates related to the election. Please note that nominations for Board positions are due on October 4<sup>th</sup> at noon. To find a copy of the nomination form, please visit [myuna.ca/elections](https://myuna.ca/elections).

- **September 20:** Notice of election; call for nominations
- **October 4:** Deadline to submit nominations; announcement of candidates
- **November 4:** Voting period begins
- **November 14:** All-Candidates Forum
- **November 22:** Deadline to register as a UNA Society Member and be eligible to vote
- **November 26:** Voting period ends; ballot counting; announcement of election results





## TransLink Updates



Members of TransLink's Mayors' Council and key community leaders at a news conference asking provincial government candidates to prioritize transit as part of their election platforms

Drastic cuts to public transit service in Metro Vancouver are coming if the next provincial government isn't ready to work with us starting on day one in office to fix TransLink's broken funding model.

As you may have heard, TransLink faces an average annual funding gap of around \$600 million. Under the current funding model, TransLink is only able to run existing services – with ridership growth outpacing all other major metro areas on the continent – thanks to emergency relief funding from the Provincial government. However, this funding will run out by the end of 2025.

Without new sustainable funding, we face the prospect of severe cuts starting in 2026:

- Ending many transit services at 8:00 pm, leaving essential workers stranded
- Slashing bus service in smaller communities
- Forcing thousands of commuters back into their cars, increasing congestion
- Adding more air pollution, including GHG emissions

Metro Vancouver residents can take action by adding their voice to the call for local candidates and provincial party leaders to invest in public transit and prevent service cuts: <https://accessforeveryone.ca/call-to-action/>.

. In an open letter to BC provincial leaders and candidates, TransLink's Mayors' Council asked the parties to respond to the following questions:

1. Do you agree that public transit is an essential service in B.C.'s urban regions, that all levels of government must continue to invest in, so we can keep people and goods moving, improve affordability, unlock new housing, and reduce GHGs?
2. Do you support beginning to build the **Access for Everyone Plan** starting in 2025?
3. Will your government create a new, long-term **\$3.4 billion Access for Everyone Fund** that identifies **\$500 million annually** in new operating revenues for TransLink and invests **\$2.9 billion annually**, on average – including from federal funding programs like the Canada Public Transit Fund – towards the new capital projects in the Access for Everyone Plan?
4. Do you support working with the Mayors' Council to review and improve the TransLink governance model to ensure that elected regional mayors are accountable to the public for decision-making at the agency commensurate with its growing responsibilities and revenues.





## UBC's Campus Vision 2025 Approved by the Provincial Government

*The following information was provided by UBC's Campus and Community Planning Department.*

The Province of BC has adopted an amended Land Use Plan for the UBC Vancouver campus, enabling the university to begin implementing the ideas, policies and strategies developed with the community through the Campus Vision 2050 process.

Campus Vision 2050 was a two-year planning and engagement process to develop a long-term vision for change and growth on campus. The process resulted in the Vision itself, the amended Land Use Plan, as well as an updated Housing Action Plan, UBC's policy to improve housing choice and affordability for the university community.

Visit [the new home for Campus Vision 2050](#) and the [Land Use Plan](#) for complete details, including background on the process.

### Implementing the Vision

Over the coming months and years, UBC will engage the community, UNA, Musqueam, faculty experts and others on the development of detailed implementation plans. Upcoming community engagement opportunities include:

- [Neighbourhood Climate Action Plan \(NCAP\)](#): Community feedback played an essential role in developing the NCAP, which was approved by the UBC Board of Governors in June. NCAP sets a pathway to a net-zero and climate resilient community. It will guide future Neighbourhood Plans, shaping the implementation of UBC's Land Use Plan, as well as other neighbourhood initiatives like residential building policies and programs, ecology, climate emergency preparedness, transportation and zero waste planning.
- *Wesbrook Place Neighbourhood Plan amendment*: UBC will be engaging this fall around amending the Wesbrook Place Neighbourhood Plan to bring the plan in line with the principles and policies established through Campus Vision 2050 as well as NCAP. This may result in significantly more housing and help address current and future residents' needs, including amenities, open spaces, childcare and transportation improvements.
- *Student housing expansion*: UBC plans to increase the amount of on-campus student housing to 17,300 beds by adding 3,300 new and 1,000 replacement beds through several student housing projects identified in Campus Vision 2050. Detailed plans for these projects will be shaped by community input as financing and funding becomes available.
- *Transportation improvements*: Planning for improvements to Wesbrook Mall and 16<sup>th</sup> Ave will be explored through the Wesbrook Place Neighbourhood Plan update while UBC continues to work with the Province on the Business Plan and advocate funding for the completion of SkyTrain to campus.
- *Enhancing community amenities and services*: Guided by community feedback, a new Community Amenities Strategy, that includes an updated Child Care Expansion Plan, will deliver, in partnership with external providers, expanded health, school, safety and other services on campus in the shorter term.



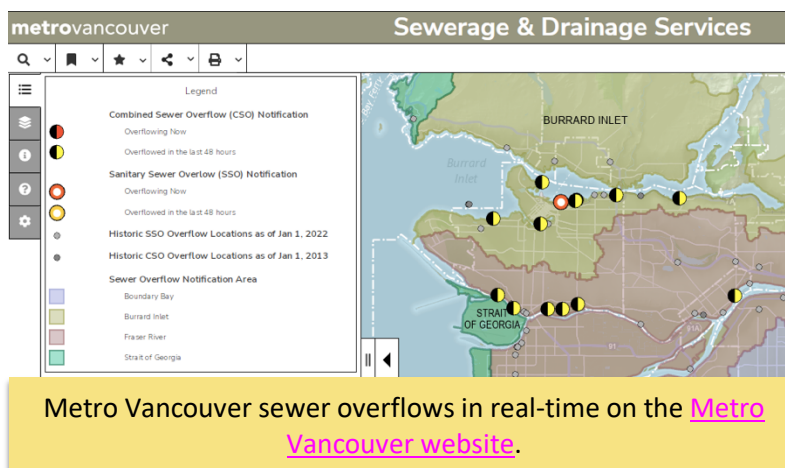


## Monitoring of Wastewater in Metro Vancouver

Metro Vancouver actively monitors the environmental performance of its five wastewater treatment plants (WWTPs), which collectively treated over 427 billion litres of wastewater in 2023.

The monitoring programs for WWTP receiving environments show that Metro Vancouver continues to meet applicable objectives or guidelines for water quality, with exceptions in dissolved oxygen and boron concentrations. However, these measurements are not necessarily connected to WWTPs, as lower dissolved oxygen concentrations may be related to natural conditions and long term regional changes, while boron concentrations are consistent with typical levels found in Canadian coastal waters.

Whenever there's a sanitary sewer overflow, which can occur due to inclement weather or maintenance issues, Metro Vancouver monitors the receiving environment and provides results to regulatory agencies, health authorities and municipalities. All sewer overflows in real-time on the [Metro Vancouver website](#). Bacteriological water quality objectives were met for all but one bathing beach from May through September. A swimming advisory issued by the local health authority at Kitsilano Point was in effect for five days.



## Jen's Board and Committee Appointments for 2024

Here is a list of the boards and committees that I serve on in my role as Electoral Area A Director. 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
- 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) Second-Vice President
- Municipal Finance Authority of BC Alternate Director