

**Present:** Mike Feeley (MF) Chair, Sharon Wu (SW), Nancy Knight (NK) arrived at 6:05 pm,  
Ian Burgess (IB), Prod Laquian (PL), Erica Frank (EF)

**Regrets:** Johannes Rebane (JR)

**In Attendance:** Jan Fialkowski (JF), *UNA Executive Director*  
Katherine Xu (KX), *UNA Administrative Manager*  
Ralph Wells (RW), *UNA Sustainability Manager*  
Sharon McCarthy, *Manager, Strategic and Community Initiatives, UBC C&CP*

---

Meeting called to order at 5:02 pm.

## **A. AGENDA AND MINUTES**

### **1. Approval of Agenda**

Added Information items:

- Creation of Special Committee on Governance
- UNA Chair's Letter to GVRD re Draft GVRD Zoning Bylaw for UBC
- Resignation letter from UNA newsletter editor

**Moved by PL, seconded by SW, carried.**

### **2. Approval of Minutes**

Item B 3(c): MF expressed "concern that the much anticipated second community garden not be delayed until 2011 when Nobel park is completed. The OCP calls for community gardens. They are a high priority and residents have been waiting too long already."

**Moved by PL, seconded by SW, carried.**

### **3. Items Arising from the Minutes**

None.

## **B. REPORTS**

### **1. Standing Committees**

#### **a) Governance - Prod Laquian**

- i. The Committee supports the creation of the Special Committee on Governance that deals with the GVRD draft zoning bylaw and related governance issues. PL suggested that the UNA should express its own vision on the governance issue and give clear options to the residents through public consultation.

MF suggested doing a telephone survey in January to hear residents' opinions as well as

suggested developing a communication strategy to better communicate with residents on this issue.

b) **Operations & Sustainability** – Mike Feeley

There will be a joint UBC-UNA climate change rally on December 12 at the Old Barn Community Centre.

The Sustainability Manager (RW) proposed the criteria for using the UNA Sustainability Fund (current balance - \$2,000). Save-on-Foods will match the cash value of the points donated by residents. RW recommended that the UNA also match cash donations from individuals as well. In principle, the directors supported the idea of matching the Save-on-Foods donation only. MF suggested that the Standing Committee discuss RW's proposal and bring a recommendation to the Board in February 2010.

2. **Executive Director's Report** – Jan Fialkowski

a) **Metro Vancouver Proposed Zoning Bylaw**

b) **Bean Around the World Coffees**

The UNA has announced the new coffee shop which is expected to open in January 2010.

c) **Wesbrook Place Community Centre**

JF and the Community Centre Programmer met with Simon Richards of Cornerstone Architecture to discuss how the Old Barn Community Centre functions.

d) **Beaty Biodiversity Museum**

The UNA has been approached by the Beaty Biodiversity Museum to consider a possible partnership when the museum opens in spring 2010. The discussion is still at a very early stage. EF suggested having a similar partnership with the science museums on campus.

e) **All strata chair meeting**

The All Strata Chair Meeting was held on November 24. The discussion was focused on the current GVRD zoning bylaw and governance issues. The strata chairs were asked for their views *as residents* whether they support the UNA's view on governance - retaining local control. There was support from the majority attending with two abstentions.

Accepted.

3. **Campus & Community Planning Report** – Sharon McCarthy

a) **Athletics and Recreation**

After further discussion with Athletics about the 2009/2010 UNA Access Contribution Fee, the UNA was asked to provide a memo documenting UNA's concerns; the memo has been forwarded to Athletics for their consideration.

b) **Building Social Capital**

The Leadership, Experiences and Adventure Program (LEAP) Fridays @4 has been a very successful youth program that has seen significantly increasing numbers of participants.

c) **Second UNA Community Garden**

Campus and Community Planning (C&CP), Treasury and UBCPT will meet with FP Innovations to discuss the possibility of expanding the current garden for the UNA residents. MF reconfirmed that the university has made a firm commitment to the residents for a second garden, and the UNA wishes to hold the university to that commitment.

d) **Community Services Cards**

C&CP provides a Community Services Card to residents of Acadia and University Apartments, and to resident life managers and daycare operators. These cards provide access to services and amenities that are similar to the UNA Community Services Card with the exception of access to the Botanical and Nitobe Gardens.

e) **Public consultation process for UBC Tennis Courts expansion**

A resident expressed concerns that there has been only one public consultation. The UNA immediately contacted the university and an additional open house has been added that is more convenient for residents.

Accepted.

4. **Alma Mater Society Report** – Johannes Rebane

No report.

5. **Metro Vancouver Report** – Maria Harris

a) **Draft solid waste management plan**

The public consultation for the draft solid waste management plan will start in the new year. The GVRD is focusing on the public education for its Zero Waste Program. MH suggested the UNA contact Metro Vancouver regarding the pilot programs currently underway.

b) **Vancouver budget, solid waste proposal**

The average per household cost (based on a \$600,000 home) is \$430. The cost is expected

to increase by 50% in the next 5 years to reach \$661 by 2014. If UNA residents' behaviours are consistent with other municipalities, they should expect a similar increase.

c) **Zoning Bylaw**

The GVRD Board meeting was held on November 27. Metro staff prepared a list of zoning bylaws for all post secondary institutions.

Ms. Harris has offered her assistance on any UNA consultation.

**C. NEW BUSINESS**

a) **Hockey for Homeless Sponsorship Request**

Last year, the UNA donated \$1,000 plus other in-kind donations for the silent auction to support the Hockey for Homeless Vancouver event.

**Moved by MF, seconded by SW, that the UNA will donate \$1,000 to the Hockey for the Homeless event and other in-kind donations to meet the Associate Sponsor Level (\$2500). Carried.**

b) **Thunderbird Minor Hockey Sponsorship Request**

**Moved by EF, seconded by PL, that the UNA will donate \$500 to the Thunderbird Minor Hockey Association. Carried.**

(MF disclosed that both MF's and SW's children play on the Minor Hockey Association teams.)

**D. Old Business**

1. **Status Report on Order in Council – Nancy Knight**

The document is now being considered within the Attorney General Office.

**E. Financials – Jan Fialkowski**

1. **UNA 2009 October Financial Statements**

The following items were highlighted:

- a) The UNA office has requested the second instalment of the Services Levies.
- b) The UNA office has paid the second instalment to the Athletics for UNA access to recreation facilities.
- c) The UNA office has not yet received the Salt Spring Coffee rent revenue from UBCPT. The rent revenue will be less than budgeted because Salt Spring left prior to the end of the fiscal year.
- d) The Community Centre revenue is higher than anticipated.
- e) The Sewer and Drainage expense is considerably higher than expected.

**Action by: JF to investigate with UBC Utilities in January.**

Accepted.

## 2. UNA 2010/2011 Operating Budget

The third copy of the UNA 2010/2011 Operating Budget was presented to the Board from the Finance Standing Committee. The following items were discussed:

- a) As the directors have not approved the fee calculation to the UBC Athletics, MF suggested using \$58.50/resident for the budgeting purposes.
- b) The increase in the landscaping expenses is a result of community growth. Discussion around how to be more cost effective and sustainable.
- c) The purchase of a database management software was budgeted in the past two years. No appropriate software has been found that can meet the UNA needs. It is suggested to hire a consultant to help the UNA find a system. The purchase cost will come out of the 2009/10 operating budget surplus.
- d) The Board will have a mid-year budget review in 2010.

**Moved by IB, seconded by MF, that the UNA Board of Directors approve the 2010/2011 Operating Budget, with the following notes:**

- i. Reduce the community access budget using MF's calculation of the payment to the UBC Athletics;
- ii. The surplus from above will be allocated to a consultant for database management software;

- iii. The purchase of the database management software will come from the 2009/2010 operating surplus.

Carried.

**F. For Information**

1. Letter from Hawthorn Place residents re: new coffee shop
2. Status of UBC Bus Terminal
3. Proposal 2 from Tapestry in Wesbrook Place
4. Response to Campus Plan from Chancellor Place resident
5. UNA Chair's Letter to GVRD re Draft GVRD Zoning Bylaw for UBC – November 11, 2009
6. Resignation letter from UNA newsletter editor

**G. In Camera**

Meeting adjourned at 7:35 pm.

Next Meeting: Tuesday January 12, 2009 from 5:00 pm to 7:00 pm at  
The Old Barn Community Centre

# December Board Package Items Added on Table for Information B.1.a.i

To: UNA Board  
Date: December 8, 2009  
Subject: Creation of *Special Committee on Governance*

To assist the Board in responding to questions arising from the GVRD's zoning bylaw initiative and the possibility that the GVRD will withdraw from its Memorandum of Understanding (MOU) with UBC, I am creating a *Special Committee on Governance*. The role of the committee is to consider these issues from the perspective of UNA residents and so the members of the committee will be the Resident Directors. The committee will liaise with the University regarding the University's position and will seek professional advice when required. The committee will report on its activities to the UNA Board in closed sessions as required.

Mike Feeley  
Board Chair

UNA

UNIVERSITY  
NEIGHBOURHOODS  
ASSOCIATION

November 20, 2009

DELIVERED BY HAND

Director Maria Harris, Electoral Area A  
Chair, Electoral Area Committee

Attn: The Chair

Dear Ms. Harris:

Re: Draft GVRD Zoning Bylaw for UBC

I am the Chair of the University Neighbourhoods Association. As you know, the existing UBC/GVRD MOU makes the UNA responsible for a broad range of obligations that, taken together, settle on the UNA the obligation of providing virtually all municipal services (we are in effect the municipal government) for those of us who live ("residents") in identified Local Areas (including Hampton Place) here at UBC (the "residential areas"). I attach the relevant extracts from the MOU.

For almost a decade, the UNA has been doing just this - developing increasing independence from the initial arrangements established by the GVRD and UBC, all with UBC's constructive cooperation (sometime after vigorous debate). Membership in the UNA is voluntary. We presently have almost 3000 members, probably 200 of which are active as volunteers in our community life. Today, pursuant to our present written agreement with UBC, the residents, whom the UNA represents: are solely entitled to the benefit of all property tax like and miscellaneous revenue produced relating to the residential areas; spend these funds pursuant to a budget adopted by the UNA Board (the majority of the Board is directly elected by the residents) without any constraint imposed by the University; hold title (by license) to our parks, community centre and Rhododendron Woods; and deliver all municipal like services (except for permitting and planning) and benefits (paid library access and a full range of community based recreational and social programs being examples) to our neighbours. Presently (and given Bill 13) we are in the midst of developing a series of rules concerning parking, animal control, noise and other related municipal residential issues. Throughout this time the residents have at all times complied fully with the existing MOU, the GVRD's OCP and the various neighbourhood plans. We are aware of no issues between the residents and the GVRD that would justify this initiative.

We are no secret to the GVRD and its staff. Particularly, at the October 4, 2006 meeting of the UBC/GVRD Joint Committee, we described in detail the work that we were doing in developing governance. We exclusively represent the residents regarding residential issues. Our residents include: tenants (faculty and staff housing, student housing, students in market rental housing,

UNA

UNIVERSITY  
NEIGHBOURHOODS  
ASSOCIATION

market tenants and tenants of secondary suites within market housing – soon to be joined by seniors in a seniors' housing facility that we are developing); present and retired faculty and staff of UBC; and market residents not connected to UBC. The latter two groups all live in various forms of condominium housing, including a creative form of housing, unique to our community, called co-development housing. We were surprised and disappointed when the draft bylaw ("Draft") was delivered recently. In developing this Draft, no one from the GVRD staff talked to us about any issue raised in the Draft. We were again surprised that GVRD staff have now proposed the composition of the working group and thus preliminarily decided this issue – with all that that means – without speaking to us.

We fully understand, and respect, the position that UBC has taken concerning this GVRD initiative. We think UBC is, in fact, correct. Nonetheless, we have concluded that the residents ought participate in the GVRD's process. There are several features of the Draft which appear to be inexplicably and entirely unjustifiably hostile to our community and we would appreciate the opportunity to address these. However, for the residents to participate there are two necessary pre-conditions. They both relate only to the extent that any consideration touches on or affects the residents who exclusively bear all of the cost – both economic and social – of whatever zoning we live under.

Accordingly, we look forward to participating if two pre-conditions are met. First, the composition of the proposed working group must include a majority of UNA residents selected by the elected UNA Board. Second, neither the working group nor any other committee of the GVRD, will forward a report to the GVRD concerning the development of any bylaw affecting the residential areas, without the support of a majority of the residents on the working committee.

We would be delighted to meet with you to discuss in detail how our pre-conditional requirements might be achieved.

Yours very truly,

Mike Feeley, Chair  
UNA

cc. President Stephen Toope, University of British Columbia

# December Board Package Items Added on Table for Information F.4

The GVRD and UBC are parties to a MOU which provides, in part:

## 4.0 UNIVERSITY NEIGHBOURHOOD ASSOCIATION

4.1 The parties acknowledge that in the absence of a municipal structure, UBC plans to implement a neighbourhood association more particularly described in Appendix A.

...

The details of the UNA's role are set out in Appendix A as follows:

### Appendix A

#### Outline of UBC Proposed Governance Structure "University Neighbourhood Association"

##### Name and Purposes

1. To organize and operate an incorporated body independent of UBC, that promotes a distinctive "college town" community to be known as the University Neighbourhood Association (the "Association"), that will support and enhance UBC's core mission, and which is for the common good of the people ordinarily resident (the "Residents") on the UBC Campus.

2. To aid, promote and provide for the establishment, advancement, and perpetuation of any services and facilities, which shall be provided at a level which is comparable to those provided by a municipal or similar type of local governing body in the Province of British Columbia, and which tend to promote the general welfare of the Residents with regard to health, safety, education, culture, recreation, comfort, or convenience to the extent and in the manner which is approved by the Association from time to time.

...

5. To do any and all lawful things and acts that the Association may from time to time, in its discretion, deem to be for the benefit of the Residents or advisable, proper, or convenient for the promotion of the interests of the Residents with regard to their health, safety, education, culture, recreation, comfort, or convenience, subject always to the bylaws of the Association.

...

8. The Directors shall be appointed as an advisory board to UBC pursuant to Section 34 of the University Act.

...

# December Board Package Items Added on Table for Information F.4

## 5. ACTIVITIES OF THE ASSOCIATION

The Association could:

...

- (c) aid and promote a distinct college town community and provide for the establishment, advancement, and perpetuation of any services and facilities within the Lands by providing for the general welfare of its members with regard to health, safety, education, culture, recreation, comfort, or convenience to the extent and in the manner which is approved by the Association from time to time, including without limitation:
  - (i) Local Regulation (e.g. nuisance, animal control, parking control),
  - (ii) Community Programs and Recreation,
  - (iii) Construction of community facilities, including a community centre,
  - (iv) Future Amenities (e.g. recreational facilities, support of public transit, day care centres, pre-schools, etc.),
  - (v) Elections,
  - (vi) Emergency Measures,
  - (vii) Landscaping and weed control,
  - (viii) Noise Control,
  - (ix) Recycling,
  - (x) Refuse Collection and Disposal,
  - (xi) Regulation of Nuisances,
  - (xii) Liason with UBC in connection with the use of UBC facilities, and
  - (xiii) Trails.

The UNA was incorporated in early 2002. Since that time, it has been delivering virtually all (the UNA has no planning, permitting or zoning functions) municipal services to the Residents. While originally the UNA Board was comprised largely of appointees the UNA Bylaws were changed by its members so that, at present, there are three appointed directors (one by the Alma Mater Society and two by the University) and four, elected, Resident directors. The Chair must be selected from amongst this latter group and the chair has a casting vote. As the Board grows over time (to match population increases) all new members will be elected Residents. The UNA has nearly 3,000 members.

# December Board Package Items Added on Table for Information F.5

**From:** [owner-una-list@interchange.ubc.ca](mailto:owner-una-list@interchange.ubc.ca) on behalf of [reception](#)  
**To:** [una-list@interchange.ubc.ca](mailto:una-list@interchange.ubc.ca)  
**Subject:** Important Message from UNA  
**Date:** Friday, November 20, 2009 6:30:49 PM

---

Neighbours:

I would like to update you on a developing issue at Metro Vancouver that affects us.

You may have heard in news reports or elsewhere that Metro Vancouver has proposed establishing a Zoning Bylaw for the UBC Vancouver Campus, including the family housing areas in which we live and for which the UNA provides local governance. This draft bylaw and other information are available here:

- [October 23, 2009 - Proposed Zoning Bylaw](#)
- [November 20, 2009 - Proposed Terms of Reference for Working Group](#)

You may also have heard that UBC has asked the Metro Vancouver Board to withdraw this proposal and has said it will not participate in the Working Group that Metro is establishing to consider the bylaw. In their objection, UBC distinguishes between the academic and family housing parts of campus, focusing their concern on zoning of academic lands. President Toope outlines UBC's positions in two statements available on UBC's web page:

- [UBC Responds to Metro Vancouver move to control UBC campus](#)
- [UBC Asserts Need for Autonomy over Its Academic Future](#)

The UNA Board has been following developments closely and has several concerns. Mainly, we seek to ensure that no outside group can impose zoning restrictions on UNA areas without our consent. Unfortunately, it appears that Metro Vancouver is proposing to do precisely this, as indicated by their proposed Working Group composition:

- Metro Vancouver: 1 member from Regional Development and 1 member from Parks
- UBC: 1 member from Campus Planning and 1 member from Properties Trust
- UNA: 2 members
- City of Vancouver: 1 member
- BC Ministry of Transportation: 1 member
- University Endowment Lands (UEL): 1 member
- UBC Alma Mater Society (AMS - UBC Students): 1 member
- Musqueam Band: 1 member
- Pacific Spirit Part Society: 1 member
- Wreck Beach Preservation Society: 1 member

The UNA Board has no a priori objection to zoning rules for the family housing areas. We believe that development controls are essential and, in fact, we believe we have them today through the MOU (an agreement between UBC and Metro Vancouver), the OCP (a Metro Vancouver Bylaw) and the various Neighbourhood Plans. And so, we are happy to participate in discussions with Metro Vancouver on this topic, but not as part of a committee where we are a minority. No municipality would permit zoning rules affecting its residents to be decided by anyone other than its electors. The Board feels strongly that this standard must also be applied to us. Exclusive of all these other groups, we are the ones who will live with

## December Board Package Items Added on Table for Information F.5

the consequences of these decisions, including the social and economic costs (and benefits) that arise from them.

Therefore, the UNA Board today informed the Metro Vancouver Electoral Area A Committee, meeting at Metro offices in Burnaby, that the UNA will participate in the working group provided that two necessary preconditions are met:

1. the composition of the working group must include a majority of UNA residents selected by the elected UNA Board;
2. neither the working group nor any other committee of the GVRD will forward a report to the GVRD concerning the development of any bylaw affecting the residential areas without the support of a majority of the residents on the working committee.

[Click here for the full text of our presentation to the committee.](#)

In the coming days we will be working to develop a web page that gathers together relevant information, we will be meeting with Metro Vancouver to see how they can meet our preconditions, and we will be exploring ways that we can consult with you on this important topic and the other governance concerns attached to it.

In the meantime, please share your thoughts, questions and concerns with us by replying to this email or calling the UNA office 604-827-5158. You can also email me directly [feeley@cs.ubc.ca](mailto:feeley@cs.ubc.ca) or call me 778-889-4299.

We will keep you posted as this develops.

Sincerely,

Mike Feeley  
UNA Chair

[www.myuna.ca](http://www.myuna.ca)

## December Board Package Items Added on Table for Information F.6

December 5, 2009

Jan Fialkowski, Executive Director UNA  
UNA Board of Directors

Dear Jan and Board Members,

*I am saddened to say that, effective December 18, I will no longer be serving as editor of the UNA newsletter, In Your Neighbourhood.*

During the past several years, I have very much enjoyed editing this newsletter. With a great deal of help from UNA staff, Board members, and above all, residents, I believe that I have done an effective job of informing residents about the activities of the UNA and issues of concern to our community. Recently, as you are aware, there has been a change in the relationship between UBC and the GVRD. Obviously, this change is of concern to the UNA and has a great deal of bearing on how our community will be governed in the future. Unfortunately, there is a difference of opinion between myself and the Chair and the Executive Director about the best way to inform residents about this important issue.

I believe that people in possession of good faith and intelligence, which UNA residents have in abundance, can draw their own conclusions about issues when presented with straightforward, factual information. I also believe that newsletters, although not newspapers, should strive to present information in as objective and factual a manner as possible. As the editor of *In Your Neighbourhood*, I have made every effort to do so.

In my opinion, the Board's political point of view should be kept to a minimum in the newsletter, particularly on an issue that is not only in the process of being decided, but one on which the Board plans to consult with residents. I do not think that putting the Board's opinions in the newsletter, in a lengthy opinion letter, will further the process of discussion. I believe that it would be more effective to hear what residents have to say *first, then*, provide a Board point of view. That is the professional norm that is usually applied to the process of consultation and, in my opinion, the best way to proceed.

I stated this position, but, sadly, it carried little weight. Furthermore, under no circumstances, did I intend to promote my personal point of view on this subject; quite the reverse. As a professional editor (I have been a member of The Editors Association of Canada, BC Branch for seven years), I would never insert my personal opinions into a newsletter that I am paid to edit.

I provided advice to the best of my ability and it has been ignored. For that reason, I feel that I am forced to resign.

With regrets,

Angela Wheelock

# December Board Package Items Added on Table for Information F.6