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| A. Agenda and Minutes | 5 minutes |
| 1. Approval of Agenda (<i>in package</i>) | |
| 2. Approval of Minutes (<i>in package</i>) | |
| 3. Items Arising from the Minutes | |
| a. Revised draft Noise Bylaw (<i>in package</i>) | |
| B. Reports | 30 minutes |
| 1. Standing Committees | |
| a. Governance , Prod Laquian(<i>in package</i>) | |
| i. Recommendation for members to Animal Control Bylaw
Development Committee (<i>in package</i>) | |
| b. Operations & Sustainability, Mike Feeley | |
| 2. Executive Director Report, Jan Fialkowski (<i>in package</i>) | |
| 3. Campus & Community Planning Report, Sharon McCarthy (<i>in package</i>) | |
| 4. Alma Mater Society Report, Johannes Rebane | |
| 5. Electoral Area A, Maria Harris (<i>in package</i>) | |
| C. New Business | 10 minutes |
| 1. UNA Office Move – Future Consideration (<i>in package</i>) | |
| D. Old Business | 10 minutes |
| 1. Status Report of the <i>Order in Council</i> , Nancy Knight | |
| E. Financials | 30 minutes |
| 1. UNA 2009 October Financial Statements (<i>in package</i>) | |
| 2. Recommendation: future payments to UBC Athletics (<i>in package</i>) | |
| 3. UNA 2010/2011 Operating Budget – draft 1 (<i>in package</i>) | |
| F. For Information | 10 minutes |
| 1. Letter from Hawthorn Place residents re: new coffee shop (<i>in package</i>) | |
| 2. Status of UBC Bus Terminal (<i>in package</i>) | |
| 3. Proposal from Tapestry in Wesbrook Place(<i>in package</i>) | |
| 4. Response to Campus Plan from Chancellor Place resident(<i>in package</i>) | |

6:30 pm Delegations **10 minutes**

*Residents wishing to address the Board of Directors are asked
to state their name and address for the minutes.*

Next Meeting: Tuesday, December 8, 2009
The Old Barn Community Centre

Present: Mike Feeley (MF) Chair, Sharon Wu (SW), Erica Frank (EF), Nancy Knight (NK), Ian Burgess (IB), Prod Laquian (PL), Johannes Rebane (JR)

In Attendance: Jan Fialkowski (JF), *UNA Executive Director*
Katherine Xu (KX), *UNA Administrative Manager*
Sharon McCarthy, *Manager, Strategic and Community Initiatives, UBC C&CP*
Maria Harris, *Electoral Area 'A' Director, Metro Vancouver*

Meeting called to order at 5:02 pm.

ELECTION OF CHAIR, VICE CHAIR, AND TREASURER / SECRETARY

Mike Feeley nominated as Chair by SW, seconded by NK, carried.

Sharon Wu nominated as Vice-Chair by MF, seconded by IB, carried.

Ian Burgess nominated as Treasurer / Secretary by MF, seconded by PL, carried.

MF thanked JF and UNA and community centre staff for their contribution to the success of the AGM.

A. AGENDA AND MINUTES

1. Approval of Agenda

Moved by MF, seconded by EF, move G2 to New Business as C2, carried.

2. Approval of Minutes

Moved by SW, seconded by PL, carried.

3. Items Arising from the Minutes

a) Correction to draft Noise Rule

The final approved version of the Draft Noise Rule was presented to the Board, and the following sections were discussed:

- i. Page 1, section 4 - delete "but does not include Thunderbird Stadium", since it is outside of the designated boundary;
- ii. Page 4, section 9 – could be misunderstood that it could affect areas outside of the UNA boundaries
- iii. Attaching a UNA map to the draft to define the actual boundaries of the areas that the rule would cover.

Moved by MF, seconded by JR, that the Board accept the above comments and ask the UNA's lawyer to update the draft noise rule if needed in consideration of the above

mentioned concerns; the draft would be circulated by email to the directors before next board meeting with the intention of restarting the public consultation. Carried.

B. REPORTS

1. Standing Committees

a) Governance - Prod Laquian

i. Committee Naming

The Committee recommended to the Board that the currently named sub-committees reporting to the Standing Committees be re-named as "committees". EF suggested creating another term for these community-based committees. MF suggested checking with the committees themselves for name suggestions.

NK indicated that the committees would not change their reporting relationship to the Standing Committees of the Board for support, funding, or communication with the university. EF suggested an equal relationship for community committees and standing committees of the Board. PL suggested the standing committees should not be 'superior' to any other committees. MF stated that the relationship of the Standing Committees and their committees would remain the same; the only change is in the name.

As requested, JF presented an amended UNA Master Committee List that reflects the current committees of the Board, Standing Committees, community-based committees and UNA membership on UBC managed committees.

Moved by MF, seconded by IB, that the Board changed the names of all "subcommittees" to "committees", and asked PL to suggest a better name at the next Board meeting if necessary. Carried.

ii. Campus Plan Phase 5

PL encouraged the UNA community to participate in the Campus Plan Phase 5 Public Consultation. The UNA is specified as "special stakeholder" invited to attend the Special Stakeholders Meeting on October 15. The Board and all strata chairs are invited to this public meeting.

b) Operations & Sustainability – Mike Feeley

i. Recommendation to appoint the Emergency Committee Chair and the Sustainability Committee Chair

Moved by MF, seconded by PL, that the Board support the recommendation of the

Standing Committee on Operations and Sustainability to appoint Linda Moore as chair of the Sustainability Committee effective October 1, 2009. Carried.

Moved by MF, seconded by SW, that the Board support the recommendation of the UNA Executive Director to appoint Patricia Parker as chair of the Emergency Preparedness Committee effective October 1, 2009. Carried.

Action: JF to send letters of appointment to the new chairs.

2. Executive Director's Report – Jan Fialkowski

JF and MF attended the UEL Community Advisory Council meeting to discuss possible partnerships. MF was happy to see encouraging changes in UEL. For example, UEL is looking for community programs using their community space in the Village. UNA would be happy to provide programming expertise and might be interested in partnering with UEL to develop programs in the old Fire Hall and the community space in the Village.

NK is happy to see short term and long term staffing strategy being prepared by the Executive Director.

Accepted.

3. Campus & Community Planning Report – Sharon McCarthy

a) Athletics and Recreation

Access to the track and Spencer Field has been finalized. A memo developed by Athletics reflecting the changes requested by the Board has been presented. Additional hours for family hockey were confirmed at the Winter Sports Centre.

b) Building Social Capital

LEAP has started at both schools with new instructors. GPS activity was cancelled.

c) Second UNA Community Garden

Two other sites are being investigated including an expansion of the existing pilot community garden. More details to follow at a later date.

d) School Bus Program

The school bus program has started.

EF thanked all the people who look after the community garden project. MF thanked SM for her hard work with the Athletics to arrange more family time at the Arena. The family hockey program is now six days a week. This process has been extremely positive.

Accepted.

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

New student orientation took place on September 4 and over 7000 new students attended. For the first few weeks, the AMS is focusing on students' events and getting more students involved in the Campus Plan Consultation. AMS is also paying close attention to Bill 13 which would allow the university to impose fines and to impose restrictions on noise levels on campus. The AMS has provided information on Special Occasion Licenses (SOL) policies online.

The AMS is completing a Governance report.

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

Upcoming committee meetings in the Metro Vancouver are the Electoral A committee meeting on October 23 and November 20, and the GVRD/UBC Joint Committees on November 25.

On October 6, Vancouver City Council passed a resolution that allows the city manager to enter into discussion with UBC to provide municipal services for purchase from the City of Vancouver. MH asked if the UNA if there was any interest. The City of Vancouver has suggested from time to time that the RCMP be replaced by the Vancouver Police, but the local communities have to this point shown no interest. The provincial government has a contract with the RCMP to provide policing for small municipalities.

Further to this resolution, the City of Vancouver reaffirms that if UBC and the University Neighbourhoods Association request consideration of a boundary restructure, which would see all or a portion of the UBC lands being included within the City of Vancouver, the request would be considered based on a transparent, equitable process". MF responded that there has been official discussion on that topic and will make sure that MH receives a copy of the document. The UNA was created by the GVRD through the OCP to act like a quasi municipality and the UNA will not give up this local authority.

PL expressed his concerns on the zoning bylaw that is being proposed for UBC campus which would be used to regulate development on the UBC campus. MH responded that the Metro Vancouver staff will investigate more to make sure that local issues are resolved locally, and keep local issues away from the GVRD Board who are meant to deal with regional issues. MH encouraged the UNA Board to voice their opinion for the next committee meeting on October 23. The Board will respond prior to October 23.

C. NEW BUSINESS

1. **UNA Response to South Campus Academic Plan – Mike Feeley**

A response letter to South Campus Academic Plan was authorized by the Standing Committee on Operations and Sustainability. It was drafted by the Sustainability Manager and co-signed by EF and RW. While the response represents the majority of the Board, it does not represent the appointed members of the Board. NK and IB could not support this letter.

2. **Recommendation from Finance Committee**

a) **Increasing Directors' authorized spending limits**

The Board recognize that from time to time there may be occasions when a UNA director, including the Executive Director, may be required to spend UNA monies outside of the approved budget. To increase the flexibility of the chair and the executive director, and to ensure continued accountability, the Standing Committee on Finance recommended amending section A of *UNA Policy 2007.08 – UNA Board Policy authorizing Director Spending*.

Moved by MF, seconded by SW that the Board authorizes the amendment of section A of *UNA Board Policy authorizing Director Spending* that the Chair may, without the approval of the Board, authorize a purchase or expense of up to \$10,000 that is outside the approved budget. The authorization is to be reported to the Board at its next meeting as part of the Executive Director's Report. Carried.

EF also suggested amending section C of *UNA Policy 2007.08 – UNA Board Policy authorizing Director Spending* to read:

*The Executive Director will seek the approval of the Chair and/or Board for purchases that have been approved in the budget but for which quotes have been received that **are higher than 105% of the approved budget for this item.***

Approved.

b) **UNA Reserve Policy Amendment**

The Standing Committee on Finance was asked to review and make recommendation to the Board to amend the requirement in the Neighbours' Agreement, section 9.9 to return any annual operating surpluses to the Rate Stabilization Reserve. The Committee recommended to the Board that a policy might be proposed to UBC for approval that would allow:

- i. The transfer to the Neighbours Fund Contingency Reserve any amount of money not expended in the fiscal year that has been allocated to contingency in the operating budget of that year. The amount of the contingency line item could be capped at

maximum dollar value or percentage of the overall operating budget that is based on accepted municipal financial practices.

- ii. The transfer of the remaining unexpended operating monies (total operating surplus minus unexpended contingency surplus) to the Rate Stabilization Reserve.

Moved by MF, seconded by SW, that the Board accepted the recommendation of the Standing Committee on Finance and proposed to the University Council for review and will not implement the policy until feedback are received from the University Council. Carried with abstention by EF.

The Board wanted to make sure that the UNA does not carry a substantial surplus in following years. JF, SW and IB were asked to prepare an appropriate budget for 2010/2011. NK recommended spending more money on staffing if that provides greater services to the community.

D. Old Business

1. **Status Report on Order in Council – Nancy Knight**
No report.
2. **Security Update – Mike Feeley**
MF is in discussion with the UBC Campus Security to provide neighbourhood patrols and will prepare an update for the Board in six month. The UNA will continue to use Securiguard on a month to month basis.

E. Financials – Jan Fialkowski

1. **UNA 2009 September Financial Statements**
Accepted.
2. **UNA 2010/2011 Operating Budget discussion**
NK suggested that the UNA annual operating budget not include allocations for infrastructure emergencies, as there are reserves in the Neighbours Fund to deal with emergency expenditures. NK suggested increasing day to day services delivery to improve the quality of life for residents in the neighbourhoods. SW suggested monitoring the budget on a quarterly basis and reporting to the Board the line items in the budget that are not likely to be spent.

Next step: JF to prepare a preliminary budget prior to the November Board Meeting, and the first draft of operating budget to be discussed at the November Board Meeting. The final budget to be approved at the December Board Meeting and presented to the University Board of Governor prior to December 31, 2009.

MF suggested contacting the committee chairs if they need extra funding.

F. For Information

1. Distribution criteria for Olympic Tickets
2. Thank you letter from Jim Taylor

G. Delegation

Dan Bradley, Greenwood Commons, East Campus

Greenwood Commons is located in a high activity area and the residents are experiencing significant issues related to break-ins and loud parties at late night. Mr. Bradley is concerned that the fraternity houses are attracting not only students on campus but also off campus groups who come to the frat houses to party. The residents have called RCMP and Campus Security on many occasions but the issues remain unresolved. There is a high turnover in Greenwood Commons due to student residents in the building, and the building has no organized, official body within the building to look after these problems. Mr. Bradley requested the UNA look into these issues.

MF appreciated Dan's comments and would bring this message to UBC Properties Trust, and would investigate the code of conduct that is in place for the fraternities. EF suggested meeting with the residents living in the building.

H. In Camera

Meeting adjourned at 7:35 pm.

Next Meeting: Tuesday November 10, 2009 from 5:00 pm to 7:00 pm at
The Old Barn Community Centre

Date: November 6, 2009
From: Jan Fialkowski, Executive Director

At the October 2009 Board of Directors meeting, the directors raised some concerns about the draft Noise Bylaw. It was felt that some clauses might be misunderstood. In an effort to make the bylaw more clear, the directors asked that the language be reviewed by the UNA lawyer who drafted the bylaw. The review has taken place and attached is the revised draft.

As to the suggestion that a map of the designated areas be included in the bylaw, the following is the recommendation of the UNA lawyer:

The expression "Designated Local Areas" is defined in the Neighbours' Agreement 2008 (section 1.1(l)) and a map is attached as Schedule "A". However, the Neighbours' Agreement states that the Schedule "A" may be amended from time to time. If a map were to be attached to the Bylaw as a schedule it would have to include the proviso that the schedule (map) is subject to change as changes are made to the Neighbours' Agreement's Schedule "A" (map). As such, a reader of the Noise Bylaw would not know that the map is current (or may presume it to be current when in fact it is not) and it may simply cause confusion and uncertainty. In the circumstances the legal view is to simply refer the reader to the Neighbours' Agreement for the applicable map and section 3 has been amended accordingly.

Once the directors approve this draft, the public consultation required by the Neighbours Agreement will be re-started and residents will be asked to comment on the new draft. The public consultation comments will be reviewed by the Noise Bylaw Development Committee who will make their recommendations to the UNA Standing Committee on Governance.

Excerpt from the draft UNA Board of Directors Meeting minutes – October 2009:

Items Arising from the Minutes

Correction to draft Noise Rule

The final approved version of the Draft Noise Rule was presented to the Board, and the following sections were discussed:

- i. Page 1, section 4 - delete "but does not include Thunderbird Stadium", since it is outside of the designated boundary;*
- ii. Page 4, section 9 – could be misunderstood that it could affect areas outside of the UNA boundaries*
- iii. Attaching a UNA map to the draft to define the actual boundaries of the areas that the rule would cover.*

Moved by MF, seconded by JR, that the Board accept the above comments and ask the UNA's lawyer to update the draft noise rule if needed in consideration of the above mentioned concerns; the draft would be circulated by email to the directors before next board meeting with the intention of restarting the public consultation. Carried.

Please find attached the revised draft of the Noise Bylaw which reflects and corrects the concerns raised by the directors at the October 2009 UNA Board of Directors meeting.

**University Neighbourhoods Association (“UNA”)
Noise Control Bylaw (“Bylaw”)**

1. Adopted by the Board of Governors of the University of British Columbia (“University”) on the date set out below.
2. Defined terms not expressly defined in this Bylaw have the meaning assigned to them in the Neighbours’ Agreement 2008 between the University and the UNA.
3. This Bylaw is designed to regulate noise within the Designated Local Areas, as that term is defined and identified in the Neighbours’ Agreement 2008 and as may be amended from time-to-time under that agreement.

Abbreviations and Definitions

4. In this Bylaw any abbreviation or technical standard which is not defined specifically or defined by context, shall be interpreted by reference to the definitions and technical standards last published by the Canadian Standards Association (“CSA”), the American Standards Institute (“ANSI”), the International Organization for Standardization (“ISO”), or the International Electro-Technical Commission (“IEC”), as applicable and, unless the context otherwise requires:

“Approved Sound Meter” means any instrument that is in fact used by the University Neighbourhoods Association (“UNA”), or person appointed by the UNA, to measure levels of sound pressure;

“Board” means the Board of the UNA;

“Cause” means to make, cause or allow, or to permit to make, cause or allow. A person who rents to a person, or issues a license or permit to a person, is responsible for that person’s conduct;

“Commercial Premises” means Premises used to sell or offer to sell goods or services;

“Construction” includes the erection, alteration, repair, relocation, dismantling, demolition and removal of a building, and all processes ancillary or related thereto, structural maintenance, painting, land clearing, earth moving, trucking to and from (including before and after operating hours), grading, excavating, the laying of pipe and conduit (whether above or below ground level), street building, concreting and the installation, alteration or removal of construction equipment, components and

materials in any form or for any purpose, and includes any work being done in connection therewith;

“Continuous Sound” means any Noise occurring for a duration of more than three minutes, or occurring continually, sporadically or erratically but totaling more than three minutes in any 15 minute period of time;

“Daytime” means from 0700 hours to 2200 hours on any week day, and from 1000 hours to 2200 hours on any Saturday, Sunday or statutory holiday;

“dBC” means the sound pressure level in decibels measured using the “C” weighting network setting of an Approved Sound Meter and with slow response;

“Enforcement Officer” means any person so appointed by the Board as advised on the UNA website;

“Leaf Blower” means a portable machine, including backpack units or handheld units, used for blowing or sucking up leaves, grass, or debris including leaf blowers that accept vacuum attachments but excluding vehicle-mounted units;

“Nighttime” means any time not included within the definition of Daytime;

“Noise” means noise or sound;

“Non-Continuous Sound” means any Noise other than Continuous Sound;

“Operating Hours” means the hours established by section 21;

“Organization” means an indigenous local organization such as an association of tenants, a strata council, a landlord, etc.;

“Point of Reception” means:

- (a) a point in a lane or a street, adjacent to but outside of the property occupied by the recipient of the Noise, that represents the shortest distance between that property and the source of the Noise; or
- (b) where no lane, street, or other public property exists between the recipient and the source, any point outside the property line of the real property from which the Noise emanates; and
- (c) in either case at least 1.2 metres above the surface of the ground;

“Power Equipment” means any equipment or machinery used in lawn or garden care, or both, or in building or property maintenance, or both, and includes but is not limited to leaf blowers, edge trimmers, line trimmers, rototillers, lawnmowers, pressure washers, carpet cleaning equipment, and hand-operated power tools;

“Premises” means the area contained within the apparent boundaries of any legal parcel of land and any building situated within such boundaries, provided however that where a building contains more than one unit of commercial, industrial or residential occupancy each unit, the common areas of the building, and the land within the apparent boundaries of the lot, shall each be deemed to be separate premises;

“Quiet” means quiet, peace, rest, enjoyment, comfort or convenience;

“Residential Premises” means any parcel of real property utilized primarily for residential accommodation;

“Slow Response” means the pre-determined setting of a sound level meter, which setting meets the minimum specifications set out in ANSI SI.4 or IEC 123;

“Sound Level” means the sound pressure level in decibels measured using the “A” weighting network setting of an Approved Sound Meter and with Slow Response.

“University Policy” means a current policy of the University.

General

5. No person shall Cause any Noise in a street, park or similar public place which disturbs or tends to disturb unreasonably the Quiet of any person.

6. No person being the owner or occupant of any premises shall Cause the Noise of a barking dog or the cry of an animal or bird which can easily be heard by a person not on the same premises and which disturbs or tends to disturb unreasonably the Quiet of that person.

7. The ordinary and usual sounds and noises incidental to the occupation and use of Premises, when conducted in accordance with usual standards or practices and in a manner that will not unreasonably disturb the peace and comfort of adjacent residences or which will not detrimentally affect the operators of adjacent places of business, are not intended to be subject to the provisions of this Bylaw.

8. In addition to the provisions set out in this Bylaw, no person shall Cause a Noise that is contrary to any University Policy or to the Neighbours' Agreement 2008.

Specific

9. Notwithstanding any other provision of this Bylaw the following are declared to be Noises which are objectionable or liable to disturb the Quiet of any person and are hereby prohibited and no person being the owner or occupant of any premises shall Cause:

- (a) the Noise resulting from any person or persons at any time, where one or more human voice is raised beyond the level of ordinary conversation, or
- (b) the Noise of a radio, television, record, CD, DVD or other player or other sound playback device, public address system, or any other music or voice amplification equipment, musical instrument whether recorded or live, whether amplified or not, provided that the Noise does not emanate from a Commercial Premises which can easily be heard by an individual or member of the public who is not on the same premises, notwithstanding that such a Noise might not constitute a breach of any other provision of this Bylaw; or
- (c) Noise from vehicle-mounted carpet cleaning equipment made before 0800 hours and after 1800 hours on any weekday, before 1200 hours and after 1700 hours on a Saturday, or at any time on a Sunday or holiday;
- (d) the operation of a Leaf Blower at any time unless the Leaf Blower has attached to it a manufacturer's decal certifying that the Leaf Blower meets the Category 1 - db(a) # A65 equipment standard set out in ANSI B175.2 - 2000, published by the Portable Power Equipment Manufacturers Association;
- (e) the operation of Power Equipment within the Designated Local Areas that is within 50 metres of the boundaries of any Residential Premises, except between 0800 hours to 1800 hours on any week day or between the hours of 0900 hours to 1700 hours on any Saturday or at any time on any Sunday or holiday.

10. No person shall Cause Continuous Sound the sound level of which:

(a) during the Daytime exceeds a rating of 55 on an Approved Sound Meter when received at a Point of Reception; or

(b) during the Nighttime exceeds a rating of 45 on an Approved Sound Meter when received at a Point of Reception.

11. No person shall Cause Non-continuous Sound which disturbs or tend to disturb unreasonably the Quiet of any person.

12. Sections 5, 9(e), 10 and 11 of this Bylaw shall not apply to Noise created:

(a) as a consequence of the emergency Construction, cleaning, or other maintenance of any building, street, sewer, water main, electrical duct, or other public utility; or

(b) by the sound of chimes or carillons, whether amplified or not; or

(c) as a consequence of the lawful testing of an emergency generator provided that it is not operated more than once a week during the Daytime, and for a maximum of 5 minutes and its Continuous Sound level does not exceed a rating of 80 on an Approved Sound Meter when measured at the Point of Reception or at least 6.1 metres from its source whichever is the greater.

13. Noise emanating from a source on a street shall, for the purposes of sections 10-11, be measured at the Point of Reception or at least 6.1 metres from the source of the Noise, whichever is the greater.

14. Where Noise emanating from a source on a Residential Premises is received on a street the Noise shall, for the purposes of sections 9-10, be measured at the Point of Reception or at least 6.1 metres from the source of the Noise, whichever is the greater.

15. No person shall in any Commercial Premises Cause Continuous or Non-continuous Sound or sound of a radio, television, player or other sound playback device, public address system, or any other music or voice amplification equipment, musical instrument, whether recorded or live, whether amplified or not, the level of which during the Daytime exceeds a rating of 70 dBC on an Approved Sound Meter, or during the Nighttime exceeds a rating of 65 dBC on an Approved Sound Meter when measured at the Point of Reception.

16. (1) No person shall in a Commercial Premises Cause Continuous or Non-continuous Sound of music, whether recorded or live, whether amplified or not, the sound level of which

exceeds a rating of 90 on an Approved Sound Meter when measured within the Commercial Premises at a distance of not less than 6.1 metres from the source unless a notice in the form prescribed in subsection (2) is posted in a prominent location at the entry to the premises.

(2) The notice referred to in subsection (1) shall contain the word “CAUTION” in bold face, followed by the words “THE SOUND LEVEL WITHIN THESE PREMISES MAY BE HAZARDOUS TO YOUR HEARING” in capital letters and the notice shall be constructed and placed so that it is easily and prominently readable.

17. Notwithstanding any other provision of this Bylaw, a person may Cause a Noise which exceeds the sound levels set out in this Bylaw, when performing works of an emergency nature for the preservation or protection of property, life or health.

18. Notwithstanding any provision of this Bylaw, but subject to sections 9(c) and 20-23, a person may Cause a Noise which exceeds the sound levels set out in this Bylaw, provided the sound level does not exceed a rating of 77 on an Approved Sound Meter when received at the greater of 50 feet (15.2 metres) or at the Point of Reception and the Noise is caused by the use or operation of Power Equipment during the Daytime.

19. Notwithstanding any provision of this Bylaw, a person may Cause a Noise which exceeds the sound levels set out in this Bylaw where such Noise is made by a participant in and as a consequence of a nuisance abatement program, festival, race parade or other special event provided:

- i. such program, festival, race, parade or event has been authorized by either the Board or the Board of Governors of the University;
- ii. the Noise originates from the specific area authorized by either the Board or the Board of Governors of the University; and
- iii. the authorized program, festival, race, parade or event concludes no later than 2100 hours.

Construction

20. No person shall, in or adjacent to Residential Premises, but not including a street, Cause Noise resulting from Construction the Continuous Sound level of which exceeds a rating of 85 on an Approved Sound Meter when measured at the Point of Reception or 15.2 metres from its source, whichever is the greater.

21. No person shall carry on any Construction to the disturbance of the Quiet of the public (including Residents), except:

(a) between the hours 0730 hours to 1900 hours on any week day that is not a statutory holiday and between 0900 hours to 1700 hours on any Saturday that is not a holiday (“operating hours”); and

(b) no such activity shall be conducted on a Sunday or a statutory holiday

22. (1) In any case where it is impossible or impractical to comply with sections 20 or 21(a) or where, as the result of a special event, sections 5 or 9-11 cannot be complied with, an application, in the form prescribed in subsection (2) below may be made to the Chief Executive Officer of UBC Properties Trust (“Properties”) for an exception, and Properties may, in its absolute discretion, give consent in writing to carry on any such works or events outside the prescribed limits and upon such terms as Properties determines. In all such cases, Properties shall forthwith provide advice of the application for consent and any consent eventually given to the Executive Director of the UNA.
- (2) The application shall be in writing and submitted to Properties at least five working days prior to the date of the proposed activity, and shall contain:
- (a) the name, address and telephone number of the applicant;
 - (b) the address of the site of the works or events;
 - (c) the building permit number, if applicable;
 - (d) the reason(s) the exception is sought;
 - (e) a description of the source(s) of Noise in respect of which the exception is sought;
 - (f) the exact period of time for which the exception is desired;
 - (g) the reason(s) why the exception is desired;
 - (h) a statement of the measures planned or presently being taken to minimize the Noise;
 - (i) a non-refundable application fee of \$100.00; and
 - (j) a description of the communication strategy the applicant proposes to alert those who may be affected if the application is granted, and any consent will be conditioned on the applicant fulfilling its proposal.

- (3) In any case where, because of an emergency or other unforeseen circumstance, an application for an exception cannot be submitted within the time limit prescribed in subsection (2), Properties may waive that limitation.
- (4) For Construction activities which shall not Cause a disturbance to occupiers of other lands in the immediate vicinity, a person may apply in writing to Properties for a permit upon 24 hours prior notice to extend the operating hours for a period which is specified in the notice. If Properties, in its sole and absolute discretion, agrees that the Construction activity specified in the notice shall not cause a disturbance then Properties may issue a permit specifying the periods of time in which the operating hours have been extended. If Properties decides to issue a permit, the applicant shall pay a permit fee, in the amount established by Properties in its absolute discretion, as required by Properties from time to time. Any permit fee received by Properties shall be paid forthwith to the UNA.

23. All developers shall install a sign on any Construction site. The sign shall legibly bear reference to this Bylaw, the name and current address of both the developer and the Construction manager or general contractor, and the name and telephone number of a person from both the developer and either the Construction manager or the general contractor who may be contacted from 0700 hours to 2200 hours each day (including weekends and holidays) during the time that the project is undertaken.

Construction Noise Penalties

24. Notwithstanding section 31, if a party violates any of the provisions in sections 20-23, and specifically does not comply with the operating hours or any permits issued by Properties to extend the operating hours, the party shall be liable to pay additional rent, or a fine, to the UNA, as follows:

- (a) not more than \$2,000.00 for a first offence,
- (b) not more than \$4,000.00 for a second offence,
- (c) not more than \$6,000.00 for a third offence,
- (d) not more than \$15,000.00 for a fourth offence or any offence past a fourth offence,

25. Failure to comply with the established operating hours on any day, counts as an offence. For each full 60 days between offences, the offence level that the applicant may be at, shall be reduced by one offence.

Refuse Collection

26. (1) No person involved in the collection of refuse shall Cause any noise which can be avoided to emanate from the collection process itself including a motor vehicle while the vehicle is being used to collect refuse by any means including by means of a mechanical or hydraulic lift from a bulk refuse container in or adjacent to a Residential Premises.
- (2) No person involved in the collection of refuse shall do so except from 0800 hours to 1800 hours Monday to Friday unless in regards to a Commercial Premises for which the hours will be 0800 hours to 2200 hours every day.

Penalties and Enforcement

27. Where a Resident of the Community has a noise complaint against another Resident of the Community, the complaining Resident shall follow the process set out below:

(a) Stage 1: Wherever reasonably possible, the complaining Resident, unless the complaining Resident bona fide concludes it is unsafe to do so, must speak directly to the malefactor in an attempt to resolve any problem and, in either case if the problem remains unresolved, the Resident must refer to the matter to the applicable property or strata manager who, unless the property or strata manager concludes it is unsafe to do so, must speak to the malefactor in an attempt to resolve any problem and, if necessary, proceed to stage 2;

(b) Stage 2: Next, wherever reasonably possible, the complaining Resident and the Executive Director of the UNA (or a person nominated by the Executive Director (“Executive Director”)), unless the Executive Director concludes it is unsafe to do so, must speak to the malefactor in an attempt to resolve any problem and, if necessary, proceed to stage 3;

(c) Stage 3: Next, wherever reasonably possible, the Executive Director must meet with the parties, together or separately, adjudicate and obtain consensual enforcement of the established rules. The UNA shall provide a mediator at this stage. Following this the complaining Resident shall, if necessary, proceed to stage 4;

(d) Stage 4: In the absence of satisfactory resolution at any of the prior stages, the UNA Board or its designate shall, follow those procedures set out in the University Neighbourhoods Association’s Enforcement and Appeals By-law.

28. Subject only to section 27 above, a person may report any offense to the Executive Director and may use the contact procedure in the UNA website www.myuna.ca.

29. Where, during week day operating hours, a Resident of the Community has a noise complaint against a non-Resident, the complaining Resident, unless the complaining Resident bona fide concludes it is unsafe to do so, must speak directly to the malefactor in an attempt to resolve any problem. If the noise persists after the complaining Resident has spoken directly to the non-Resident, the complaining Resident may contact the UNA at the following address to resolve the complaint, as necessary in the circumstances:

Attention: UNA Executive Director,
University Neighbourhoods Association
Old Barn Community Centre
6308 Thunderbird Blvd.
Vancouver, British Columbia V6T 1Z4
Tel: 604.827.5158
Fax: 604.827.5375
E-mail: reception@myuna.ca

30. Where a Resident of the Community has a noise complaint after week day operating hours or the complaining Resident bona fide concludes it is unsafe to speak directly to the malefactor, the complaining Resident may contact the RCMP detachment at UBC at the following address to resolve the complaint, as necessary in the circumstances:

Attention: Staff Sergeant in Charge,
UBC RCMP Detachment
2990 Wesbrook Mall
Vancouver, British Columbia V6T 2B7
Tel: 604.224.1322
Fax: 604.224.4759
Emergency: 911

Applicable Penalties under the Noise Bylaw

31. (1) Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw (and such specifically includes any strata corporation or other owner who has any commercial relationship with such person), or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, is guilty of an offence against this Bylaw and liable to the penalties hereby imposed. Each day that a violation of a continuing nature is permitted to exist shall constitute a separate offence.

- (2) Every person who commits an offence against this Bylaw is liable to a fine and penalty of not more than \$2,000.00 and not less than \$100.00 for each offence.
- (3) Every person who commits an offence of a continuing nature is liable to a fine not exceeding \$50.00 for each day such offence is continued.
- (4) Notwithstanding subsections (1) through (3), if a person, including any strata corporation or other owner who has any commercial relationship with such person, does not comply with operating hours or any permits issued by Properties to extend the operating hours, the person shall be liable to pay additional rent, or a fine, issued by the UNA, in its sole and absolute discretion, as follows:
 - (a) not more than \$1,000.00 nor less than \$100.00 for a first offence,
 - (b) not more than \$3,000.00 nor less than \$1,000.00 for a second offence,
 - (c) not more than \$5,000.00 nor less than \$3,000.00 for a third offence,
 - (d) not more than \$10,000.00 nor less than \$5,000.00 for a fourth offence or for any offence past a fourth offence.

32. Failure to comply with the operating hours on any day counts as an offence. The applicable penalty is reduced by one day for each full 60 days between offences.

Severance

33. Each separate provision of this Bylaw shall be deemed independent of all other provisions herein and if any provisions of this Bylaw are declared to be invalid, all other provisions thereof shall remain valid and enforceable.

This Bylaw comes into force and take effect on the date of its passing.

DONE AND PASSED by the University Board of Governors on _____
_____, 2008

Chair of the University Board of Governors

Date: November 5, 2009

From: Prod Laquian, Chair, Standing Committee on Governance

-
1. The BC Provincial Legislature has passed Bill 13 that amends the University Act and clarifies the authority of UBC to manage all activities within the university campus, including the UNA neighbourhoods. Under this grant of authority, the UNA can now proceed to formulate bylaws, rules and regulations that, upon approval of the UBC Board of Governors, can be effectively enforced.
 2. With the clarification of the authority of UNA to enact municipal-like bylaws (approved by the UBC Board of Governors), the consultation process for the proposed Noise Bylaw has been extended for another 30 days.
 3. The UNA has conducted meetings with Parking Committees from Hawthorn Place, Chancellor Place, Hampton Place and Wesbrook Place to discuss the enactment of Parking bylaws. Residents have made specific recommendations on subjects to be covered by the bylaw. These recommendations will be submitted to a lawyer who will draft the Parking bylaw.
 4. The UNA has also started the process of inviting interested residents to join an Animal Control Committee to discuss the formulation of an Animal Control bylaw. Enacting this bylaw will follow the same process as the Noise and Parking bylaws as stated in the 2008 Neighbourhoods Agreement.
 5. The Vancouver City Council in its October 6, 2009 meeting, tabled a report from the General Manager (Community Services) recommending the following:
 - (a) That Council advise ... the University of British Columbia ... that if requested, the City Manager is authorized to enter into discussion for the provision of one or more additional services to all or a portion of their lands. ...
 - (c) That Council re-affirm that if UBC and the University Neighbourhood Association request **consideration of a boundary restructure**, which would see all or a portion of the UBC lands being included within the City of Vancouver, the request would be considered based on a transparent, equitable process (Emphasis mine).
 6. The Metro Vancouver (GVRD) Board, at its October 23, 2009 meeting recommended that (a) the Electoral Area "A" committee forward to the GVRD/UBC Joint Committee a report dated October 19, 2009, on the "Introduction of Additional Land Use Provisions to implement the OCP for UBC" and (b) Direct Metro Vancouver staff, in consultation with UBC staff, to develop a public consultation program for the introduction of additional land use development provisions at UBC. (**Zoning Bylaw**)

Note: Items 5 and 6 above have direct implications for Governance in the UNA.

Date: November 5, 2009

From: Jan Fialkowski, Executive Director

The UNA put out a call for volunteers who were interested in assisting the UNA to develop a bylaw to deal with animal control in the UNA neighbourhoods. This new bylaw development committee will meet to develop a bylaw, review a draft animal control bylaw, review the outcome of a public consultation on the new bylaw and make recommendations to the UNA Board of Directors throughout the process. The committee will include residents with a wide range of perspectives on animal control.

It is recommended that the following residents make up the UNA animal control bylaw development committee:

- Kris Holm (Hawthorn Place)
- John Dickinson (Hawthorn Place)
- Arlene Proksa (Hawthorn Place)
- Wendy Donald Clark (Hampton Place)
- Lauren Holditch (East Campus)
- Caine Liu

Date: October 9, 2009
From: Jan Fialkowski, Executive Director

1. Metro Vancouver Proposed Zoning Bylaw

I attended the Electoral Area Committee meeting on October 23 at which time Metro Vancouver staff presented a recommendation to the committee to develop a zoning bylaw for UBC. Staff also recommended establishing a community-based working group, which would include representation from the UNA amongst many others, to assist Metro Vancouver to identify the issues that Metro should focus on. A draft Terms of Reference will be presented to the Electoral Area Committee meeting on November 20, which I will attend. The Standing Committee on Governance has been given a detailed report on the October 23 meeting.

2. Meeting with RCMP District Commander – November 5

Mike Feeley, Prod Laquian and I met with Peter German, the Assistant Commissioner District Commander of the Lower Mainland District, at the invitation of the RCMP. The RCMP has been meeting with stakeholders on the Point Grey Peninsula and UBC areas to determine the level of satisfaction with police coverage and to learn from the organizations the issues that are challenging the area. The UNA indicated that it has a high level of satisfaction with the RCMP detachment at UBC. The issues that pose a challenge to the UNA are related to summer issues at Wreck Beach and inappropriate behaviours issuing from the fraternities. The UNA also reiterated that as the UNA population and the UBC's student resident population grow there will be a need to increase RCMP capacity in the area.

3. Olympic 2010 – Update

The UNA has been given 134 tickets to the Sledge Hockey completion to be held at the Thunderbird Winter Sports Centre during the 2010 Paralympic Games. Staff is preparing a distribution strategy related to the Old Barn Community Centre 2010 Winter Games Celebration programming.

4. Closure of Salt Spring Coffee Shop

The coffee shop closed at noon on Friday, October 30 with a customer appreciation event. Salt Spring has started removing its fixtures and anticipate being out of the space by mid November. The loss of the coffee shop has affected the flow through of patrons in the community centre – there is a visible decrease of activity during the business hours.

5. Short term Staffing Strategy

As reported in October, the UNA has undertaken a number of extra projects this year that will require some additional staffing assistance. Two contract position job descriptions were prepared: a part time secretarial/ clerical position to assist with the work of the various committees of the Board and a project-based research assistant that could assist with the development of policies and rules related to municipal services. The research assistant has been hired; the first project currently underway is to research options, both technological and contracted services, related to the invigilation of the Parking Bylaw once it is adopted.

6. UBC Rapid Transit Expansion

I attended the UBC Rapid Transit Expansion Stakeholder Workshop on November 5. The workshop was held for stakeholders in the area: UBC, UNA, AMS, GSS, UEL, Pacific Spirit Park Society. Stakeholder groups are meeting across the Broadway/Commercial /UBC corridor to assist Translink in developing a community consultation process that will begin in the late winter/early spring of 2010.

7. Halloween at the Old Barn Community Centre

Over 250 children and parents took part in the Old Barn Community Centre's annual Halloween event. Because of the popularity of community centre events, staff is changing the format of the events from 'parties' to 'drop in' events. Following the success of last year, the Youth Leadership Group, that meets every Friday at the community centre, created a haunted house in the Neighbourhood Living Room. Staff created carnival-type games in the second floor meeting rooms like pumpkin bowling, rat racing, etc and a witch's lair which featured eyeball soup.



MEMORANDUM

TO: UNA Board of Directors

FROM: Sharon McCarthy, Manager, Community and Strategic Initiatives

DATE: November 10, 2009

RE: Monthly update from Campus and Community Planning

Athletics and Recreation

- 2009/10 contributions to Athletics for access to basic UBC facilities and amenities have been finalized. UNA owes Athletics \$374,900 minus a payment of \$75,000 made for the first quarter.
- Operating hours used to generate revenue, from concerts, games and non-UBC related programs were estimated. Expenses associated with these hours, made possible with the opening of the T-Bird rink, were excluded from the calculation of UNA's contributions.
- Expenses associated with varsity and intramurals were not included in the calculation of UNA's contributions.

Building Social Capital

- Consideration is being given to a photo contest where campus residents – university neighbours and students – would be invited to submit photos showing what it means to them to live on campus, e.g., what works well, what they like. All submissions would be posted online, a jury would be invited to select three or four photos representing a range of experiences, and effort would be made to present all submissions at a location on campus such as the AMS, Belken or Berber Galleries.

Second UNA Community Garden

- The UNA Community Garden Committee, C+CP and UBCPT will be meeting with FP Innovations to review their experience with the pilot community garden during its second year and to confirm that UNA would like to continue the garden into year three.

MEMORANDUM

November 6, 2009

To: Jan Fialkowski
From: Sharon McCarthy
cc: Mike Feeley, Ian Burgess, Nancy Knight

Re: Payment due to UBC Athletics and Osborne Centre for Access to Basic UBC Facilities and Amenities for 2008/09

As per Schedule "F" in the Neighbours' Agreement, the University Neighbourhoods Association (UNA) agreed to contribute to relevant operating expenses for access to a defined set of basic UBC facilities, according to the methodology developed for the Neighbours' Agreement.

Basic facilities operated by UBC Athletics include

- UBC Aquatic Centre Pool and Empire
- Doug Mitchell Thunderbird Sports Centre Rink
- Thunderbird Fields (1 field dedicated for community usage)
- Tennis Centre (one outdoor tennis court)

Of these four facilities, the Aquatic Centre and Thunderbird Sports Centre benefit students, the broader community, and the university.

Athletics provided year-to-date actual operating expenses for its facilities for 2008/09. This information was used to calculate the amount owed by the UNA to UBC Athletics for access to basic UBC facilities.

Expenses were divided among three categories:

- Students – programs / facilities that cater exclusively to students
- Shared – programs / facilities that are shared by student and resident users
- Excluded – programs / facilities that are revenue generating operations and /or offer no special access to residents or students

Operating expenses associated with excluded programs/facilities were calculated based on the time required for games, concerts and additional non UBC programs made possible with the opening of the T-Bird rink.

Shared operating expenses were calculated by taking all Athletics' expenses for the Aquatic Centre (AC) and Thunderbird Sports Centre (TSC), as provided by Athletics, minus operating expenses associated with time required to generate revenues at the rinks from facility rentals, programs and other sales.

As General Admin represents 8 percent of Athletics total operating expenses, 8 percent is added to the expenses for the AC and TSC before scaling or adjusting for the load factor. Additional utility and non-salary expenses for the Aquatic Centre are included.

These expenses are scaled and adjusted for the load factor. Scale is calculated as 75% of operating costs. Load is calculated as UNA population as a percentage of total full-time equivalents (FTEs). Total residential population was estimated at 6000 in 2008/09. Total FTEs were 38,590 in 2008/09 as provided by Planning and Institutional Research (PAIR). The load factor was 13.5%.

B.3

7 percent of total expenses for the Playing Fields are added without scaling or adjusting for load factor. This 7 percent contribution to expenses covers the dedicated access to one grass field and one outdoor tennis-court.

UNA's contribution is limited to 15 percent of Services Levies collected (or projected to be collected) in each fiscal year with the balance made up from the Access Fund.

Final Calculation

\$2,608,375 – Shared Operating expenses for UBC Athletics (Aquatic Centre and TBird Sports Centre)

\$ 208,670 – General admin at 8%

\$ +745,000 – AC utility and non-salary expenses provided by Building Operations

\$3,562,045 – Subtotal

\$360,657 – subtotal scaled by 75% and 13.5% load

\$+14,243 – 7% of total expenses for the Playing Fields

\$374,900 – Amount owed to UBC Athletics by the UNA for 2009/10

The result of applying this methodology to Athletics operating expenses for 2008/09 is a payment of \$374,900 from UNA to Athletics. The details of this calculation are also provided in Attachment A.

Methodology for calculating UNA's Contribution to Athletics' Operating Expenses

November 6, 2009

A. General Methodology

1. Calculations are based on previous year's actual data for Athletics' expenses, student FTEs, and UNA population.
2. All Athletics' expenses for the Aquatic Centre (AC) and Thunderbird Sports Centre (TSC), as provided by Athletics, minus operating costs associated with time required to generate revenues from facility rentals, programs and other sales, are included.
 - a. As General Admin represents 8 percent of Athletics total operating expenses, 8 percent is added to the expenses for the AC and TSC before scaling or adjusting for load factor.
3. Additional utility and non-salary expenses from Building Operations for the AC are included based on 2008/09 when the outdoor pool operated only during the summer.
 - a. An inflationary adjustment will be provided on this base cost each year in the future. This will be checked against actuals in case costs associated with operating these facilities declines in the future.
4. These expenses are scaled and adjusted for load factors. Scale is calculated as 75% of operating costs. Load is calculated as the UNA population as a percentage of total student FTEs and UNA population.
5. 7 percent of total expenses for the Playing Fields are added without scaling or adjusting for load factor. Given the relatively small component one outdoor field and one outdoor tennis-court are in the overall operating budgets, plus the tennis court's framework of operating as a cost-recovery facility within Athletics' organization, this 7 percent contribution to expenses will cover the dedicated access to one grass field and one outdoor tennis-court.
6. The community has funded through UBCPT servicing costs the capital cost of the track and field and the new artificial field to which they are getting access. Either capital or operating expenses was acceptable to Athletics as UNA's contribution. Thus the UNA will not contribute to operating expenses for these facilities but will receive the access that has been finalized and agreed between Athletics and UNA.

B. Application of Methodology to the 2009/2010 Fiscal Year

1. Athletics' 2008/09 operating expenses for the Aquatic Centre (AC) and Thunderbird Sports Centre (TSC) were:
 - a. Tbird Sports Centre \$1,655,917
 - b. Aquatic Centre \$1,233,962
2. All Athletics' expenses for the AC and TSC, as provided by Athletics, minus operating costs associated with time required to generate revenues from facility rentals, programs and other sales, are included.
 - a. 17% of expenses for the Thunderbird Sports Centre are attributed to revenue generating programs and included in the excluded category.
 - b. As General Admin represents 8 percent of Athletics total operating expenses, 8 percent is added to the expenses for the AC and TSC after excluding operating expenses associated with generating revenues and before scaling or adjusting for load factor.
3. For the 2009/10 fiscal year, an additional \$745,000 is included with AC expenses for utilities and non-salary expenses before scaling or adjusting for load factor.
4. 7 percent of total expenses for the Playing Fields are added without scaling or adjusting for load factor.

Final Calculation for 2009/10 Fiscal Year

\$1,655,917	TBird Sports Centre
\$1,233,964	Aquatic Centre (direct expenses for Athletics)
<u>-\$281,506</u>	17% of expenses for the Winter Sports Centre
\$2,608,375	
<u>+\$208,670</u>	General Admin (8% of the above expenses)
\$2,817,045	Subtotal
<u>+745,000</u>	AC additional expenses (utility and non-salary)
\$3,562,045	Total
\$2,671,534	Scaled 75%
\$360,657	Scaled 13.5% (UNA population as a total of FTEs and UNA in 2008)
<u>+\$14,243</u>	Playing Fields and Tennis Court (7% of total expenses for fields)
\$374,900	Amount owed to Athletics by UNA in 2009/10

Date: November 27, 2009

From: Maria Harris, Director Electoral Area A

As I have a scheduling conflict that will prevent me from attending the UNA Board meeting on November 10th, I thought it would be helpful to provide you with a written update about introduction of additional land use development provisions to implement the Official Community Plan for the UBC Campus.

As I reported earlier to the UNA Board, the Board of Metro Vancouver passed a motion last spring directing staff to bring forward a Zoning Bylaw for the UBC lands. I want to let you know that the Electoral Area Committee met on October 23rd and made the following recommendations that will go to our Board for approval at their meeting on Friday, November 13, 2009:

1. Forward to the GVRD/UBC Joint Committee the report dated October 19, 2009, titled "Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus" and request that it be discussed at their November 2009 meeting;
2. Direct Metro Vancouver staff to provide recommendations on the composition and terms of reference of a working group for the introduction of additional land use development provisions at UBC.

The report provides a starting point for discussion along with a sample Zoning Bylaw and both can be read online at: http://www.metrovancouver.org/boards/ElectoralArea/Electoral_Area-October_23_2009-Agenda.pdf. (Item 5.1).

Key dates coming up are:

- a. Metro Vancouver Board meeting: November 13th
- b. Electoral Area Committee meeting: November 20th
- c. GVRD/UBC Joint Committee meeting: November 25th.

Note: Agendas are normally available online 5-7 days prior to each meeting.

Over the last few weeks, I heard from a number of UNA residents on this subject and am grateful for having had the opportunity to spend a few hours with Jim Taylor who provided helpful historical context and ideas about moving forward. As so many of you know, the issues are complicated and not new. There are divergent views among residents, both about governance in relation to development controls and about governance more generally. This underscores the need for renewed discussion about development controls and effective governance at UBC.

Although both UBC and many of its residents prefer local government with a hands-off approach to land development and other municipal services, people look for an appropriate process to resolve conflicts when they do arise. In the current governance situation, Metro Vancouver has certain responsibilities in that regard. We need to find an outcome that satisfies those who wish for a hands off approach, provides an appropriate process for those who from time to time find themselves in conflict with decisions that have been or are about to be made, and meets Metro Vancouver's legal and political obligations while minimizing added levels of governance processes that do not add value. I look forward to working with you to achieving that goal and would be happy to meet with you at any time.

Date: November 6, 2009
From: Jan Fialkowski, Executive Director

Summary

UNA and Old Barn Community Centre staff (6 full time permanent, 1 full time contract, 1 part time contract) share offices and resources in the community centre. The current office space, which includes 7 work stations, office supply storage/filing cabinets/copier, server and communications closet, occupies 900 sq ft within the community centre. With the recent hire of the Sustainability Manager, office space has reached capacity. The UNA directors have identified that additional staff resources are needed to meet service levels. The lack of space in the current office is a constraint to hiring more staff. In order to achieve services levels expected now by both residents and directors, and to allow service level growth over the next 5 years, a plan must be developed to expand the UNA 'municipal office'.

Background

A location in Wesbrook Place (5923 Berton Avenue) has been identified as a possible location to move the UNA municipal offices in early 2010. The building, adjacent to Save-on-Foods, at the corner of Wesbrook Mall and 16th Avenue, has 2500 sq ft of office available on the second floor, enough to accommodate at least 10 workstations and offices.

In October, the site was visited by the UNA Chair and Executive Director, and at the direction of the UNA Chair, UBC Properties Trust, who manage the building, were contacted to discuss a rental agreement. There is currently an offer on the space from another organization, but given the relationship between UBCPT and the UNA, the UNA has been given rights of first refusal until November 12. (It should be noted that Village Gate Homes is moving into the same building and on to the same floor. There would be opportunities for synergies between the two organizations.

- Other currently available site in Wesbrook Place is 800 square feet in the MBA Building. It would alleviate the need for additional space but would not allow for future expansion.

- A multi-purpose building is under construction now and will be available in the summer of 2011. Availability and configuration of space is unknown at this time.
- The new Wesbrook Place Community Centre is anticipated to open in 2012/2013.

Estimated costs to build UNA Municipal Offices at 5923 Berton Avenue

Annual Rent and Building Operating Costs

Asking rent:	\$28 sq ft	x 3000 sq ft (includes 500 sq ft shared space) =	\$ 84,000
Operating/taxes:	\$15 sq ft	x 3000 sq ft (includes 500 sq ft shared space) =	<u>\$ 24,000</u>
		Annual Cost:	\$129,000

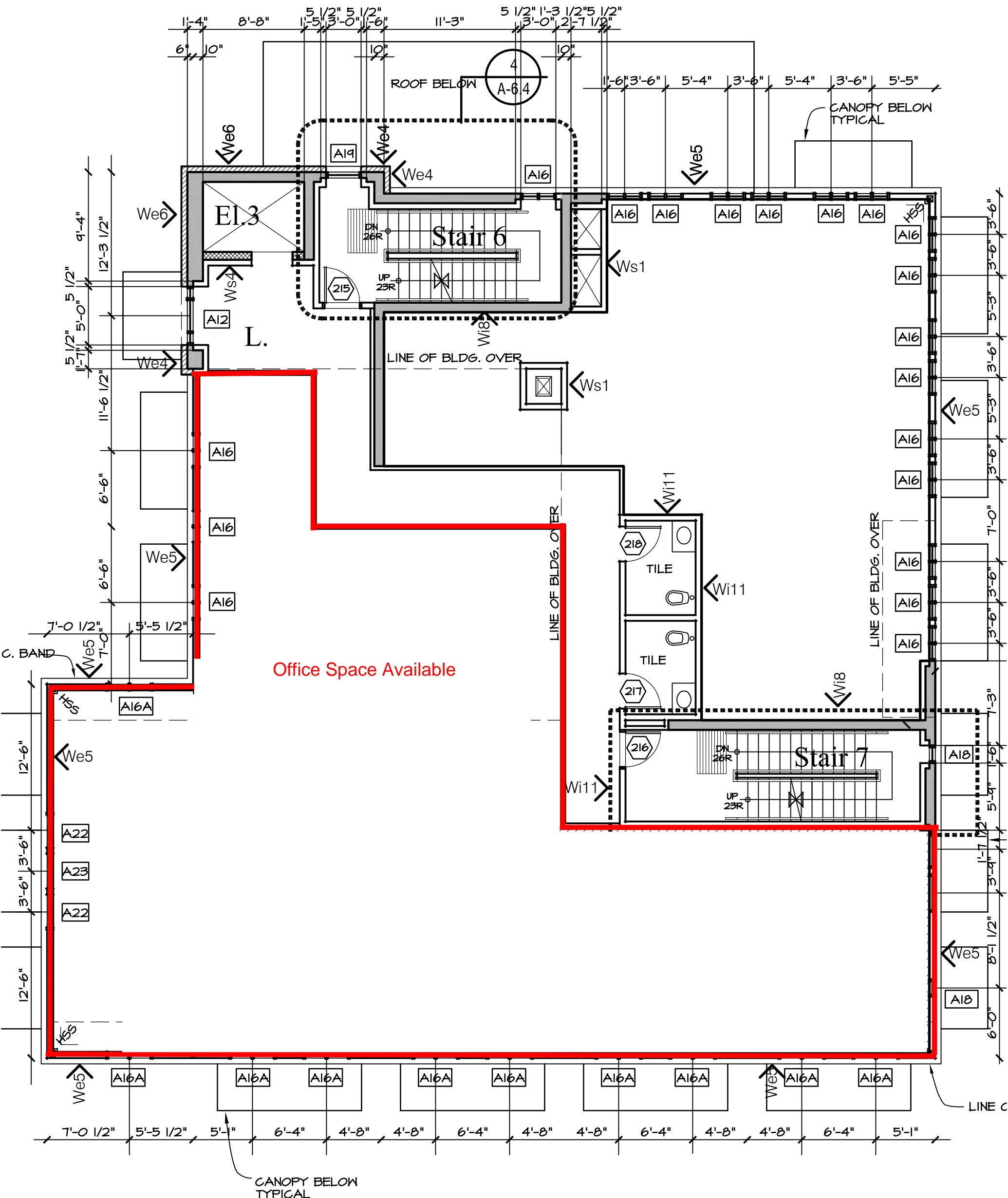
Capital Costs

Tenant Improvements:	\$50 sq ft (est)	x 2500 sq ft	=	\$125,000
With 5 year lease:	\$25 sq ft	x 2500 sq ft	=	<u>(\$ 62,500)</u>
				\$ 62,500

Furnishings and Fixtures	=	<u>\$ 50,000 est</u>
		\$112,500

Vacated Space in the Old Barn Community Centre

Should the UNA municipal offices be moved, the vacated space in the current office space in the community centre would continue to be used by the Old Barn Community Centre staff. It would as well, allow for much needed ground floor level storage space in the building for community centre equipment, community gardens equipment, cleaning equipment/supplies, and provide an area for large scale community centre programming preparation.



Wesbrook Lot 48 - Office 2nd Floor

**University Neighbourhood Association
Financial Statement 2009/10**

April 1, 2009 to March 31, 2010

	Budget 2009-2010	Actual Aug 2009	Actual Sept 2009	Actual Oct 2009	YTD Total	Remaining Budget	% of Remaining Budget
Revenue							
Services Levies	\$ 2,419,511				604,878	1,814,633	75.00%
UBC Funding Sustainability			0	0	0	0	
Community Liaison Officer	25,000	0	25,000	0	25,000	0	0.00%
Solicitor General of BC (Victim Services Program)	34,000		0		0	34,000	100.00%
Tenant's Rent - Salt Spring	46,000	0	0	0	0	46,000	100.00%
Community Centre	60,000	8,260	13,157	5,117	57,107	2,893	4.82%
Interest Revenue	0				5,126	(5,126)	NA
Parking Revenue	0		121	75	371	(371)	NA
Community Garden Revenue	0	39	0	0	1,306	(1,306)	NA
Sustainability	0	874	227	0			
Reimb - Barn party	8,500	0	7,500	0	7,500		
CRA summer job funding			4,026				
other - Incl Botanical Garden	0	30	402	52	862	(862)	NA
Total Revenues	2,593,011	9,203	50,433	5,244	702,150	1,889,861	72.88%
Expense							
Salaries & Benefits	409,000	17,025	20,362	42,632	151,456	257,544	62.97%
Community Centre	369,500	31,060	46,410	22,967	227,284	142,216	38.49%
Community Service Cards (Community Access)	413,783	4,345	280	720	99,445	314,338	75.97%
Communications	45,000	240	480	1,530	14,840	30,160	67.02%
Community Support	45,000	3,010	11,195	220	37,320	7,680	17.07%
General Meetings and Board	100,000	0	6,524	526	12,424	87,576	87.58%
Landscaping	395,000	0	0	0	120,982	274,018	69.37%
Office	165,000	4,187	11,490	4,914	31,548	133,452	80.88%
Parking & Security	87,000	7,026	6,866	1,961	43,521	43,479	49.98%
Road, Gutter & Sidewalk Maintenance	25,000	0	0	0	115	24,885	99.54%
Sewer & Drainage	160,000	0	127,506	0	127,506	32,494	20.31%
Streetlights	20,000	0	0	0	7,195	12,805	64.03%
Sustainability Committee - Waste Disposal Project	49,000	632	182	38	1,908	47,092	96.11%
Tenant Expense - Coffee Shop	0	0	0	0	0	0	
Project Manager	50,000	0	0	0	0	50,000	100.00%
Property Management	70,000	0	0	0	17,500	52,500	75.00%
Contingencies @5.46%	50,000				0		
Sub-Total Expenses	\$ 2,453,283	\$ 67,525	\$ 231,295	\$ 75,508	\$ 893,043	\$ 1,510,240	61.56%
Reserves	141,229	0	0	0	0	141,229	
Total Expenses	2,594,512	67,525	231,295	75,508	893,043	1,651,468	
Surplus (Deficit)	\$ (1,501)	\$ (58,322)	\$ (180,862)	\$ (70,264)	\$ (190,893)	\$ 238,393	

Date: November 5, 2009

From: Jan Fialkowski, Executive Director

At the September 2009 UNA Board of Directors meeting, the directors authorized the first payment of \$72,500 to UBC Athletics (equivalent to 25% of the budgeted Annual UNA Access Fee) while the UNA Annual Operating Cost Contribution was being reviewed for fiscal 2009 /2010.

Moved by PL, seconded by MF, that since the UNA has allocated \$290,000 in its 2009/2010 Operating Budget for the Annual UNA Access Fee to UBC Athletic, and since the UNA and UBC Athletics are beginning their third calendar quarter without having an approved agreed-upon operating cost contribution, in the spirit of the Access Agreement the UNA Board of Directors approves a payment equal to 25% of the allocated annual budget of \$290,000 (approx. \$75,000) to UBC Athletics to fulfill its commitment to the Access Agreement. Carried.

At the July 2009 UNA Board of Directors meeting, the directors approved an annual four installment payment schedule for UBC Athletics: June, September, December and March of the fiscal year. However the approval for payment was premised on knowing and approving the amount of the annual operating cost contribution prior to the first installment being made:

Moved by Sharon Wu and seconded by Prod Laquian, that once the annual fee for UNA Access to UBC Athletic Facilities is determined by Campus & Community Planning at UBC through the Calculating the UNA's Annual Operating Cost Contribution formula, and that once this Annual UNA Access Fee is approved by the UNA Board of Directors for payment, the UNA Board of Directors authorizes the payment of this Annual UNA Access Fee in four equal installments that will be made in June, September, December and March of that fiscal year, by cheques made payable to UBC Athletics. Carried.

As the Annual UNA Operating Cost Contribution has not been finalized, and the UNA and UBC Athletics are in the third quarter of their fiscal years, it is recommended in the spirit of the agreement, that the UNA Board of Directors authorize the remaining payments equal to 25% of the UNA budgeted allocation for the Access Fee to be paid following the scheduled agreed upon in July 2009. Once the operating cost contribution has been approved by the UNA Board of Directors, adjustments can be made to the next payment. Therefore the next (second) payment of \$72,500 should be made immediately, the third payment made on December 1 and the final payment made on March 1.

Recommendation and Proposed Motion:

Moved by _____ and seconded by _____ that since the UNA has allocated \$290,000 in its 2009 / 2010 Operating Budget for the Annual UNA Access Fee to UBC Athletics, and since the UNA and UBC Athletics are in their third calendar quarter without having an approved agreed-upon operating cost contribution, in the spirit of the Access Agreement the UNA Board of Directors approves:

1. An immediate payment of \$72,500 (equivalent to 25% of the allocated annual budget of \$290,000 to UBC Athletics) – the second installment;
2. A payment on December 1, 2009 of \$72,500 (equivalent to 25% of the allocated annual budget of \$290,000 to UBC Athletics) – the third installment;
3. A payment on March 1, 2010 of \$72,500 (equivalent to 25% of the allocated annual budget of \$290,000 to UBC Athletics) – the final installment.

Should the Annual UNA Operating Cost Contribution be agreed upon by both the UNA and UBC Athletics at a time prior to the following installment due date, the balance owing will be adjusted to reflect the agreement and reported in the Executive Director's Monthly Report.

University Neighbourhood Association
Budget 2010/11

April 1, 2010 to March 31, 2011

Projected 2010 Services Levies/GMSL \$ 2,900,000

	Draft 1 Nov-09 2010/ 20101	Actual to September 2009-2010	Budget 2009-2010	% of Remaining Budget	Actual 2008-2009
Revenue					
1 Community Centre	\$ 100,000	\$ 49,740	\$ 60,000	17.10%	\$ 78,092
2 Province of BC	\$ 42,000	\$ 25,000	\$ 34,000	26.47%	\$ 42,000
3 Services Levies - UBC funding	\$ 2,896,023	\$ 604,878	\$ 2,419,511	75.00%	\$ 2,183,133
4 Other Revenue	\$ 67,000	\$ 20,166	\$ 79,500	74.63%	\$ 86,601
5	Revenue Total \$ 3,105,023	\$ 699,784	\$ 2,593,011	73.01%	\$ 2,389,826
Expenses					
Municipal-like services					
6 Communication	\$ 47,800	\$ 13,310	\$ 45,000	70.42%	\$ 33,402
7 Community Access	\$ 530,000	\$ 23,765	\$ 413,783	94.26%	\$ 341,404
8 Community support	\$ 82,400	\$ 34,370	\$ 45,000	23.62%	\$ 30,453
9 General meetings, board meetings, special projects	\$ 64,000	\$ 9,670	\$ 100,000	90.33%	\$ 71,175
10 Landscaping (UBCPT estimate)	\$ 500,000	\$ 120,982	\$ 395,000	69.37%	\$ 307,317
11 Management fees (UBCPT estimate)	\$ 80,000	\$ 17,500	\$ 70,000	75.00%	\$ 60,000
12 Office	\$ 300,700	\$ 19,818	\$ 165,000	87.99%	\$ 83,179
13 Parking and security (night patrols)	\$ 90,000	\$ 36,654	\$ 87,000	57.87%	\$ 83,284
14 Road, Gutter and Sidewalk Maintenance (UBCPT estimate)	\$ 25,000	\$ 115	\$ 25,000	99.54%	\$ 32,401
15 Salaries and benefits	\$ 411,600	\$ 108,786	\$ 459,000	76.30%	\$ 258,212
16 Utilities: Sewer & Drainage	\$ 300,000	\$ 127,506	\$ 160,000	20.31%	\$ 164,508
17 Streetlights (UBCPT estimate)	\$ 50,000	\$ 7,195	\$ 20,000	64.03%	\$ 38,646
18 Sustainability	\$ 20,000	\$ 1,726	\$ 49,000	96.48%	\$ -
19	Municipal-like Services Expenses Subtotal \$ 2,481,500	\$ 521,397	\$ 2,033,783	74.36%	\$ 1,503,981
Community Centre					
20 Direct Operating costs	\$ 160,000	\$ 43,707	\$ 179,790	75.69%	\$ 147,622
21 Programming	\$ 64,000	\$ 31,547	\$ 49,710	36.54%	\$ 39,633
22 Salaries and Benefits	\$ 308,500	\$ 103,640	\$ 140,000	25.97%	\$ 186,116
23	Community Centre Expenses Subtotal \$ 532,500	\$ 178,894	\$ 369,500	51.58%	\$ 373,371
24 Contingencies @1%	\$ 30,140	\$ -	\$ 50,000		
25	Expenses Total \$ 3,044,140	\$ 700,291	\$ 2,453,283	71.45%	\$ 1,877,352
26 Reserves Contribution (2%)	\$ 60,883	\$ -	\$ 141,229		
27	Grand Total \$ 3,105,023	\$ 700,291	\$ 2,594,512	73.01%	\$ 1,877,352
28	Balance Surplus or (deficit) \$ -	\$ (507)	\$ (1,501)		\$ 512,474

On 2009-10-31, at 12:03 AM, Mel Rowles wrote:

UNA Board of Directors

Attention: Michael Feeley, President UNA;

Hi Mike;

We are very concerned that the neighbouring residents of Hawthorne were not consulted on the future tenant of the Salt Spring Café premises.

The UNA Board of directors, in our opinion, should have had an open discussion with its neighbours before entering into a MOU or lease contract with any future lessee. We understand that a contract is about to be signed and that the lessee will be neither White Spot, Starbucks nor Tim Horton's, which pleases us.

It appears to us, after perusing past UNA Board minutes, that the only discussion taken by the UNA Board on this subject, was possibly at an "In Camera" meeting held a couple of months ago. This may be an incorrect assumption by us.

With the current request by UBC for a liquor license for the UBC arena's, it is not clear what the thinking of the UBC Board or Governors are or where they will go next with regard to opening all UBC public facilities to consumption of liquor. You know that the residents of this community oppose any drinking establishment in this residential community.

The residents of the UBC communities are members of the UNA. We vote for the UNA directors. We should have a say in what is transpiring in our neighbourhood. In most cases, residents do participate through very active committees. On this one, the residents have not been offered the opportunity to participate.

Your response will be appreciated.

Regards,

Mel Rowles & Susan Eadie

Legacy residents

From: Mike Feeley [mailto:feeley@cs.ubc.ca]
Sent: Saturday, October 31, 2009 8:37 AM
To: Mel Rowles
Cc: Jan Fialkowski; Michael Moon
Subject: Re: Salt Spring Cafe

Hello Mell and Susan. Thanks very much for your letter. Jan will ensure that the rest of the Board sees it and that it is entered into the record of the Board.

As you say, we do consult with residents and committees when we can. I, like you, want to live in a community where decisions are made openly, with fair and thoughtful consideration of all points of view. This is my last year on the board and as I look forward to my future as a regular citizen it is easy for me to see this from your perspective. Soon I will be on the outside of the Board. I will then expect, as you rightfully do, that my views will be considered along with yours and everyone else's as we make decisions together about things important to our community. We all have a lot at stake in seeing that this does happen.

And so, as Chair I have avoided doing things in camera whenever possible. Unfortunately, there are some things that cannot be done publicly. In this instance, potential coffee shop operators insisted on confidentiality until a deal was finalized. This is a standard business practice that I am afraid we had no choice but to follow. The board considered our decision very carefully and we worked hard to get it right. We were informed by our publicly stated and discussed goals for the coffee shop space. Nothing has changed about these goals. What we did in-camera was simply to use our judgement to find the operator we thought could best achieve these public goals.

As you know, our goal is to establish a community meeting place for residents; open in the evenings as well as during the day. A place that helps make the Barn the heart of our community. A place that builds community by giving us a neighbourhood gathering spot where we can hold community events, socialize with friends and bump into and connect with neighbours. There is a book called "Great Good Places" by Ray Oldenburg that describes the important role that such a place can play in a community. He calls these places "The Third Place" in our social lives (the first and second places are home and work). In Italy the piazza serves this role. In small-village Britain the public square and neighbourhood pub do. Our goal is to make the Barn and the area around it such a place.

In my view, having the coffee shop open in the evening is an important ingredient in making this work for us. It is for this reason that I respectfully disagree with you on whether beer and wine should be served. In my view, it will be difficult for anyone to succeed with an evening service in this space without including beer and wine. If this is done right, it is not something I think would be objectionable to residents or incompatible with the role this space plays in our community. It would be important, of course, that the space not be open late and that it not attract or encourage irresponsible behaviour. A well run, quite, early-closing, neighbourhood bistro, however, is something that I think would enhance our community and it is something I personally support. For this reason, I supported Salt Spring's

application for a liquor license two years ago, while also insisting on safeguards to ensure there was no negative impact on the community.

Of course, the question of whether the new operator is granted a liquor license will be subject to a public consultative process and so we will have an opportunity to discuss this point further. I do very much respect your view. We may disagree on this point. But I am convinced that we share a passion for building a fabulous community in this neighbourhood. I promise you that I will always maintain an open mind and a eagerness to discuss how best we can achieve this goal, in an atmosphere of mutual respect and friendship.

I expect that the new operator will be announced soon. Hopefully next week. I am sorry for the secrecy surrounding this, but in this we had no choice.

Thanks again for your letter. It is always good to hear from you both.

Best Regards

-Mike



THE UNIVERSITY OF BRITISH COLUMBIA

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Campus and Community Planning

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October 28, 2009

Open Letter to the UBC Vancouver Community

Re: Status of UBC Bus Terminal

As of 9:00 a.m. October 28, 2009 senior TransLink officials have advised UBC that the annual funding levels authorized by the Mayors' Council for Transportation will not allow TransLink to meet its obligations to fund a wide variety of capital projects throughout the region, including UBC's below-grade bus terminal. TransLink will be able to proceed with the surface trolley loop on University Boulevard.

UBC will work with TransLink and the campus community to explore viable options for the diesel bus terminal that meet the needs of our students, faculty, staff, residents and visitors.

The work that has been undertaken to date in the University Boulevard Neighbourhood was required for the neighbourhood plan, including the location of the future Student Union Building on University Square. Utilities have been relocated to ensure that servicing for these new building sites could be provided efficiently and effectively. There has been no construction of the tunnel or the below-grade diesel bus terminal. The only expenditures specifically associated with those facilities are design fees, which are in the range of \$400,000. UBC will be discussing compensation for these expenditures with TransLink.

We will keep the university community informed and involved in these important transportation planning processes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nancy Knight'.

Nancy Knight
Associate Vice President, Planning

Memorandum of Understanding
between
Tapestry at Wesbrook Village UBC ("Tapestry")
and
University Neighbourhoods Association ("UNA")

October 2009

Overview

Tapestry at Wesbrook Village is a seniors lifestyle community situated on the campus of the University of British Columbia. It is scheduled to open in the Fall of 2010. This is a unique development due to this location and to its goal for integration with the university and its neighbourhoods so that mutual benefit is achieved. A major, specific goal of Tapestry is to have university students, faculty, alumni and neighbours use the building for learning, teaching, meeting, and food service. Specialized facilities for these purposes will exist within the completed building.

The integration process will take place in three phases beginning in April 2009.

- Phase one: informational presentations by Tapestry's University Liaisons to various faculties, departments and schools.
- Phase two - October/November 2009: signing of Memoranda of Understanding ("MOU") by the interested university entities and Tapestry.
- Phase three - mid 2010: begin actualizing the MOU's by Tapestry's General Manager.

To this end,

It is acknowledged that Tapestry will:

1. provide meeting space in the Tapestry's Learning Centre and Creative Arts Studio at no cost for UNA sponsored activities;
2. provide access to Tapestry restaurant, bistro, pub, catering service and food delivery service for UNA sponsored activities;
3. provide contact opportunities with Tapestry residents at which UNA staff can promote the UNA for the purpose of soliciting participation and membership;
4. work with UNA in planning and sponsoring educational, social and entertainment events for the UBC community at the Tapestry building;
5. collaborate with UNA and the UBC Trek program to consider an improved campus transportation service.

It is acknowledged that UNA will:

1. provide voluntary UNA membership for Tapestry residents which includes specific privileges and discounts as stated in the UBC/UNA Neighbours' Agreement 2008;
2. provide access for Tapestry residents to UNA community events, activities, programs and classes held at the Old Barn Community Centre and at the future Wesbrook Village Community Centre;
3. provide volunteering opportunities at UNA activities such as committees and service programs;
4. invite participation of Tapestry's Strata Council President on the Council of Strata President of Wesbrook Place neighbourhood;
5. provide copies of the UNA Constitution and Bylaws and the Neighbours' Agreement 2008 to Tapestry's General Manager and provide information e-mails, program guides, newsletters and event brochures to Tapestry residents.

Signed on behalf of the University Neighbourhoods Association

Jan Fialkowski, Executive Director

Date

Mike Feeley, Chair of the Board

Date

Signed on behalf of Tapestry at Wesbrook Village UBC

Gary Gibson, UBC Liaison

Date

Nestor Korchinski, UBC Liaison

Date

Date: November 5, 2009

From: John Bourne, Chancellor Place Resident

Hub at Walter Gage Road and East Mall: Proposals to improve compatibility with adjacent Chancellor Neighbourhood

While the planned Hubs fulfil a need for upper-year residence space, the opportunities for socialization - which are quite legitimate and necessary - tend to bring with them opportunities for night time noise. For most of the hubs - which are located in primarily institutional areas - this noise is not a problem. But the unique location of the "New Hub" proposed for Walter Gage Road and East Mall - close to existing market and family residential complexes - calls for special consideration because the noise could destroy the quiet residential character of the southern part of the Chancellor neighbourhood.

There is no issue with the daytime activities proposed for the New Hub, be it academic or daycare. But when an 18 story tower for upper year (presumably single) students is combined with a main-floor licensed bar open to the public, there is the potential to create an "entertainment zone" along Walter Gage Road. The recently opened Westpoint Building is an example. Being market rental, and devoid of the controls possible in a University residence, it is already the scene of late night parties on balconies, and is only in its second year of operation.

If the noise were limited to "ceremonial" occasions - frosh week, end of classes - that would not be a problem. Indeed these events are part of campus life, and part of the attraction of living here. But when frosh week lasts a whole month, the situation stands to become similar to that of the fraternity houses interfering with the quiet enjoyment of neighbouring apartments - occupied primarily by students. Lack of attention to physical separation of incompatible activities (sleeping and drinking) is an excellent example of how increased planning densities look good on paper but wreak havoc with people's lives.

Governance (policing noise regulations) and planning ARE intertwined. Even the students have said that physical separation of market housing and student social areas is the only solution.

My concern about the New Hub is that it will first be a noise source directly from its windows and balconies, and secondly will create a traffic path along Walter Gage Road leading to the Westpoint market rental building and the Walter Gage Residences. This path goes right past Corus and the noise can likely be heard from nearby Stirling House as well as other buildings with southern exposure.

The following proposal to modify the design parameters of the New Hub is therefore made with the objective of creating a more peaceful co-existence between the student population and those who have bought in (with their own money) to the excellent residential opportunities that abound on campus.

The proposal is aimed at moving the social and residential elements of the New Hub slightly south along East Mall, and directing the night-time foot traffic away from Walter Gage Road.

Retarget Brock Hall as the social centre of the New Hub

Return Brock Hall to its former glory as a hub for students, albeit this time for a neighbourhood, rather than a university. Integrating Brock Hall into the New Hub, rather than building around it, provides an architectural theme that distinguishes New Hub from the other hubs, as well as referencing it to the nearby Historic section of campus.

The student services functions currently occupying the main hall and adjacent building could be relocated to the new building adjacent to SUB, which I understand has space for such activities. The adjacent Student Services building could house part of the academic facilities of the New Hub.

The main hall of Brock might be used for large gatherings and at other times an informal lounge area. A cozy, two-storey bar (with circular staircase) might be created in the south wing. A classy environment would do more to promote responsible drinking than the current "dugout" environment of the underground "Pit" pub in SUB.

Position the main entrances so that foot traffic from the socialization areas goes west and south, and not to Walter Gage Road.

Place the 18 story residence tower on the SOUTH side of Brock Hall

This area is already designated for higher buildings, and the proposed site is centred on where the temporary buildings for Women and Gender Studies are currently located. If balconies are included in the design, they should face South and West, away from existing housing.

As for the next-door Brock Hall, the entrances should face SOUTH, away from Walter Gage Road.

Connect the New Hub, SUB, Hillel House and Walter Gage Residence via the Pedestrian Zone

Utilize the already-defined pedestrian zone for the night time pedestrian routes that will develop (whether you plan for them or not) between the social centres of SUB, the existing Walter Gage Residence, the New Hub and Hillel House.

Place academic facilities adjacent to the new Law Building and along Walter Gage Road

The west end of Walter Gage Road would take on a more academic character, with the existing temporary buildings replaced, and the Brock extension refurbished or demolished.

Place Day Care facility on Walter Gage Road

A day care centre at the west end of Walter Gage Road would be well located for vehicular drop-offs, and away from the licensed facility on the south side of Brock. Being at the centre of the academic part of the New Hub it would be convenient for those who work or study there.

Include a Welcome Centre adjacent to the new Law Building

A Welcome Centre close to NW Marine / Chancellor would delineate an entrance to the University in a way that a Welcome Centre in the SUB extension could not.

First, the campus entrance near the Law site is one of the few that is actually close to the transition of "greenspace" to "institutional" space. Secondly, unlike the Welcome Centre proposed for the SUB extension, this one might serve alumni, rather than visiting students or scholars. Visiting alumni are far more likely to arrive by car than bus, and quite likely to visit the nearby Chan Centre, Museum of Anthropology, or Rose Garden.