

UNA ANNUAL REPORT



June 2003

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EXECUTIVE SUMMARY

1. The University Neighbourhoods Association (UNA) was incorporated in Spring 2002. Currently, the Board consists of six members, four appointed by the University, one appointed by the AMS and one elected by the UNA members. The principal issues that have occupied the UNA over the past year include:

- a) obtaining recognition of the UNA and the UNA residents as more than an interest group in deliberations concerning the Official Community Plan (OCP),
- b) ensuring the University examines and makes commitments on the adequacy and availability of tax monies to the UNA residents to ensure we can maintain the type of community we all want,
- c) considering the needs of our community,
- d) addressing critical policing, property tax, noise and parking regulation and related issues and
- e) obtaining an adequate, universal recycling program for all UNA residents.

INTRODUCTION

Beginnings

2. This is the first Annual Report of the UNA. It will be formally presented at our Annual General Meeting scheduled for Wednesday, June 18, 2003.

3. The UNA was incorporated in Spring 2002 under the *Societies Act* of BC. Pursuant to section 34 of the *University Act* the UNA is an advisory body to the Board of Governors. The first Director's Meeting was held on July 10, 2002 and the first General Meeting was held on Nov. 26, 2002.

The Board

4. The Board presently has six members.

University Appointees:

Jim Taylor, Chair, Hampton Place resident; Dana Merritt, Treasurer, Associate Vice-President Finance UBC; Fred Pritchard, Director of UBC Campus and Community Planning; and Chuck Slonecker, Director of University Relations UBC (replaces Sid Katz who held the position previously).

AMS Appointee:

Sam Saini, AMS External VP (replaced original AMS representative Christopher Lythgo).

Elected by UNA Membership:

Brian Collins, Hampton Place resident.

Pursuant to the provisions of our bylaws, four of the directors are University appointed and one is appointed by the AMS. For each 1,500 leases (or residential rental agreements) that are created within the various neighbourhoods the membership will elect one additional director.

5. The Board usually meets monthly, Tuesday at 5 p.m., at our office, The Coach House, 6323 Cecil Green Park Road, UBC, Vancouver, BC, V6T 1Z2. UNA members and the public are welcome to attend. Meeting minutes are published on the UNA website (www.myuna.ca).

Basic Organization

6. We hired a p/t administrator/manager, Cathie Cleveland. Cathie works mornings, from 8:30 a.m. to 12:30 p.m., five days a week and can be reached by telephone (604-827-5158), fax (604-827-5375) and email (admin@myuna.ca).

7. We leased office space from the University for three years, renovated and equipped it.

Website

8. We established a website (www.myuna.ca) with copies of our constitution and bylaws, directors and other minutes, information about the community (including attractions and recreational facilities) and descriptions of the various neighbourhoods.

Our Relationship with the University

9. We can occasionally expect a healthy tension between the UNA and the University. However, we would not be where we are today without the dedicated cooperation and assistance of so many in the University (from senior to junior). The progress we have achieved on behalf of UNA residents is largely owing to the direct support of the University and UBC Properties Trust (Properties) in generously making available the time of their people for advice and assistance.

VOLUNTEERISM AND COMMITTEES

10. The UNA's ability to represent the interests of residential leaseholders and tenants in the existing and planned residential communities will largely depend on the participation of individual residents. Except for Cathie Cleveland, everyone involved in the UNA is a volunteer. Some of our directors, and other participants, are employed by the University, or a subsidiary, in their regular job but still contribute significant volunteer time on evenings and weekends.

11. We have established the following committees:
 - a. Communications Committee: Diane Alfred, Hampton Place; Susan Egan, Hampton Place; Kathy Griffiths, Hampton Place; and Sam Saini, Alma Mater Society;
 - b. Community Services Planning Committee: Fred Pritchard (Chair), UBC and Hawthorn Lane; Cathie Cleveland, Staff; Brian Collins, Hampton Place; Paul Moritz, Hampton Place; Raymond Ng, Hawthorn Lane; Monika Rudwaleit, Hampton Place; and Judi Van Swieten, UBC;
 - c. Cup of Sugar Committee: Susanne Ferrie, Hampton Place; Claire Stordy, Hampton Place; Lea vanDyck, Hampton Place; Angela Wheelock, Hawthorn Lane; Paul Moritz, Hampton Place; Judy Gorchynski, Hampton Place; and Judy and Jim Taylor, Hampton Place;
 - d. Hampton Place Community Fund Committee: Brian Maunder, Hampton Place; Diane Alfred, Hampton Place; Pat Powell, Hampton Place; Brian Collins, Hampton Place; Gary Gibson, Hampton Place; Sammy Thejomayen, Hampton Place; Marylile Martin, Hampton Place; and Jim Taylor (Chair), Hampton Place;
 - e. Internet Tree Committee: Stan Stordy, Hampton Place; Lea vanDyck, Hampton Place; Sharon Cavalier, Green College; Charlene Morton, Hawthorn Lane; Raymond Ng, Hawthorn Lane; Janice Turner, Hampton Place; Wilfred Peck, Hampton Place; Joe Gardner, Hampton Place; Helen Anderson, St. Andrew's College; John Tompkins, Hampton Place; Bill Shin, Hampton Place; and Bill Cave, Hampton Place;
 - f. Noise Committee: Mike Feeley, Hawthorn Lane; Judy McLeod, UBC; Al Poettcker, UBC Properties; Fred Pritchard, Hawthorn Lane; Jim Taylor (Chair), Hampton Place; and Angela Wheelock, Hawthorn Lane;
 - g. Official Community Plan Committee: Fred Pritchard, Hawthorn Lane; and Jim Taylor, Hampton Place; and
 - h. "Old Barn" Development Committee: Brian Collins (Chair), Hampton Place; Sam Saini, AMS; Oana Chirila, AMS; Nestor Korchinsky, UBC; and Charles Menzies, Hawthorn Lane.
12. We wish to add to the Official Community Plan and Old Barn Committees and establish a General Rules Committee (to take over the work of the Noise Committee and consider other rules and regulations that a developing residential area should have (parking, dogs, etc.), a Shopping Centre Committee, a Recycling Committee, etc.
13. We are anxious to identify volunteers who wish to participate in our work. Anyone wishing to volunteer can contact the UNA office by contacting Cathie by telephone (604-827-5158), fax (604-827-5375) or email (admin@myuna.ca).

MEMBERSHIP

14. Every resident of a Local Area and Hampton Place is entitled to free UNA membership. We have approximately 300 members. It is important that we enroll as many members as possible, primarily because both the University and the Greater Vancouver Regional District (GVRD) will judge our credibility based partly upon our numbers. Please encourage your neighbours to join the UNA by completing the forms available either from Cathie (604-827-5158) or from the website (www.myuna.ca).

ISSUES

15. We will provide a brief report on the principal issues we have encountered to date. Further information can be found in the directors minutes available at www.myuna.ca.

OCP

The UNA and the OCP

16. The OCP is a bylaw of the GVRD. It results, in part, from an agreement between the University and the GVRD. The OCP embodies, at least to some extent, principles desired by the University although, ultimately, the GVRD determines the OCP's content.

17. At the time the OCP was adopted there was no UNA, although the UNA was anticipated. The UNA is a municipal-like neighbourhood association. It is involved in a variety of advocacy and community building initiatives that typify a neighbourhood association. However, the UNA also is responsible for delivering municipal-like facilities and services to residents of the developing UNA community (those who reside in the eight areas under the OCP and Hampton Place), either by developing them or by negotiating access to same with others, principally the University. This latter process, obtaining access to required facilities and services by negotiations with others, involves a helpful and ongoing process commenced by the University and Properties.

18. Although the UNA lacks the powers of a municipality, it is effectively empowered (and now expected) to provide many of the services and functions of one. The UNA is in a unique position, as explained below, to positively contribute to the governance of our community. Given this, it is odd that the UNA does not formally enjoy a role, at least as a partner, with the GVRD and the University, in relation to the care and management of the OCP and the development of the related planning instruments and devices that flow from the OCP. In this respect there are two significant matters to consider.

19. First, the OCP imposes certain social costs (that is, non-financial costs) *on UNA residents* - as examples, 50% live work, sustainability, minimizing reliance on single occupancy vehicles.

20. Second, the University/Properties agree that the OCP anticipates that many of the costs of developing our community (all of the servicing and the basic amenities required by the OCP) are to be borne by the University/Properties (as the developer), albeit from revenue from sales and rentals that is ultimately paid by residential tax payers. While the precise division of responsibility is not yet spelled out (we are currently working on this), *UNA residents* will bear the cost of sustaining our community through the revenue base available to UNA residents (upon application to the Board of Governors, as provided by the Neighbours Agreement between the UNA and the University). This revenue base consists of the services levy (some of which is paid directly, on our behalf, to, as an example, the GVRD) and the amenity monies, conceding that the University/Properties will necessarily use a significant portion of the amenity monies for our community's development (I refer to these sources as the Tax Monies) and, to some extent, the Infrastructure Impact Charges (IIC). Referring to these as Tax Monies is apt because they represent the monies that a municipality would normally acquire through property taxes or charges directed to a developer. In fact, the amenity monies themselves were established at an amount based upon those charged to developers in certain areas of the City of Vancouver .

21. It is important that the people who have to address the social and financial costs necessary to create a livable and, in human terms, sustainable, residential community, *who if they were incorporated as a municipality would be the author of the OCP* and the related instruments, be formally involved in the guiding hand process concerning the OCP, particularly its amendment or review and the development of the neighbourhood plans and other like instruments pursuant to it. Not being so involved creates the risk that the UNA will be treated like an interest group (such as the University Hill residents or the Wreck Beach Society) in relation to submissions about the process and its result. Indeed, this is how we have been treated. This ignores the fact that unlike these interest groups, the UNA residents must largely *bear the cost*, whatever its nature of sustaining and maintaining our growing community.

22. The UNA is committed to ensuring that the UNA residents have a fair say in the development of the governance of our community. To do this, we must have a real role in the OCP process, particularly, its review or amendment and the development of the neighbourhood plans and other like instruments. We believe that without the full involvement of the UNA in this process the process is flawed. We have raised this issue with the officials within the University responsible for the University's relationship with the GVRD. The University is sympathetic to our position. However, the initial indication from the GVRD is that it may not be prepared to share with UNA residents the guiding hand role the GVRD and the University enjoy. Our task is to convince the GVRD that while we value what the GVRD does in providing services like sewers, water, public transportation and parks, the UNA too has an important role to play in ensuring our community offers a full and satisfying residential life for its residents and to do that the UNA needs be intimately involved in this process. After all, the UNA is the representative of the UNA residents in an increasingly wide number of areas including critical community issues such as schools (with the Vancouver School Board), policing (with the Province), fire protection (with the City of Vancouver), community services (with the University/Properties) and transportation (with Translink), just as examples.

The Shopping Centre

23. One of the matters we will consider at our AGM is the South Campus Neighbourhood Plan, which the University will be developing pursuant to the OCP. A shopping centre is presently slated for the southwest corner of 16th and Wesbrook. We should all become informed about this issue as our early and continued involvement will lead to better results for our community. We welcome volunteers who wish to assist us with this issue.

THE ADEQUACY AND AVAILABILITY OF TAX MONIES

24. The Tax Monies (see paragraph 20) are collected from the UNA residents or, indirectly, from potential residents by the University and are made available to the UNA or for our benefit through the budgetary process anticipated under the Neighbours Agreement (both last year and this year the UNA made application for budget, which was approved without change, and the UNA has been operating pursuant to the approved budget).

25. The UNA is dedicated in principle to creating access to necessary community services by:

- a. looking first to unused capacity within the University which can be accessed by agreement (as opposed to duplicating available University capacity through building community facilities);
- b. ensuring the development by the University/Properties of UNA facilities which are sensitive to both the legitimate expectations of the residents and University needs (so that they can be shared either in a type of contra arrangement or with University paying its fair share of costs); and
- c. ensuring high utilization of any UNA facility by managing peak demand periods and the diverse interests of the University (students, faculty, staff) and others in the community (such as the residents of Vancouver and University Hill) in connection with the demands of UNA residents.

26. Ensuring the provision of, and maintaining them to the appropriate standard, all the necessary services will be a challenge to the UNA. In a general sense, this is so for any municipality. However, the UNA will face particular fiscal challenges in ensuring that it has adequate revenue to deal with all its obligations.

27. First, the UNA will have to be vigilant to ensure we live within our tax revenue means. In most municipalities there is significant tax revenue from industrial, institutional and commercial tax bases. However, the principal institutional tax base is exempt by Provincial law from the UNA's jurisdiction. There is no industrial tax base in the UNA and the commercial tax base is anticipated to be small. On the other hand, to be fair, we may not be subject to some of the costs other municipalities experience.

28. Second, the University/Properties have exercised two characteristics that could pose a risk to the UNA's fiscal integrity. For one, the amenity charge (a significant contributor to the

development of our community) adopted by the University/Properties reflects the bottom end of the amenity charge used in Vancouver. The University currently does not charge developers (save through the IIC), as Vancouver does, for community development charges associated with the developer's development. In Vancouver, a developer may be charged additional development costs to create a necessary park, or intersection, or something of that nature. This appears not to be the case in the Local Areas. In fairness the University proposes to, in effect, deliver us a "turn key" community. To date University/Properties *has* provided our community a broad range of valuable "community" amenities and has agreed to continue to do so. As well, Properties does, for its own account, take on some of these obligations (and does so to a high level as we know from the development of Hampton Place). Given this, our concerns about the level of amenity charges may prove unreasonable. However, the UNA must carefully invigilate this process to ensure it fully satisfies our community's reasonable expectations.

29. Relieving a developer of costs is attractive to developers (who pay less to develop the project) and undoubtedly attractive to the University/Properties as the developer will then pay more for the land. However, we have to be vigilant to ensure that the University/Properties will continue to provide the high level of community amenities we have experienced to date. Moreover, it is important that we clarify, with more precision than has been the case to date, the precise responsibility of the University/Properties to UNA residents in this respect.

30. It is important to be clear on this issue. There is no question that some of these uncertainties relate to the process being new. The University and Properties have typically dealt with issues we have encountered on a basis that fairly address the UNA's legitimate concerns. Both Properties and the University have shown real goodwill in dealing with matters as they arise.

31. The UNA and the University ultimately share an interest in providing appropriate services to UNA residents. The UNA believes this should be done on a sound, fiscal basis. Anything less is unwise and fraught with difficulties, and any process that leaves our fiscal entitlement unclear poses the risk of unnecessary acrimony. Accordingly, we are actively addressing this issue with the University.

POLICE AND SECURITY

Policing and Taxation

32. Last year the Chair wrote Premier Campbell, in his capacity as our MLA, to discuss the adequacy of the staffing of our local RCMP detachment, considering the diverse needs of our area. In response, the Premier sent a paper of interest then recently produced by the Ministry of Public Safety and Solicitor General (Sol Gen). The paper states that those who live in unincorporated areas (this includes UNA residents) pay, through the rural tax, only a small part of actual policing costs. The paper's purpose was to describe options to recover more policing costs from these areas. A number of options were considered but all of them would have a cataclysmically negative effect on us - either increasing our taxes by, as best we can calculate, approximately 30%, or virtually

eliminating that portion of the services levy that we will require to acquire recreational and other municipal-like services.

33. As a result, we undertook an investigation. Those involved included Jim Taylor (the Chair of the UNA), Fred Pritchard (a director of the UNA and the Director of Community and Campus Planning, UBC), Vice President Dennis Pavlich (University lead for the University Town development) and Al Poettcker (CEO of Properties). We discovered that we are paying our full share for policing (largely as a result of work Properties had a consultant do for us). We provided this information to our MLA and the Sol Gen consequently announced that the government was no longer proceeding to implement the proposal and was rethinking the matter.

34. A group of us, on behalf of the UNA and the University, met with the Sol Gen's people concerning the process they had gone through. They admitted that they had failed to account for the different structure that we have here (where we already pay, in effect, full municipal taxes by virtue of paying not only the rural tax but the services levy) and they conceded that in any similar proposal we would have to be treated separately.

Do We have Sufficient RCMP Resources?

35. The University RCMP Detachment's business plan for the upcoming fiscal period proposes the addition of four positions (an increase of 25%). The plan includes a comparison between the two smallest RCMP detachments in the Lower Mainland - University and White Rock. The University has slightly less than half of White Rock's resident population and more than half their RCMP members. However, our RCMP members carry twice the criminal code offences caseload compared to White Rock. There are obvious reasons for this statistical surprise. The reasons include differences between the White Rock and University and University Hill resident population and the fact that concentrating on the resident population in the way the RCMP does gives little (if any) weight to our particular situation with two distinct residential communities (University Hill and us) plus UBC's very large daytime population of approximately 50,000 including a permanent student residential population of approximately 10,000.

36. We forwarded a copy of the Detachment's business plan to our MLA's constituency office and made contact prior to Christmas 2002 to request assistance with the Sol Gen to ensure that the Detachment received its extra positions. We have been assured of our MLA's interest and assistance in this matter.

The Bike Patrol

37. In Hampton Place, particularly in the underground parking garages, there have been break-ins and other acts of theft or vandalism. Various strata corporations have attempted to address this. The Hampton Place Council of Strata Chairs has worked creatively with the RCMP and others to try to resolve the problem, including considering techniques to achieve crime prevention through environmental design. The UNA facilitated arrangements that Properties proposed of providing a

general evening bicycle-mounted patrol service from Polo Security. The service was implemented and paid for through the Services Levy, which we all pay to the University.

38. Properties organized the program. Polo Security provides a bicycle patrol person to monitor underground parking and other areas of Hampton Place and Hawthorn Lane in the evening hours.

39. Incidentally, Polo Security will provide security signage for your development if desired. There are two sign types available and you can decide on their placement. To request signage, please call Matthew Carter at Properties (604-731-3103 #233).

Victims Services

40. Last year, the Detachment was given a grant by Sol Gen for a victim services program. The program requires a community sponsor approved by Sol Gen, which sponsor enters into a contract to receive the grant and employ a victim services advisor (in conjunction with the RCMP who, in effect, run the program). The UNA sponsors the Detachment's victim services program.

41. The victim services advisor's principal task is to identify and organize volunteers to deal with victim service's tasks - identifying people who have experienced stress as a result of crime, providing counselling and other services, identifying and ensuring that victims access the resources they need, etc.

The Student Constable Program

42. For several years the Detachment has had a summer student constable program to patrol Wreck Beach, funded by the GVRD. The Detachment has decided to expand this program by hiring (they hope) two student constables each summer. UBC has agreed to finance this directly.

Summary on Policing Issues

43. There are some general, deeply philosophical views that concern people in our society about policing and law enforcement - the prevalence of crime, our frustration that "nothing" is done about it, the perceived inadequacy of sentences, our "helplessness" to deal with certain types of problems, the lack of policing resources generally, the fact that courts are believed by some to be too soft on crime, the failure of rehabilitation and a host of like issues. None of us likes being made to feel insecure by the conduct of those in society who choose not to abide by the laws that we have collectively agreed to live by.

44. The UNA has gotten involved with the policing mechanisms we have in our community so that: we can understand policing issues in detail; we can let the RCMP know our views on emerging issues (such as community policing); we can influence (hopefully for the good) the extent to which we receive policing services; we can maximise our protection from crime; and we can open up communication with our MLA to ensure that we are treated fairly by the Province.

COMMUNITY SERVICES

45. We have struck a committee, the Community Services Committee, chaired by Fred Pritchard, to consider the community services we need in the UNA. The committee begins with a consultant's report, which the University obtained during the OCP process, reviewing possible community services that a community of our nature might require. The Committee is identifying a comprehensive list of potential services and starting the difficult work of selecting from among them the ones that make the best fiscal and social sense for us. During this process we will consult with UNA residents and our members in particular so the Board can make well-informed decisions.

OTHER ISSUES

Recycling

46. The UNA is presently considering a universal recycling program accessible to all UNA residents, an issue that has bedeviled the University residential community for several years. We have identified a plan that may mean implementation of a program by no later than this Fall. As is the case in Vancouver, this will appear as a nominal extra charge on our services levy (tax) bill.

Insurance

47. One of the issues that the UNA encountered early on is ensuring that there was Directors' and Officers' Insurance so as to protect those who serve on the UNA Board and committees, as well as general liability insurance to protect those who participate in UNA events. While the insurance is not perfect. We only obtained it with the assistance of the University and its general insurer. It is normally incredibly difficult to obtain such insurance on behalf of a small society.

Sewer and Water Rights

48. The UNA was asked to become involved in concerns that the strata corporations in Hampton Place, and their residents, raised about certain charges the University had made for sewer and water rates. The Chair took this up with the appropriate people in Properties and the University (Land & Building Services). Eventually the issue was resolved on the basis that the University conceded that it had improperly calculated the charges. The charges were significantly reduced and the appropriate credits provided to the strata corporations.

Noise

49. The Noise Committee is presently considering a draft set of noise rules concerning the UNA community. The rules set out civil behaviour for residents and the commercial enterprises who work in our community (including developers) to ensure that our community enjoys a reasonable amount of peace and quiet.

THANK YOU

50. Early on in this Report we ask that those who are eligible for membership become members and, once members, to participate as volunteers in the work of the UNA.

51. The UNA could not achieve what it has without a team of dedicated volunteers. The members of our Board who are University employees attend, on behalf of UNA residents, evening and weekend meetings and put in time during their busy days to deal with UNA issues. Both the present and first student representatives have been conscientious attendees and participants on our Board and have given us valuable advice on students' perspectives regarding the OCP. Brian Collins, the first elected member of our Board, is a volunteer in the most critical sense (he agreed to be elected!) and has taken on a major responsibility in chairing our Community Services Committee.

52. People say it is invidious to mention the names of certain people because you risk forgetting someone who has made a significant contribution. In paragraph 12, we list the people who serve on our Committees. We want to record our deep appreciation to all who have participated in the work of the UNA and to thank them on behalf of our entire community for the contribution they make to our residential life.

53. Finally, Cathie Cleveland has been a terrific help in ensuring that the UNA has gotten off the ground. Despite her established hours, Cathie frequently, always cheerfully, attends to necessary UNA duties whatever time they happen to occur. We all owe Cathie our thanks.