

# UNA ANNUAL REPORT



June 2004

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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 (although, as indicated below, this composition will change if at our Annual Meeting on June 9, 2004 the Board’s recommended changes to our Constitution and Bylaws are adopted). The principal issues that occupied the UNA in 2002-2003 included:

- 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 develop the type of community we all want,
- c) considering the needs of our community,
- d) addressing critical policing, property tax, noise and parking regulations and related issues and
- e) obtaining an adequate, universal recycling program for all UNA residents.

These issues continued as issues of concern over the past year. Some have taken on a particular edge. As an example, obtaining recognition of the special role that UNA residents should play has become more important as the University and the GVRD deal with the development of the South Campus, as noted below. In addition, this year some of our financial tasks have become refined. As one example, we are currently working on the question of both when property assessments ought to be effected by B.C. Assessments so as to ensure the flow of services levies monies to the community (which we need to pay the costs associated with new developments), a fair formula to share the maintenance costs of public amenities completed before the completion of a neighbourhood (and thus before full services levy revenue is available to support such maintenance) and the fair allocation of the cost of developing the community between the general developer (UBC Properties) and the UNA. In addition, throughout the year we also executed with the University (and, subject to what we regard as a blip, the University will execute) the Amenities and Facilities Agreement described below.

## **INTRODUCTION**

2. This is the second Annual Report of the UNA. It will be formally presented at our Annual General Meeting scheduled for Wednesday, June 9, 2004.

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 UNA holds an AGM in June and a fall GM in November each year.

### **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; Mike Feeley, Resident, Hawthorn Place; and David Rankin, Associate Vice-President Business Operations UBC;

**AMS Appointee:** Brenda Ogembo, AMS Academic Vice President.

**Elected by UNA Membership:**

Brian Collins, Hampton Place resident.

Pursuant to the provisions of our present bylaws, four of the directors are University appointed and one is appointed by the AMS. As noted above, this will change if the 2004 AGM agrees to certain proposed constitutional changes which will come before the meeting. 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 5:00 p.m., at our office, The Coach House, 6323 Cecil Green Park Road, UBC, Vancouver, BC, V6T 1Z1. UNA members and the public are welcome to attend. Meeting minutes are published and archived on the UNA website ([www.myuna.ca](http://www.myuna.ca)).

### **Basic Organization**

6. We have two p/t staff, Cathie Cleveland Administrator/Manager/Volunteer Co-ordinator and Jodi Simkin Assistant/Co-editor UNA News. Cathie works mornings, from 8:30 a.m. to 12:30 p.m., and Jodi works afternoons 12:30 p.m. to 4:30 p.m. Monday to Friday and they can be reached by telephone (604-827-5158), fax (604-827-5375) and email ([admin@myuna.ca](mailto:admin@myuna.ca)).

Fred Prichard was hired as a part-time consultant to the UNA following his retirement as Director of Campus Planning in the fall of 2003. Fred can be reached at 604-827-5681, fax (604-827-5375) or email ([fredbp@myuna.ca](mailto:fredbp@myuna.ca)).

7. We lease office space from the University.

### **Website**

8. We have a website ([www.myuna.ca](http://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.

### **UNA News**

9. The UNA News has replaced the Hampton Place News which was distributed twice each year. The UNA News will be published every second month and launched its first edition in May 2003. The co-editors are Linda Redmond, Hampton Place and Jodi Simkin, Staff. The UNA News is distributed as an insert in the V6T News. The UNA News will cover important issues relating to the neighbourhoods as well as a listing of local events.

## **Family Fun Days**

10. The UNA in partnership with the UBC Bookstore is planning to host “Family Fun Days” throughout the year. The first event was held on Saturday June 5<sup>th</sup> from noon until 4:00 p.m. and featured a “Bike” theme. There were stories for the younger children, a bike maintenance area staffed by members of the UBC HUB, bicycle safety, security and engraving, a trick cyclist, helmet fitting and refreshments. The next Family Fun Day is Saturday August 2<sup>nd</sup> and the theme will be “Lazy Days of Summer”.

## **Our Relationship with the University**

11. 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**

12. 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. Cathie Cleveland is actively recruiting volunteers from all neighbourhoods of the UNA to serve on committees and help with various activities the association is involved in. 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.

We have established the following committees:

- a. **Car-Share Committee:** Lilian Chau (Chair), Hampton Place; Jim Taylor, Hampton Place; and Matthew Carter, UBC Properties;
- b. **Communications Committee:** Linda Redmond, Hampton Place; Jodi Simkin, Staff; Susan Egan, Hampton Place; and Kathy Griffiths, Hampton Place;
- c. **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; Judi Van Swieten, UBC; and Janice Turner, Hampton Place;
- d. **Cup of Sugar Committee:** Susanne Ferrie, Hampton Place; Claire Stordy, Hampton Place; Lea van Dyck, Hampton Place; Angela Wheelock, Hawthorn Lane; Paul Moritz, Hampton Place; Judy Gorchynski, Hampton Place; and Judy and Jim Taylor, Hampton Place;
- e. **Fire Threat Committee:** Patrick Muncaster (Chair), Hampton Place; Jack Bogdonov, Hampton Place; Kathy Griffiths, Hampton Place; Bruce Ledingham, Hampton Place; Nancy Linn, Hampton Place; Paul McFarlane, Hampton Place; Joan Peacock, Hampton Place; Al Sherwin, Hampton Place; and Andrezej Wroblewski, Hampton Place;
- f. **Hampton Place Community Fund Committee:** Mary Fitzpatrick (Chair), Hampton Place; 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; Victoria Bell, Hampton Place, and Jim Taylor, Hampton Place;
- g. **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; Svetlana Tompkins, Hampton Place; Bill Shin, Hampton Place; Christine Soriano, St. Mark's College; and Carolyn Grayson, Vancouver School of Theology;

- h. **Noise Committee:** Jim Taylor (Chair), Hampton Place; Mike Feeley, Hawthorn Lane; Al Poettcker, UBC Properties; Fred Pritchard, Hawthorn Lane; Joe Stott, UBC; and Angela Wheelock, Hawthorn Lane;
- i. **Official Community Planning Committee:** Fred Pritchard, Hawthorn Lane; and Jim Taylor, Hampton Place;
- j. **"Old Barn" Development Committee:** Brian Collins (Co-Chair), Al Poettcker (Co-Chair), BC Properties, Hampton Place; Nestor Korchinsky, UBC; Charles Menzies, Hawthorn Lane, Pat Carney, Hampton Place; Matthew Carter, UBC Properties; Celeste Leander, Hampton Place; Gillian Lurie, Hampton Place; Brenda Ogembo, AMS; Fred Pritchard, Hawthorn Lane; Norman Sippert, UNA Contract Planning Student; Ray Letkeman, Architect; and Jason Letkeman, Architect;
- k. **Sustainability Committee:** Charlene Morton (Co-Chair), Hawthorn Lane; Jeff Sampson (Co-Chair), Hampton Place; Jim Taylor, Hampton Place; Fred Pritchard, Hawthorn Lane; Cathie Cleveland, Staff; and John Metras, Advisor UBC;
- l. **Traffic & Safety Committee:** Janice Turner (Chair), Hampton Place; Paul Moritz, Hampton Place; Tony Wild, Hampton Place; Bud Dobson, Hampton Place; Ninan Abraham, Hawthorn Lane; Al Poettcker, UBC Properties; and Jim Taylor, (ex officio) Hampton Place

13. In addition, members of the UNA represent us on a variety of essentially standing UBC or GVRD committees such as the South Campus Working Group (Sue Egan and Patrick Muncaster), the South Campus Advisory Planning Committee (Brian Collins and Duthie Welsford), the Development Permit Board (Jim Taylor), the GVRD/UBC Workshop Committee (Jim Taylor), The University Town Steering Committee (Jim Taylor), The UBC,UEL, UBC Charter Committee (Jim Taylor), UBC Public Space Working Group for University Blvd. Design Competition Proposal (Fred Pritchard).

14. We wish to add to the Official Community Plan, Fire Threat, and Sustainability 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 Sustainability Committee, etc.

15. We are anxious to identify volunteers who wish to participate in our work. Anyone wishing to volunteer can contact Cathie at the UNA office by telephone (604-827-5158), fax (604-827-5375) or email (admin@myuna.ca).

## **COMMITTEE REPORTS**

16.

### **a. Car Share Committee**

The UNA Car-Share Committee was created following the AGM last June. The committee has been working on a number of projects:

- Together with the Cooperative Auto Network (CAN), the UNA has been successful in expanding CAN's car-sharing network to the Hampton Place neighbourhood. CAN's Green VW Beetle has been at Hampton Place since December and has

been well-used by members in the neighbourhood.

- The Committee has been successful in obtaining a grant from UBC Properties, to subsidize 50% of the Cooperative Auto Network \$500 membership fee for all UNA members.
- The committee has conducted information meetings regarding CAN and car-sharing in Hampton Place and Hawthorn Lane.
- The committee is currently working with CAN to expand car-sharing to Hawthorn Lane, and surveying residents as to the type of car they would like to have in their neighbourhood. The Committee is hoping to have a CAN car at Hawthorn by the end of the summer.

Thanks to Suji Moon from CAN, Matthew Carter from UBC Properties and Jim Taylor for all their support, hard work and patience!

**b. Community Services Planning Committee (a summary)**

The committee has been looking at both physical and other community services that the UNA residents require. The services, facilities and amenities presently include the Community Services Card that enables residents' access to the Vancouver Public library, athletic facilities and the UBC library. The agreement between the UNA and the Vancouver Public Library was recently concluded providing continued UNA resident access. The committee has developed a survey that will enable residents an opportunity to indicate the services, facilities and amenities required or considered most important for our community. The survey is being launched in conjunction with the Annual General Meeting.

The committee has established several sub-committees that will focus efforts on specific areas of activity. The activities and the Chairs of each are noted below.

***Community Services Card***

For the past 3 months, Raymond Ng and Norman Sippert (a UBC Planning student) have been working on a review of the existing Community Services Card. Their work has had two focuses. The first focus has been on the collection and analysis of data regarding card usage for the past five years. This review has resulted in a recommendation to the UNA board of Directors that the UNA should work on its card renewal and new card application procedures. Several options were studied and presented to the UNA Board. The second focus was on designing a survey on community services. The survey reviews existing services, as well as exploring new services the UNA may consider providing. The survey is being launched June 9, 2004 at the UNA Annual General Meeting.

At the same time the Chair of the UNA, Jim Taylor has been examining the way in which services have been delivered by the University in exchange for UNA funds over the history of the Community Services Card. In this connection a new agreement has been entered into with the Vancouver Public Library which will ensure us the same access as previously but at a reduced cost. On the other hand, at the next Board Meeting of the UNA a motion will be made to discontinue the Community Services Card relationship with the University Library. Following Jim's examination of that relationship, Jim has concluded that for a variety of reasons UNA residents do not get value from that relationship commensurate with its cost. The services provided by UBC Athletics are also being examined and the UNA will soon be meeting with UBC Athletics to attempt to reach a more accommodating agreement than is presently in place.

### ***Daycare***

Monika Rudwaleit has had on-going meetings with the Director of Child Care Services for the University of British Columbia and has prepared two reports for the UNA Board. The first report in January 2004 provided detail on the operation and processes of the university with a second report submitted in May 2004. Monika's continuing work is focused on access to UBC child care for UBC and UNA community residents but mainly in terms of having access to child care being made available to UNA residents.

Day-care is considered to be an important service for the residents of the UNA. The results of a recently completed survey carried out by the UNA on facilities and services residents would like to see in the proposed new "Old" Barn community centre in the Hawthorn neighbourhood indicated a strong interest/need for day-care in the facility.

At the same time, on a parallel basis, the Board, through Jim Taylor, has been dealing with the question of UNA residents' access to UBC day care. This is a matter that is part of the responsibility of the Vice President of Students and the Director of Housing. Our principal interest is in developing day care facilities which can be integrated and be a part of the UBC day care facilities or, ideally, simply contributing some of our community amenity charge monies to the University to help the University develop more day care facilities. For either to happen, of course, the University would have to agree to a system which gives fair access to day care to UNA residents. The present University system does not do that. Gaining this agreement has proven to be difficult for a variety of reasons. This issue is presently being worked on and, recently, the University has shown a renewed commitment to address it in a fair manner. At present the development of the "Old" Barn Community Centre is proceeding on the basis that day care space will be included in the community centre but, assuming we can reach a fair agreement with the University, that planning could change.

### ***ComPass***

One of the issues the Community Services Committee has been looking at is a ComPass system (a bulk purchased transit pass) similar to the UBC student U-Pass, but for residents. Paul Moritz serves as the chair of the sub-committee dealing with ComPass and will be working closely with the UNA Chair, Jim Taylor when TransLink decides to begin discussions on the ComPass initiative.

ComPass is important for reasons other than the U-Pass, principally because there is a very real need on campus for a shuttle bus link from the outlying areas to the central bus depot area (which is at the heart of campus) and the many campus recreational activities UNA residents use. This will benefit our residents not only as an adjunct to ComPass but will facilitate transit access to our community cultural and recreational facilities which are otherwise difficult for some to access because of the significant problems with parking on campus.

One of the obligations that UBC undertook under the UBC/GVRD Official Community Plan is to reduce single occupancy vehicle trips (along with a general obligation relating to sustainability). The UNA accepts a responsibility to assist in achieving the OCP objectives and considers the establishment of a ComPass for the members of our community as a big step in helping to meet this

obligation.

As noted above, the Board has been directly involved in ComPass. Jim is presently involved in dealing with Translink concerning the schedule for the introduction of a UBC ComPass Program. In this connection, the Community Services Committee learned, earlier this Spring, of a difficulty in that Translink has decided to proceed with the Simon Fraser ComPass program ahead of that of UBC. There are a number of reasons why this seems to be illogical and Jim will be meeting with the Chief Executive Officer of Translink in the near future in an attempt to persuade Translink to either change its position or at least move up its planned date for the implementation of a UBC ComPass system.

### ***Emergency Preparedness Planning***

The University has a policy, a preparedness plan and procedures in place to provide for the response, mitigation and recovery that may be required as a result of emergencies and disasters. Judi van Swieten, Disaster Planning Coordinator for UBC is a member of the Community Services Committee and is working with Fred Pritchard and Patrick Muncaster to ensure the UBC Disaster Management Plan and the UNA Emergency Preparedness Plan are integrated.

St James House in Hampton Place has been very active in this area and has had an EPP team in place for about two years. Judi will be assisting the UNA in expanding the St James model. The committee plans to have an EPP starting with personal safety then neighbourhood preparedness (and information on the training available through the Justice Institute of BC) ready for neighbours (individual buildings, blocks, neighbourhoods) to cover a variety of events or circumstances, and will have information available for volunteers that are willing to serve in this area.

One of the first activities will be the start of the Emergency Social Services as a start to establishing an overall structure leading to training for volunteers involved in the various parts of the EPP.

Patrick Muncaster has been active in addressing a related but separate activity that is expected to initiate actions on risk of fire safety and mitigation principally related to the mitigation of fire risk in the interface between Pacific Sprit Regional Park and the developed – or about to be developed parts of the residential community at UBC.

Patrick has established the UNA Fire Risk Mitigation Committee, which is reported on below.

#### **c. Fire Risk Mitigation Committee (a summary)**

The committee was created following the 2003 Fire Season.

Committee members believe action by the community, the GVRD, the University and B.C. Buildings Corporation can be taken to reduce the risk of fire threatening Pacific Spirit Regional Park and the lives and property of people who live adjacent to this forest.

The committee notes that Environment Canada is predicting another hot and dry summer.

Since the Town Hall meeting in December, 2003 the committee has:

- Recruited representatives from a number of the stratas in Hampton Place.
- Participated in a conference on Managing Fire Risks in the Urban/Wildland Interface.
- Met with representatives of the Provincial Fire Commissioner's Office.
- Performed a preliminary structure and site hazard assessment of a number of the Hampton Place strata properties using the FireSmart method and found that a number are ranked extreme.
- Studied the dynamics of interface fires and the issues associated with interface risk mitigation particularly as they apply to Hampton Place.
- Increased awareness in the community through discussions with a number of the Hampton Place strata chairs, an article in the UNA News, use of strata bulletin boards and discussions with residents.
- Met with representatives of the GVRD Parks, B.C. Buildings Corporation, the Fire Department, the University and the Premier's office.
- Prepared a list of recommendations for Hampton Place strata corporations for actions they might take and scheduled a meeting with strata chairs for June 17, 2004.
- Placed the issue of fire risk mitigation before the South Campus Planning Working Group.

The committee believes evacuation planning is a key to risk mitigation and recommends the creation of Emergency Preparedness Teams in each UNA strata. These teams can assist in a variety of potential community emergencies including earthquakes.

The committee believes community awareness will help to reduce fire risk through assisting in changing risk behaviours and strata council actions.

The committee has been pleased with the general support it has received from the university and the awareness of UBC planning staff.

The committee is pleased that the GVRD Parks commissioned a Fuel Loading Study of Pacific Spirit, including the area adjacent to Hampton Place and that the GVRD is considering measures to mitigate the risks. We are concerned, however, about the pace at which action is likely to occur given that we will shortly be into the 2004 fire season.

The committee has received no response to the letter Jim Taylor wrote to BCBC asking it to maintain its property to a fire risk mitigation standard comparable to that which UBC has applied to the area immediately adjacent to residences and child care facilities north of Hampton Place.

The committee plans to have further discussions with the Vancouver Fire Department which is contracted to provide fire and rescue services to UBC.

The committee believes that a greater institutional focus on interface fire issues, training and community preparedness can help to mitigate the interface fire risk.

**d. Hampton Place Community Fund Committee**

The Hampton Place Community Fund was established in 2001 to involve Hampton Place residents more fully in the community by recognizing and supporting local interests. To realize this goal we have held flea markets, raffles and mail-outs for donations matched (to a total of \$5,000.00 per year) from the Services Levy.

Past recipients have included: GVRD Parks, UBC Farm, UBC Landscape Program, The

Vancouver Institute, UBC Learning Exchange, University RCMP Detachment, School of Community & Regional Planning, Community Youth Initiative, Pacific Spirit Park Youth Initiative and the UBC Botanical Garden.

This year's fund raising is about to start as is the consideration of the awarding of the 2004/05 grants.

*Next Hampton Place Community Fund Event is on Sunday Sept. 12th.*

- Pizza and Pub Night
- Location: Hampton Place at the Bristol (5735 Hampton Place).
- \$10.00 Admission
- Raffle

**e. “Old Barn” Development Committee**

The results of the “Old Barn” questionnaire, that was circulated earlier this year, have now been collated. There were approximately 100 questionnaires completed by residents; most of the responses being on-line.

The results clearly indicate that a large majority of the residents, who responded, are in favour of making a daycare part of the new “Old” Barn community centre.

A coffee bar, exercise room and a multi-purpose area were also on the “wish-list” of a majority of respondents.

An architect was chosen by the Barn committee, earlier this year. He produced a number of conceptual designs, prior to the results of the questionnaire being available.

The architect will now be instructed to incorporate the “wish list” of the residents, into the next phase of the design process. When a proposed design is available residents will be given an opportunity to examine and comment on the proposal.

**f. Traffic & Safety Committee**

The committee was formed in June 2003 to try to identify a number of common traffic and safety concerns and to determine how best to address those concerns. UBC Properties arranged for the committee to consult with an engineer experienced in traffic and road configuration issues (Richard Drdul, Community Transportation Planner with Urban Systems).

Earlier this year, the UNA asked UNA members and UBC residents to respond to a survey on traffic and safety issues. Here are some response highlights:

- 197 people responded to this survey (29% of UNA members and approximately 16% of residences in the V6T postal code area). 51.8% of respondents were male; 48.2% female. Fifty-eight percent were over age 50; 82% were residents of Hampton Place.
- Nearly 80 % of respondents said there are traffic and safety concerns that need to be addressed. Asked about satisfaction around specific traffic-related issues, 57.3% reported that they are “somewhat” (15.7%) or “not satisfied” (41.6%) with the current level of speed enforcement.

- Three other areas where respondents were less than satisfied: traffic calming (45%), street lighting (45%) and speed limits (36%).
- Areas where satisfaction levels started to tip into the “somewhat” and “not satisfied” categories were: bicycle routes (33%), pedestrian crosswalks (40%), sidewalks (37%) and visibility at intersections (33%).
- Speed is an issue for the respondents. People are slightly more concerned with speeds along Westbrook Mall (48.2%) than along 16<sup>th</sup> Avenue (44%). According to respondents, the preferred strategy to discourage speeding and improve safety on these two roads is to use radar speed boards to inform motorists of their actual speed (nearly 74% find this option “appealing” or “very appealing”). Reducing traffic to a single lane on 16<sup>th</sup> Avenue is seen as not appealing to nearly 76% of respondents.
- Nearly 75% of respondents support the idea of bicycle lanes on Westbrook Mall and just over 60% support traffic calming measures on West Mall.
- On the issue regarding modifying St. James traffic circle, 42.6% of respondents said “yes”, 23.9% indicated “no” and 33.5% were “uncertain”. Many suggested that the issues related to the traffic circle might be solved through education, and that a redesign may not be needed.
- How to get onto 16th Avenue was a common concern.
- Respondents also raised concerns about crosswalks (across both Westbrook Mall and 16th Avenue) and lighting in these areas.
- More than 130 people (66%) added comments to the survey. Most comments related to speed and traffic enforcement, crosswalks, lighting and Hampton Place traffic issues.

The Traffic & Safety Committee subsequently made the following recommendations to the UNA’s Board of Directors for consideration.

## **Overview**

Over the past year, the committee has spent considerable time discussing the need to reduce excessive speed and improve safety on 16<sup>th</sup> Avenue, especially where it fronts the Hampton Place residential area. As a solution, respondents to the UNA’s survey favoured radar speed boards, with close to 74% finding them appealing or very appealing. Conversely, narrowing traffic to a single lane along 16<sup>th</sup> Avenue was unappealing to nearly 76%. Speed enforcement was clearly the most contentious issue with 57.3% reporting that they are “somewhat” (15.7%) or “not satisfied” (41.6%).

Despite these responses, this committee believes that without police enforcement (which does not exist now and, according to police, is unlikely to exist in the future due to other demands on the force’s time) radar boards would be ineffective.

Unfortunately, the 16<sup>th</sup> Avenue “highway” running through Pacific Spirit Park tempts too many drivers to ignore posted speed limits. Hence, this committee recommends that 16<sup>th</sup> be narrowed to one lane in each direction from the UBC/Pacific Spirit Park boundary to Westbrook Mall only.

The second growing problem facing Hampton Place drivers occurs when they wish to head east, particularly during rush hours. Vehicles seeking to turn south on Westbrook Mall are typically backed up during peak travel times. This committee believes that a left-turn signalized intersection at Hampton and 16<sup>th</sup> Avenue would not only address this problem, but, together with the rest of this committee’s recommendations, be highly effective in slowing the speed of vehicles traveling along 16<sup>th</sup>.

## **Traffic & Safety Committee Recommendations**

1. To reduce the excessive speed of vehicles traveling along 16<sup>th</sup> Avenue and improve overall community safety, this committee recommends the following:
  - That traffic be reduced to one through lane in each direction on 16<sup>th</sup> from the western boundary of Pacific Spirit Park to Wesbrook Mall *only*. There should be additional turn lanes, where appropriate.
  - That a signalized left-turn intersection at Hampton and 16<sup>th</sup> be installed to allow east bound vehicles access to 16<sup>th</sup>.
  - That a pedestrian-activated crosswalk be installed across 16<sup>th</sup> at the Pacific Spirit Park Centre to make it easier and safer for pedestrians and cyclists to cross from the north to the south side of the park.
  - That the posted speed limits be reduced from 70km/h to 60 km/h; and from 60 km/h to 50 km/h respectively.
  - That rumble strips be installed at an appropriate distance to alert drivers to the reduced speed limit and the reconfigured Hampton Place intersection.
  - That signage be installed along 16<sup>th</sup> Avenue, in both directions, in the vicinity of Hampton Place to indicate “Reduce Speed. Residential Neighbourhood”
  - That the channelized right turn lanes at Wesbrook and 16<sup>th</sup> be eliminated permanently.
  - That installation of a roundabout intersection at 16<sup>th</sup> Avenue and Wesbrook be seriously explored. Any roundabout in this location must be pedestrian-friendly.
  
2. To reduce the excessive speed of vehicles traveling along Wesbrook Ave. and improve overall community safety, this committee recommends the following:
  - That traffic be reduced to one through lane in each direction from 16<sup>th</sup> Avenue to Thunderbird Boulevard *only*. There should be additional turn lanes, where appropriate.
  - That a designated bicycle lane be provided for in each direction.
  - That the crosswalk just north of Hampton Place be upgraded to a pedestrian-activated crosswalk.
  - That street lighting be improved along the entire stretch of Wesbrook Mall.
  
3. To improve safety within Hampton Place, this committee recommends the following:
  - That speed humps be installed at appropriate locations to discourage vehicles from cutting through Hampton Place from 16<sup>th</sup> to Wesbrook *and* to encourage observance of stop signs.
  - That the median west of the St. James traffic circle be extended and angled south to discourage motorists from doing U-turns.

## **Surveys**

17. During the spring of 2004 the UNA surveyed neighbourhoods’ residents regarding their opinions on Traffic & Safety concerns as well as appropriate amenities to be located in the “Old” Barn Community Centre. Beginning in June 2004 we are sending out a survey about the benefits of the Community Services Card. The results of the first two surveys are on the UNA Web-site ([www.myuna.ca](http://www.myuna.ca)).

## **Membership**

18. Presently, every resident of a Local Area and Hampton Place is entitled to free UNA membership. We have approximately 480 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](http://www.myuna.ca)).

## **ISSUES**

19. We are providing a brief report on certain current issues not otherwise covered in this report. Further information can be found in the directors minutes available at ([www.myuna.ca](http://www.myuna.ca)).

### **The Shopping Centre**

20. 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 16<sup>th</sup> 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**

21. Because this continues to be a significant issue for the UNA and its residents we thought it made sense to repeat this note from last year's Annual Report.

22. Under our leases the University collects a Services Levy. We have come to refer to these Services Levies as Tax Monies. These are collected from the UNA residents or, indirectly, from potential residents by the University and are made available to the UNA 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).

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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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**

29. We reported in detail last year on policing and taxation. After we reported the Ministry of the Solicitor General did two things relevant to this issue.

30. First, the UBC Detachment's Business Plan (which called for an additional four positions) was accepted in the RCMP budgeting process so our detachment received an increase in the complement of RCMP officers available to our community. We were one of the few communities in British Columbia where this happened.

31. Second, the proposal to implement a new tax, which could have negatively impacted us, has been deferred by the Solicitor General's ministry until at least 2007. This is, in the short run, good news, but it means that we will have to be prepared to deal with this issue in 2007 because if the proposal that was at one time before the GVRD re-arises in 2007, the UNA strongly feels that it would result in UNA residents being unfairly taxed.

## **Amenities and Facilities Agreement**

32. Over the last year the UNA Board has been involved in negotiating, with UBC and UBC Properties, an Amenities and Facilities Agreement.

33. There are two types of money which the University collects, as an incident of its development of the neighbourhoods, that are available to build community facilities and amenities – infrastructure charges and community amenity charges. While these monies can be used for different things, together they are designed to be sufficient to ensure that our community has available to it the range of community services and facilities that our urban neighbours have.

34. There are two possible models that we might adopt in relation to these monies. First, these monies could be segregated so that they could only be spent by the UNA (effectively) for certain neighbourhood purposes. Then the UNA could go about developing the neighbourhood facilities and amenities necessary for our community and paying for this from these monies. Obviously, it might make sense in certain cases, instead of developing a facility or within the neighbourhoods, to develop it on the Campus proper and contribute money to the facility or amenity in exchange for an access agreement which would, hopefully, achieve the same result as “ownership”. The second model is to enter into an agreement with the University whereby the University agrees to provide a predetermined set of facilities and amenities on a “turn key” basis and the University does so using the monies that are available. The UNA Board has tentatively opted for the second alternative, with the additional proviso that to the extent that the monies are not spent that they would be held for future expenditures on behalf of the UNA and its residents and if, on the other hand, the University incurs greater expense than it anticipates then the University would be responsible for the deficit.

35. We say “tentatively” because although an agreement of this nature was agreed to there have been some suggested changes on the part of the University and, at the same time, Jim is rethinking the wisdom of some of the proposed contributions to University facilities, particularly given what Jim sees as problems with the University’s delivery of certain services to date.

## **Proposed Constitutional Amendment**

36. At the AGM on June 9, 2004 the members will be asked to vote on proposed constitutional amendments. The proposed constitutional amendments achieve two things.

37. First, they clarify that students are entitled to representation on the Board of Directors of the UNA by virtue of a member of the Board being appointed by the students (the AMS) to represent student interest. As well, and at the same time, the anomaly whereby some students living in residences identical to residences within UNA neighbourhoods, do not have the right to become members of the UNA and participate as if residents and others do (as an example St. John’s College, which is not in the Local Area, and Green College, which is) will be resolved in favour of providing that full time students living as tenants in student housing will not be entitled to membership in the UNA and not entitled to participate in UNA proceedings, save through the exercise of their franchise in relation to student elections and the involvement of an AMS appointed student/Director of the UNA.

38. The second amendment is designed to change the composition of the Board. The University’s appointment power will be reduced to two (from four) and the elected members (from UNA residents) of the Board will be increased from one to three. At the same time the Chair will have to be chosen from

amongst the elected resident members of the Board, and the Chair will have a casting vote in case of a tie, so that the UNA residents will have control of the Board. This will ensure that the Board is subject to the control of the UNA residents. Of course, the constitution already anticipates that as more residential housing comes on stream more elected resident directors will be elected to the Board so that, over time, the control of the Board by elected residents will increase.

39. If these amendments are approved of at the meeting, then the present directors will continue to serve until the election for new directors occurs at our next meeting – presently planned for November 2004.

### **Access to Revenue and Delivery of Services**

40. The University has agreed in principle to establish a Neighbours Fund into which all of the services levy or general municipal services levy collected by the University from properties in Hampton Place or Local Areas will go into a single fund. Within that fund there will be certain reserves created to address potential issues (an infrastructure reserve, a rainy day reserve and a capital replacement reserve). The fund will only be expended to meet UNA budgetary requests for monies designed to benefit UNA residents or for direct payments to the University or UBC Properties, which would first have to be approved by the UNA, to deal with contributions that ought be made directly to these entities.

### **UEL**

41. Over the last year we have been working on dealing with what sort of relationship the UNA (and its residents) should have with the UEL (and its residents). There is a looming issue between us. Over its history the UEL has declined developing any community facilities. Residents of the UEL simply make use of the community facilities developed in surrounding communities (largely Vancouver and UBC). We plan in the UNA, to develop community facilities which will require capital monies and land on which to develop them and tax monies to operate them. We have been in discussions with the UEL (not very actively because they have not been good at getting back to us) in an attempt to have the UEL join us in a partnership in developing the community facilities so that they are supported, on some basis, by both communities and made available, on the same basis, to both.

### **THANK YOU**

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

43. 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 co-chairing our "Old" Barn Committee.

44. 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.