

UNA ANNUAL REPORT



June 2005

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EXECUTIVE SUMMARY

1. The University Neighbourhoods Association (“UNA”) was incorporated in the Spring 2002. Currently, the Board consists of six members, two appointed by the University, one appointed by the AMS and three elected by the UNA members. The principal issues that occupied the UNA in 2004-2005 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 continue as issues of concern since the UNA was established. 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 Trust) 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 third Annual Report of the UNA. It will be formally presented at our General Meeting scheduled for Wednesday, June 22, 2005.

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 a GM in June and an AGM in the fall each year.

The Board

4. The Board presently has six members.

University Appointees:

Dana Merritt, Treasurer, Associate Vice-President Finance UBC; and David Rankin, Associate Vice-President Business Operations UBC.

AMS Appointee:

Gavin Dew, Vice President Academic AMS.

Elected by UNA Membership:

Jim Taylor, Chair, Hampton Place resident; Brian Collins, Hampton Place resident; Mike Feeley, Hawthorn Place resident.

Pursuant to the provisions of our present bylaws, two 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. There are currently three resident directors, and an election for a fourth resident director is anticipated in 2006.

5. The Board usually meets monthly, Tuesday at 5:00 p.m., at the UNA office located at Cecil Green Park 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).

Basic Organization

6. We have two part-time staff and one consultant:
Cathie Cleveland, Administrator/Manager/Volunteer Co-ordinator
Phone: 604-827-5158, Fax: 604-827-5375, Email: admin@myuna.ca

Jodi Simkin, Assistant/Co-editor UNA News
Phone: 604-827-5317, Fax: 604-827-5375, Email: jodi@myuna.ca

Fred Pritchard, Consultant
Phone: 604-827-5681, Fax: 604-827-5375, Email: fredbp@myuna.ca

7. We lease office space from the University.

Membership

8. Presently, every resident of a Local Area and Hampton Place is entitled to free UNA membership. We have approximately 800 members. It is important that we enrol 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).

Website

9. We have a website (www.myuna.ca) which provides access to a variety of information about the UNA and its activities. A newer version of the website was created in January 2005, and the page is now kept up-to-date by UNA staff. Site upgrades include an online membership application form, an events calendar, and an online Community Service Card application.

UNA News

10. The UNA News, first published in May 2004, is published and distributed to UNA households on a bimonthly basis. The UNA office is responsible for the assembly, pre-production, printing, and distribution of the newsletter. The co-editors are Linda Redmond, Hampton Place and Jodi Simkin, UNA Staff. The UNA News covers important issues relating to the neighbourhoods as well as a listing of local events.

Our Relationship with the University

11. Over the past three years, the UNA has emerged as a community-oriented organization, representing the needs of residents on a variety of issues. The UNA has experienced direct support from the University and UBC Properties Trust (Properties), who have generously made staff available 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.

We have established the following committees:

- UNA Arts Council
- Barn Building Committee
- Community Services Planning Committee
- Cup of Sugar
- UNA Emergency Preparedness Committee (formerly the Fire Mitigation Committee)
- Internet Tree Committee
- Noise Committee
- Schools
- Standing Committee on Development
- Sustainability (Recycling) Committee
- Traffic and Safety Committee

13. In addition, members of the UNA represent us on a variety of UBC or GVRD committees: the South Campus Working Group, the South Campus Advisory Planning Committee, the Development Permit Board, The University Town Steering Committee, and The UBC/UEL Charter Committee.

14. We are anxious to identify volunteers who wish to participate in our work. Any interested volunteers should contact Cathie Cleveland at the UNA office by telephone (604-827-5158), fax (604-827-5375) or email (admin@myuna.ca).

COMMITTEE REPORTS

UNA Arts Council - Chair, Lisa Johnson

15. The UNA Arts Council was established in February 2005 to encourage the development of a mutually beneficial relationship between the residential community and the UBC arts community. Several UNA members have joined the Council, and have set out to raise awareness about the arts and improve access to the rich cultural community at UBC. The Council also benefits from the expertise of several UBC Faculty and Staff representatives from: School of Music; School of Theatre, Film, and Creative Writing; Art History, Visual Art and Theory; Museum of Anthropology.

The Council has already launched into action and is sponsoring Festival Vancouver, an annual music festival taking place August 1-14, and will have performances at UBC at the Chan Centre and the First Nations Longhouse.

The Council is also working towards producing an *Arts Passport*, a coupon book that will provide discounted rates to the various arts venues on campus. Watch for the Arts Passport in the fall!

Looking ahead to the future, the Arts Council would like to work towards creating a community concert series or an arts festival for the residents to enjoy. A first step in planning such activities is to understand what residents want to see in their community – watch for a survey in the fall on this topic!

If you are interested in joining the UNA Arts Council, please contact Lisa Johnson at lisa.johnson@ubc.ca or 604.822.7913.

Barn Building Committee - Chair, Brian Collins

16. Over the past 18 months, the committee has met numerous times to work out the planning and the details of the function and design of the building. That work is virtually complete with the start of construction in June. There will be more work over the next 10 months as the 10,000 sq ft building is constructed, in order to plan for the programs and services to be delivered to UNA residents once the building opens in about 10 months. The facility will be the first of two community centres that will be constructed to serve UNA residents. A second community centre will be located in South Campus.

The committee has worked hard to ensure that the new community centre will serve all UNA residents. At the end of May the UNA hosted a public meeting to allow residents an opportunity to learn more about details of the building and plans for the landscaping and grounds around the building. The facility is designed for a variety of uses, including meeting rooms, an exercise facility, a day care and a coffee shop and deli. In response to comments by residents the UNA is now considering changes to the landscaping to allow space for a basketball hoop to be used during the daytime.

The UNA Board has also confirmed that the community centre will respect the history of the building that was located in the same spot as the new building. The previous building was actually a barn that housed a dairy herd many years ago and became known to many generations of students, faculty and others as the “barn” or “old Barn”. The new building has been designed in a way that it will have many of the same characteristics of the “Old Barn”, but with some additional contemporary features. The name of the new community centre will be the “Old Barn Community Centre”.

Community Services Planning Committee - Chair, Fred Pritchard

17. The committee has studied both physical and other community services that UNA residents require. The services, facilities and amenities presently include the UNA Community Services Card, which enables

residents to access the Vancouver Public Library, UBC Rec services and a number of destination partners on campus and in the surrounding area. The committee has prepared a draft report for the UNA Board that identifies the facilities and services that are a priority for residents. It is expected that the Board will be considering this report in the near future.

Cup of Sugar - Coordinated through the UNA Office

18. This community building committee is designed to assist neighbours who are new to the area and may need assistance finding service providers or businesses in the area or, may simply need to borrow a cup of sugar. Volunteers from the UNA neighbourhoods make their names and telephone numbers available so that neighbours needing a hand have a community contact.

UNA Emergency Preparedness Committee (formerly Fire Mitigation Committee) – Chair, Kathy Griffiths

19. Beginning this year our committee broadened its responsibility from fire risk mitigation to include overall emergency preparedness, hence the new committee name.

Committee members initiated the formation of resident emergency preparedness teams in many Hampton Place complexes. Teams are learning about preparedness and assembling equipment and supplies.

We continued to liaise with Vancouver Fire and Rescue Services, the GVRD, UBC and others about plans to prepare and protect residents.

The committee put on two successful public events. On Feb. 2 more than 90 UNA residents turned out to our *Are You Prepared?* event to hear Lieutenant Mike Smith of Vancouver Fire and Rescue Services speak on emergency preparedness.

Lieut. Smith gave practical tips on what to do during and after an earthquake and handed out four-page brochures full of tips. During a disaster such as an earthquake residents may need to be on their own for 72 hours while emergency personnel deal with more critical cases.

On May 30/05 the committee also hosted an information meeting on Fire Risk. There were 50 people in attendance. Speakers included Nick Delmonico, training officer with Vancouver Fire and Rescue, who outlined his department's plans to deal with a forest fire in Pacific Spirit Park and plans to protect residents.

Mitch Sokalski of GVRD Parks and forest consultant Bruce Blackwell outlined a proposed prescription for fire hazard abatement specific to 2.89 acres of the Hampton Place/Pacific Spirit Park interface.

Dr. Michael Feller, Associate Professor in the UBC Faculty of Forestry and an expert in forest fire science and management, also assessed the forest fire hazard and suggested preventative actions to lower risk to Hampton Place.

The UNA Board of Directors will make a submission to GVRD Parks on action desired based on expert advice and views expressed by residents.

The committee also conferred with UBC Properties Trust which is producing a brochure to be distributed to residents this month (June) on fire mitigation in the forest/Hampton Place interface, GVRD Parks strategies to prevent fire and Vancouver Fire and Rescue Services plans to defend residents from wildfire.

As well, the committee hopes to speed purchase of a new state-of-the-art Compressed Air Foam (water equipped) Wildland Vehicle for Pacific Spirit Park. (Similar vehicles have been purchased by Vancouver Fire and Rescue Services for fighting fire in Stanley and Everett Crowley parks.)

The committee will continue to support development and equipping of emergency preparedness teams. Another *Are You Prepared?* information event may be held again this year so families can obtain information on emergency items to have on hand and how they may respond, if necessary, to a variety of events.

The committee will also seek information on such issues as evacuation and emergency communication.

Internet Tree Committee – Coordinated through the UNA Office

20. The UNA distributes community notices via email to a list of volunteers who have computer access and will assist by posting the notices in their building. If you would like to be a “branch” of the Internet Tree for your building, please contact Cathie at the UNA Office at 604-827-5158 or admin@myuna.ca.

Noise Committee - Chair, Mike Feeley

21. This committee deals with noise due to construction, concerts, traffic, leaf-blowers, etc.

Schools Committee - Chair, Jim Taylor

22. The committee met March 31, 2005 to receive informational updates on the current situation in the elementary and secondary schools serving the U-Hill catchment area. Presentations were made by Jill Philipchuk, Principal of U-Hill Secondary School, John Beach, Principal of U-Hill Elementary School and two representatives from the Vancouver School Board. Les King, Director of Facilities and Henry Ahking, Manager of Facilities and Planning provided information on activities underway by the school board with regard to planning for new schools to serve the area. The information was informative and resulted in three of the committee members taking on a research project to assist the VSB and indirectly the principals of the two local schools. The research project will accumulate data to determine, to the extent possible, through sampling occupancies in Hawthorn Place and perhaps Hampton Place of the school population as had been estimated as compared with the numbers of school age children that have moved into the area over the past three years. The UNA committee has committed to working with the Vancouver School Board if there is a request for UNA assistance and to serve to keep UNA residents current on school matters.

Standing Committee on Development - Chair, Jeremy Gordon

23. The Standing Committee on Residential Development was created to ensure that residents have a full opportunity to consider the issues relating to the development of our community.

Interested residents were invited to attend the initial meetings earlier this year, where the mandate of the committee was discussed and various development projects were considered. Presentations were made to the group by representatives from UBC Campus Planning and UBC Properties Trust as well as by UBC’s Strategic Transportation expert. In a May meeting Jeremy Gordon was elected Chair, with Glen Lockhart as Vice-Chair. Committee members come from across the various residential areas on campus and bring with them valuable information about their area and differing perspectives on values and priorities.

The committee has submitted a draft Terms of Reference to the UNA Board to formalize its existence and

procedures. Part of this submission proposes a change in the committee's name to "Standing Committee on Development" to reflect the broader role we intend to play (i.e. not just residential development but any development that may impact a resident's quality of life and other values). We have emphasized our desire to be an expert, proactive group involved both in the campus planning process and in consultation with the resident community.

While still in the start-up phase, the committee is moving ahead in a number of projects to help us better understand what development is going on around campus and how it potentially impacts residents. These include;

- Creating a list of planned or underway projects and analyzing how these may impact residents
- Understanding the planning process and organization structure at UBC to better judge where we may best contribute and voice concerns
- Meeting with an expert on community consultation processes so we can learn how to best disseminate information to the community and gather opinions on relevant matters

Although there is a huge amount of development underway right now, we also see a need for a long-term, strategic role for residents in order to help create the kind of community and environment that attracted us all to this area. We welcome your input into this process and look forward to working for you and with you.

Sustainability (Recycling) Committee - Chair, Heather Friesen

24. The Committee has evolved from the Recycling Committee with an expanded mission of promoting and facilitating a lifestyle within the UNA community that is environmentally, socially and economically sustainable.

As our University Town grows, so does the need to work together as a community to foster and follow sustainable living policies and practices. These are exciting times for anyone with a passion for making our community and our world a more sustainable place to live. Interested persons are invited to join the Committee and be part of the team involved in promoting sustainable development in all areas that affect the quality of life within our community. The Committee's goals are:

- **Launch an education program for UNA residents on sustainable living.** The objective is to inform UNA residents and Strata Councils on sustainability issues and inspire them to make sustainable choices. The importance of the 3 Rs – REDUCE-REUSE-RECYCLE, tips on waste reduction, and where to find groups that recycle used articles of clothing, furniture, etc. are examples of the type of information that could be made available through the UNA website, UNA newsletter, information sessions, fairs and the like. Setting measurable goals, and tracking and reporting on the Community's progress in achieving sustainable living would also be part of the education program.
- **Establish a recycling program for the entire UNA community.** Over the past few years significant efforts have been made laying the ground work for a UNA recycling program. Currently, a number of the existing residential buildings have no or very limited recycling programs. The implementation of a universal recycling program would address this shortcoming. The Committee initially explored the adoption of a curb-side recycling program similar to that which exists in Vancouver. However, given the plans to develop a community centre, grocery supermarket and other community amenities at South Campus (south of 16th Avenue and west of Westbrook Mall), consideration is being given to establishing a Recycling Depot close to the

proposed shopping centre area. A Depot offers the opportunity to recycle a wider range of materials than would be possible with a curb-side program. Other regions that have established depot programs are able to recycle materials like batteries and paint as well as used furniture, and smaller household articles – some even accept electronic equipment. Here at UBC there will also be an opportunity to recycle yard and organic waste which generates compost that is used within our own community. And the Depot system would be able to take advantage of economies of scale. At the same time, standards would be introduced requiring any new construction to provide facilities for on-site recycling of basic materials like glass, paper, cardboard and plastic. Approval will be required for the Depot and for any Pilot Depot facility to be established in the interim.

- **Foster interest and participation in the Committee.** One advantage of having the University at our doorstep is the ready access to expertise. The Committee is fortunate to have a number of representatives from various disciplines of UBC as members of the Committee or acting as advisers to the Committee. The Committee would also like to encourage residents of the community with an interest in sustainable living to join. No special expertise is required.
- **Merge Car-Share Committee into Sustainability Committee.** Consideration is being given to merging the Car-Share Committee into the Sustainability Committee given that alternative transport falls under the sustainable living umbrella.

Traffic and Safety Committee - Chair, Jesse Sims

25. The UNA Traffic & Safety Committee was established to review and recommend solutions related to traffic and safety issues in the neighbourhoods.

The committee looks at car, truck, bus, bike, and pedestrian matters and makes recommendations to the UNA on behalf of the community constituents.

The mission of the Committee is to identify potential problems before they become problems, and to advocate for change on problems that do emerge and which require more immediate attention.

In the past year the Committee has dealt with a variety of matters ranging from traffic calming and bike lanes to parking and roadway narrowing.

If you are interested in joining the UNA Traffic & Safety Committee, please contact Jesse Sims at jesse.sims@businessobjects.com or 604.647.8611.

ISSUES AND UPDATES

26. 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).

The South Campus Neighbourhood Plan

27. On March 24, 2005 the UBC Board of Governors passed a resolution to approve 'in-principle' the South Campus Neighbourhood Plan for the Northeast Sub Area dated January 2005 and posted on the University's website www.planning.ubc.ca. That first step in the formal approval process followed GVRD/UBC Joint Committee acknowledgement that the South Campus Plan requires some technical

amendments to the Official Community Plan (OCP), a bylaw of the Greater Vancouver Regional District (GVRD). Since the OCP is a GVRD bylaw, the map and text amendments of the OCP require the GVRD to follow bylaw procedures outlined in provincial statute (Local Government Act). The amending bylaw procedures include a requirement for a formal Public Hearing to be held at UBC by the GVRD Communities Committee.

On April 1, 2005, the GVRD Board of Directors gave first and second reading of the OCP amending bylaw. The Board also directed GVRD staff to hold discussions with the Musqueam First Nations about the University's stormwater management program, which will become an implementation tool for the South Campus Neighbourhood Plan, once that plan is formally approved. The GVRD held talks with the Musqueam First Nations on June 6th. The GVRD is organizing the OCP Public Hearing for a date in July that has yet to be confirmed.

Once the bylaw to amend the OCP is concluded in September, the GVRD Board of Directors can then proceed to establish whether the South Campus Neighbourhood Plan is in compliance with the OCP bylaw in October. When the GVRD confirm compliance the South Campus neighbourhood plan will be sent to the Board of Governors for final adoption, likely in November.

MyAuto Car Cooperative Program

28. The UNA has started work on studying the feasibility of a UNA-operated car share program similar to the CAN Auto Car Cooperative program. The UNA program has been named MyAuto.

MyAuto is contemplated as being primarily a car share program but possibly incorporating other transportation modes such as a campus shuttle, pedi-cabs, etc.

An UNA car cooperative would operate in a similar fashion to the Vancouver CAN Auto Car Cooperative. Additional research must be done to identify demand for the car cooperative service, types of cars to be used, and other factors to be taken into consideration as part of a UNA business plan for a MyAuto car cooperative program.

Stephen Tsuen, a UBC business student, is preparing the business plan. The work is expected to be completed later this summer.

Family Fun Days

29. The Family Fun Day series ended this June after hosting 5 successful events throughout the year at the UBC Bookstore. Each afternoon program features a story time, craft project and a free healthy snack. Where possible, a seasonal presentation is also part of the fun: in October, Science World on the Road was on hand, in February medical students from UBC provided fun heart related demonstrations, in April it was the Richmond Nature Park & Lets Talk Science, and in June, the RCMP & Campus Security provided a basic bike training obstacle course. Programming for next season is underway and includes a variety of campus locations and activities like the UBC Botanical Garden Pumpkin Hunt & Christmas Baking with UBC Food Services.

Schools

30. The Vancouver School Board (VSB) Standing Committee on Facilities and Planning held a Community Forum on Schools at UBC on June 7, 2005. Les King, VSB Director of Facilities provided a

comprehensive description of the current situation in U-Hill Elementary School and U-Hill Secondary School. It was confirmed that the elementary school is at capacity with an enrolment at 525 students for a school designed for 450 students. Additional enrolment cannot be accommodated. There is a waiting list of approximately 100 students with an additional 80 expected to be added in September 2005. The Secondary School also exceeds its design capacity of 325 with a current enrolment of 525 students and a waiting list of 40 students.

Les King noted that schools for the area have been a high priority of the School Board to address growth in school enrolment. He provided a brief summary of activity underway by the VSB. He also confirmed that the VSB has received confirmation that provincial funding has been approved for an addition to U-Hill Secondary School to increase capacity from 325 to 675 students. He indicated that the School Board expected to receive additional funding in the next provincial budget for a new elementary school.

However, the announcement of funding will not mean an immediate solution. He explained that funding is only made available when there is a demonstrated need---as with our schools, and dispersal of approved funds would follow the steps necessary as part of current provincial practice that would only enable a school to be available in 2008 or 2009.

There were a number of presentations and questions by residents on a variety of concerns on ways to accelerate improvements to capacity.

The School Board indicated its commitment to working on planning for the new schools and will begin work on planning for new facilities as soon as possible.

The Adequacy and Availability of Tax Monies

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

32. 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 Endowment Lands) in connection with the demands of UNA residents.

33. 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.

34. 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.

35. Second, the University/Properties have exercised two characteristics that could pose a risk to the UNA's fiscal integrity. For one, the CAC (Community 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 Infrastructure Impact Charge (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.

36. 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.

37. 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.

38. 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

39. We reported in detail last year on policing and taxation. Since that time, there has been no information on the implementation of any changes to policing and taxation. Jim Taylor, Chair of the UNA Board, would like to meet with each of the stratas in the next few months to outline the details and implications of the proposed changes for policing and taxation.

40. The RCMP is undergoing an integration process with the Richmond RCMP detachment. The result of this has been that the UBC RCMP detachment has access to a greater range of specialized services that

are available through the Richmond RCMP and other RCMP resources.

Amenities and Facilities Agreement

41. It was reported last year that the UNA Board has been involved in negotiating, with UBC and Properties, an Amenities and Facilities Agreement. These negotiations are ongoing.

42. 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.

43. 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 is considering both alternatives.

44. There have been some suggested changes on the part of the University and, at the same time, the UNA Board is rethinking the wisdom of some of the proposed contributions to University facilities, particularly given the problems with the University’s delivery of certain services to date.

Access to Revenue and Delivery of Services

45. As reported previously 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. The Neighbours Fund has not been established to date but discussions are ongoing, with a view to establishing the Fund in the near future.

UEL

46. Over the past two years 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). The UNA plans 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 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. The recently completed UEL draft OCP has been submitted to the Minister of Community, Aboriginal, and Women's Affairs for approval. The draft OCP makes no provision for community facilities. This issue has been brought to the attention of the Minister and our MLA by the UNA Board.

THANK YOU

47. 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.

48. The UNA could not achieve what it has without a team of dedicated volunteers. The two 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. The student representative has been a conscientious attendee and participant on our Board, and has provided valuable advice on student perspectives.

49. 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.