



Joint Strata Chairs Meeting  
Monday, November 24, 2008  
7:00 pm – 8:30 pm  
At The Chatham: 5775 Hampton Place

**Attendees:**

Chair: UBC Properties Trust, CEO Al Poettcker

**STRATA CHAIRS**

St. James	Heather Friesen
Thames Court	Tony Wild
The Regency	Clyde Brown
The Stratford	Allan King
Sandringham	Rich Simons
The Bristol	Howard Kushner
The Chatham	Brian Collins
West Hampstead	Charles Heinrich
Wyndham Hall	Jim Haggart

**UNA**

UNA Chairman	Mike Feeley
UNA Director	Prod Laquier
UNA Executive Director	Jan Fialkowski

**UBCPT – VILLAGE GATE HOMES**

Property Manager	Nancy Mann
------------------	------------

**REGRETS**

The Balmoral	John Arbuckle
Pemberley	Bill Gilson

**RECORDING SECRETARY**

UBCPT Project Manager	Rob Wood
-----------------------	----------



**1. Meeting called to order**

Al Poettcker, chair

**2. Approval of Minutes of July 10, 2008**

**3. Additions to Agenda**

**4. Introduction of Mike Feeley, new UNA Chair**

- Mike thanked Brian Collins for his many years of service on the UNA Board of Directors and for his effective leadership as Chair. Mike will do his best as Chair to continue to bring different interests together so that the UNA can continue to move forward.
- There was discussion of the recent Jim Taylor Park dedication and appreciation of all the work Jim has done for Residents, the UNA and the University.
- The UNA has come a long way and is now recognized by the University Administration as the body that has oversight control over the very substantial service levy budgets. Outside Agencies and University Departments are now aware of the UNA's role in providing municipal services and being the voice of Residents. The newly elected GVRD representative who lives in the UEL has already met with the UNA asking good questions and showing an interest and understanding of issues that affect the UNA and UNA residents.
- The recent GVRD elections showed heightened political interest in the area by outsiders who might not have the local resident's interests at the top of their agendas.
- One of the UNA's major challenges is to provide municipal like regulations through the University Act and contracts in lieu of the Municipal Act.
- There was discussion about how technically Vancouver could approach the Province about amalgamation of UBC and the UEL into the City without local majority consent but politically it is very unlikely this would ever happen as long as Residents prefer the status quo.
- The unique form of local municipal governance provided by the UNA is working. The UNA looks forward to the ongoing involvement of Hampton Place Residents and the Joint Strata Chairs Council.

**5. SIGNAGE – Nancy Mann**

- Nancy Mann is the manager of Village Gate Homes, the property management division of UBC Properties Trust. One of her roles is to set up and manages various Neighbourhood Maintenance contracts on behalf of the UNA.

- Nancy plans to meet with Clyde Brown to resolve No Parking signage to be installed about turning circle in front of The Stratford to stop unsafe parking practices about the circle.
- There was discussion about the W 16<sup>th</sup> roundabout. The signage about the roundabout is abundant yet some drivers just do not understand how to approach a roundabout. The consensus was that driver experience rather than more signage is probably what is needed. The roundabout is already an improvement over traffic lights. The roundabout including signage is under MOTH jurisdiction.

## **6. PARKING**

- The roadways in the Neighbourhoods are dedicated public roadways. The Provincial Authority is the Ministry of Transportation and Highways MOTH. MOTH transferred administration and control of the Hampton Place public roadways to UBC by Order in Council. UBC Counsel, Herbert Lai, has been asked to obtain similar OIC's for the other Neighbourhoods. MOTH generally allows parking safely on shoulders but will ticket and tow where signing says No Parking. MOTH does not normally indicate no parking at certain times or parking allowed only with permits.
- Vehicles parked in driving lanes may be ticketed by the RCMP under the Highway Act and towed.

## **7. NOISE BY-LAW – Jan Fialkowski**

- Jan reported that the UNA Noise By-Law Committee will present a proposed By-Law similar to the City of Vancouver's to the UNA Board in December. The UNA Board may submit the by-law to the University Board of Governors towards being made a rule of the University. Upon becoming a rule of the University it would be enforceable as such under each owner's land lease. The BOG may require further public process before it becomes a rule of the University.

## **7. COMMUNITY GARDENS – Heather Friesen**

- Heather reported that there has been very positive feedback from all parties in regard to the Main Mall Gardens. The gardeners enjoyed the family gardening experience and the opportunity to meet Neighbours. The gardens look good now and there have been no rodent problems.
- The Committee believes that there is resident interest that would be best served by a garden in each Neighbourhood. The Gardening Committee plans to beat the bushes to determine level of interest in the other Neighbourhoods.
- On behalf of the gardeners Heather thanked UBCPT for support in the construction of the Main Mall Garden plots and hopes that UBCPT will support future garden development.
- UBCPT is looking at the Nobel Park as a possible location for South Campus Community Gardens.

- Some Strata Chairs expressed concern about the long term maintenance of Community Gardens. They asked that Heather look at the Boulevard Gardens from 41<sup>st</sup> to 49<sup>th</sup>.
- The UBC Farm has made a proposal for Community Gardens which would be available to residents of the general area.

## **8. Wesbrook Place Development Update – Al Poettcker**

- Village Shopping Centre – on schedule for July 2009 completion
- Multi Purpose Building – Spring 2009 start, 2010 completion
- Lot 16, Fairfax, The Crescent – Spring 2009 occupancy
- Lot 1, ASPAC, high rise – July 2009 occupancy
- Lot 2, Kenstone, high rise – did not start in 2008 as expected – market slow down and credit institutions requiring 25% pre construction sales are contributing factors
- Lot 50, 49, 10, Concert – August 2008 start, on schedule 2010 completion
- Lot 3, SC West – Adera Pacific Spirit - August 2008 start delayed pending re-design from metal to wood framing – financing presale requirements need to be met
- Lot B, SC West - MBA House – July 2008 start, on target August 2009 completion
- Lot 11, Faculty & Staff rental – July 2008 start
- Lot 17, Adera – 2008/2009 start – project has been delayed due to market and credit crunch.
- Old NRC conversion to high school is coming along slowly. In 2011 an elementary school is planned to be under construction on U Hill high school grounds while high school operational.
- The athletic Totem Fields project has gone longer than expected as more than 8,000 yards of organic dump site fill from past UBC projects had to be trucked off site to get to good foundation soil for track and all weather fields. After completion of north south walkway down middle of the fields, it is thought that MOTH might consider a cross walk across W 16<sup>th</sup>.

It is a difficult market for new home development. Prices have not risen and have started coming down in suburbs. Pre sales are no longer attractive to purchasers who plan to move in or to invest. Some investors who planned to flip are now competing to sell new units in completed projects. It has become a buyers market.

Construction costs are starting to come down as activity slows. There was discussion of Vancouver's VANOC project that got caught in the rising cost spiral.

It is expected that some developers will see opportunity in rental projects as there is strong demand for upscale rental units.

## **8. NEIGHBOURHOOD SHUTTLE BUS SERVICE**

- Strata chairs report that the present 30 minutes between buses is not convenient. Al commented that the new head of Trans Link said that an interval between buses of 15 minutes or less is the point where ridership greatly increases.

## **9. EMERGENCY PREPAREDNESS**

- There was a question about a siren or other system to warn Hampton Place residents about a major gas leak or other emergency situation. UNA will look into matter and report back on link to UBC call out and RCMP.

## **10. NEXT MEETING – TBA**

---