



Joint Strata Chairs Meeting  
Wednesday August 25, 2010  
7:00 pm – 9:00 pm  
At The Chatham: 5775 Hampton Place

**Attendees:**

Chair: UBC Properties Trust, CEO

Al Poettcker

**STRATA CHAIR OR STRATA REPRESENTATIVE**

The Regency  
Thames Court  
The Stratford  
The Chatham  
Balmoral  
Sandringham  
Wyndham Hall  
Heather Nicol

Fay Galbraith  
Tony Wild  
Robert DeWreede  
Brian Collins  
Michael Tee  
Duthie Welsford  
Shai Linn  
Pemberley

**OTHER ATTENDEES**

UNA Executive Director  
UNA Operations Manager  
UBC Director of Planning  
UBC Planner  
Village Gate Homes, Director  
UBC Properties Trust Director of Planning

Jan Fialkowski  
Glendon Scott  
Joe Stott  
Sharon McCarthy  
Nancy Mann  
Paul Young

**REGRETS**

West Hampstead  
The Bristol  
St. James

Charles Heinrich  
Howard Kushner  
Heather Friesen

**RECORDING SECRETARY**

UBC Properties Trust Project Manager

Rob Wood



### **1. Meeting called to order**

Al Poettcker, chair

### **2. Agenda and Previous Meeting Minutes**

Emailed before and handed out at meeting.

### **3. Tree Management**

Al Poettcker presented some of the history of the development of Hampton Place. The landscape architect for Hampton Place, Ron Rule acted as the development permit consultant for the landscape plans submitted by developers.

When UBC Properties Trust (UBCPT) is asked for input in regard to the removal of trees on a strata lot, it is UBCPT practice to suggest that Ron Rule will attend at UBCPT expense to walk their property, review their plans and offer his expert advice or recommendations. This is to help ensure maintenance of the overall "Hampton Place" ambiance.

With respect to the "Restricted Covenant" tree buffer, Tony Wild of Thames Court firmly believes that further maintenance is warranted and should be attended to forthwith at UBCPT or UNA cost. Thames Court is spending significant funds on roof maintenance and gutter cleaning due to the tree buffer zone.

An overall tree maintenance plan for Hampton Place will be presented to the UNA for review and it is understood the UNA will circulate the plan for input. In time the UNA may develop a tree bylaw if necessary.

### **4. UBC Land Use Plan**

Joe Stott outlined the proposed Land Use Plan, which will replace the former "Official Community Plan". The Land Use Plan effectively transfers density from UBC Farm lands to other lands on campus. Information on these planning processes and activities is presented in UBC Planning Website. The UNA website contains links to Campus and Community Planning's (C&CP) website. Those who subscribe to the UNA newsletter often get updates on C&CP activities and public meeting schedules. The UNA will email links to C&CP web pages to the strata chairs.

**5. Rhododendrons and Irrigation Update**

Repairs have been made to the irrigation system behind the granite wall along Wesbrook south of Hampton Place road. The newly planted rhodos are doing better with proper watering. Gardeners have recommended trimming back some evergreen branches to allow more light to get to the rhodos which will encourage growth.

**6. Berms along West 16<sup>th</sup> Update**

Paul Young explained that a road closure bylaw procedure will be requested of MOTW whereby the land taken for West 16<sup>th</sup> highway right of way that is now in excess of their requirements due to the narrowing of 16<sup>th</sup> Avenue adjacent to Hampton Place be returned to UBC. Resident input would then be sought through planning process on how the land could be used to enhance the Neighbourhood.

**7. Tree Maintenance and Pruning**

UBCPT arranges for this work to be done on behalf of the UNA by qualified personnel in accordance with arborist's and Ron Rule's recommendations. A report is forthcoming from Ron Rule.

It will be sent to the UNA and to the strata chairs for review and input. The tree work is best done in the fall or winter dormant season.

**8. Restrictive Covenant Areas**

Paul Young presented attached aerial photo of Hampton Place with the tree buffer restrictive covenant areas hatched on.

Nancy Mann will meet with Tony Wild and an arborist towards developing a tree maintenance plan with annual procedures to make the trees more resistant to potential blow down in high winds.

The arborist's report and recommendations will be submitted to the UNA. St. James asked that other strata be given copies of the report and recommendations and be involved by providing to the UNA for Hampton Place tree management process.

**9. Chafer Beetles**

Jan Fialkowski reported that the Chafer Beetle damage has been reported west of Oak Street. Her personal experience is that they destroyed her lawn in New

Westminster. The major damage is done when raccoons and skunks dig up the grass to feed on the grubs in the roots. Thick grass with a strong root system is a defense. Jan found good information by Google search and will send some links. There was discussion of the use of pesticides and herbicides. They are not allowed to be used by UBC, UNA or UBCPT contractors.

#### **10. Landscaping Maintenance – Hampton Place**

A strata chair noted that the landscape planting areas at Hampton Place did not look as vibrant and well maintained as those in South Campus or about the Barn Community Centre. There was discussion of how difficult this year has been for planting annuals, that leaving the Tulips in place after blooming ended for nourishment to get down to bulbs for next year did not look very good, that irrigation problems resulted in burn to new planting in West 16<sup>th</sup> triangle, that perennials might look better than annuals at some times. Nevertheless, the comment will be passed onto the landscape maintenance firm. The same firm maintains the landscaping about the Barn Community Centre.

#### **11. Commercial Filing in UNA Neighbourhoods**

Jan reported that a recent shoot in Hawthorn resulted in some residents being excited and others being upset. The UNA simply charges the UBC rates for use of the streets. The particular strata used for the shoot negotiates a fee. The sentiment of the Hampton Place strata chairs seemed to be neutral on the matter.

#### **12. Lighting and Pedestrian Path on 16<sup>th</sup> Avenue**

A concern was expressed about the poor lighting at night and the increased use. UBCPT will have plan drawn up by subdivision lighting consultant. Sandringham expressed a concern about bright lights affecting them. Consultant will be asked to come up with a plan that will not detrimentally affect strata along West 16<sup>th</sup>.

#### **13. Bus Shelter**

Strata chair asked why there were no bus shelters at stops on east side of West 16<sup>th</sup>. UBCPT did not have budget to build them as part of the roundabout. The matter will be referred to UBC, David Grigg for follow up. It is understood that UBC has an arrangement with advertising firm that will build shelter on concrete pad with electrical service provided by UBC. There was also a request to look into bus shelter at new stop on Wesbrook at Safety Building.

**14. Stratford – Trade Vehicles Parking in Fire Lane**

Trades working in Stratford are parking in the fire lane as there tends to be no nearby street parking. UBCPT will look at creating trade parking zone on street.

**15. Sidewalk Repairs Along Wesbrook West of Thames Court**

Thames Court chair indicated the UBC forces did a very good job of fixing the walkway.

**16. Night Events at Thunderbird Stadium and Alcohol**

Regency Chair asked about future events at Thunderbird Stadium with young people consuming alcohol then leaving in the early morning. UBCPT understands that athletics will not have concerts at Thunderbird. Future concerts will be in the Olympic arena. Also it is understood that the RCMP will not issue permits to athletics for the consumption of alcohol on the new playing fields. Jan advised that the UNA Board did not support Athletics request for UNA support of such licenses.

**17. Wesbrook Place Update**

The Royal Bank will be moving in. An excellent Bakery Deli is close to committing. Restaurants are struggling and generally not into developing new locations at this time. The BC Liquor branch is looking at a store facing the shopping centre parking lot, the site on the west side of Shrum Lane presently behind fencing.

**18. Next Meeting - tba**