

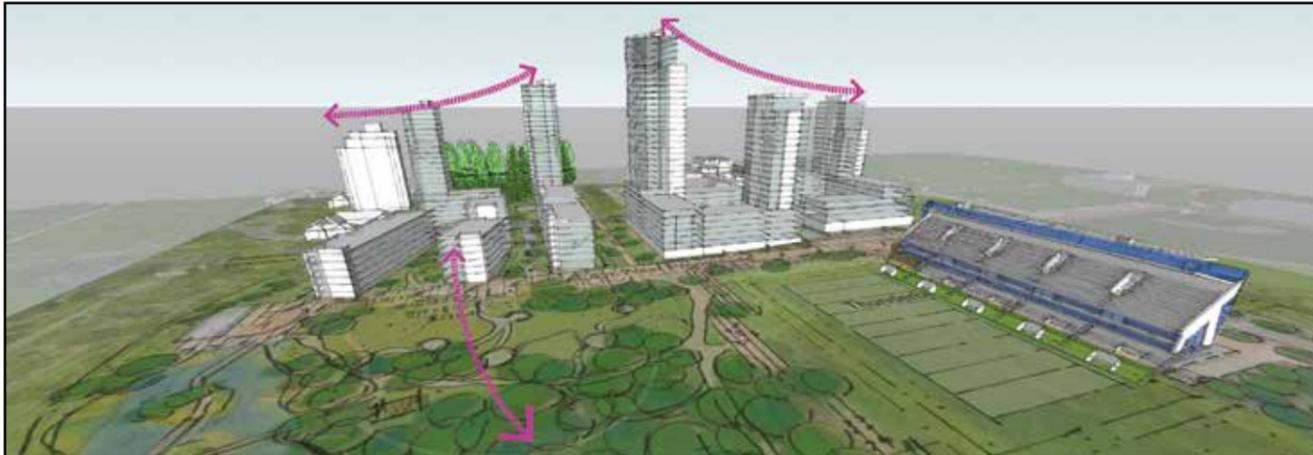
THE CAMPUS RESIDENT

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JUNE 25, 2019

UBC Updates Stadium Neighbourhood Plan, Residents Continue To Express Concerns



3D view of proposed Stadium Neighbourhood with arrows explaining transition of building intensity from higher buildings near East Mall to lower buildings near the Botanical Garden. Credit UBC Campus and Community Planning.

UBC has updated its plan for developing the Stadium Road Neighbourhood on campus. In response, an influential group of campus residents – Rethink Stadium Road Neighbourhood Coalition – has maintained opposition to raising density limits.

The position of each side of the debate is shown in the following two documents:

- Stadium Neighbourhood Plan Information Update presented by UBC Campus and Community Planning.
- Letter to UBC from resident Murray McCutcheon on behalf of the Rethink Stadium Road Neighbourhood Coalition.

Please see Pages 6-7.

UBC Resident Receives 80% of Vote in Metro Vancouver By-Election

John Tompkins
Editor

The Metro Vancouver Electoral Area A by-election of Director on June 15 turned out to be a huge victory for UBC resident Jen McCutcheon, one of five candidates.

Ms. McCutcheon gathered 512 of the 640 votes cast – 80% of the vote.

The other candidates in the by-election gathered votes as follows: Simon de Weerd – 28, Elizabeth Garvie – 7, Madison Moore – 75, and Sung Wong – 18.

A Hawthorn Place resident, Ms. McCutcheon has – for the past ten years – managed complex public health projects in international settings.

This experience, as she wrote in material circulated before the election campaign, has given her “the leadership and communication skills to work effectively with a wide variety of people, including mayors and councillors from across Metro Vancouver.”

Prior to her career in public health, Ms. McCutcheon worked for eight years as a physiotherapist in several Vancouver area hospitals. She holds degrees from four universities, including UBC and Harvard.

UBC Professor of Computer Science Mike Feeley – a UBC resident also – will serve as Alternate Director in Electoral Area A. Ms. McCutcheon said she will work closely with Professor Feeley.

Official election results posted to the Metro Vancouver website reveal the following voting history of this area:



Jen McCutcheon, Electoral Area A Director, and Mike Feeley, Alternate Director.

- 2005 – three candidates ran for election and 421 votes were tallied.
- 2008 – five candidates ran for election and 743 votes were tallied.
- 2011 – five candidates ran for election and 931 votes were tallied.
- 2014 – two candidates ran for election and 938 votes were tallied.
- 2018 – one candidate ran for election and was acclaimed.
- 2019 – five candidates ran in the by-election and 640 votes were tallied.

Metro Vancouver Electoral Area A area has a population of 16,130 and occupies approximately 818 square kilometres of land. Most of the population – 15,890 peo-

ple – live at the University of British Columbia and in the University Endowments Lands (UEL). The remainder live at rural and remote communities.

In the Metro Vancouver Electoral Area A election in 2018, the only candidate to run was UEL resident Justin LeBlanc, who later resigned after three months, citing excessive workload. This resignation caused Metro Vancouver to hold the June 15 by-election.

Please see Page 4 for a message from Jen McCutcheon, new Metro Vancouver Electoral Area A Director.

BLUEBERRY FEST

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UNA Executive Director Johanne Blenkin steps down effective June 14, 2019. Please see Page 2.

MESSAGE FROM THE UNA CHAIR

Chair's message

The past few weeks have been a period of transition for the UNA, beginning with a change in the Board of Directors roster and then the departure of Executive Director Johanne Blenkin.

Due to personal reasons, Elected Resident Director Nataliya Jatskevich has made the difficult decision of resigning from the Board. Nataliya was elected in November 2018 and has been a valuable voice at the table. During her tenure, Nataliya worked with the UNA Finance Committee and helped with the creation of the UNA Community Engagement Committee Terms of Reference. She plans on remaining active in her other volunteer roles within the UNA, and the Board thanks her for all her contributions.

As well, effective June 14, 2019, Johanne Blenkin stepped down from her role as UNA Executive Director. Johanne has been a leader within the UNA, and we thank her for all of her energy and drive to make the UNA a strong organization. We wish her the very best in her future endeavours.

The UNA Board of Directors has appointed UNA Recreation Manager Andrew Clements and UNA Operations Manager Wegland Sit to act as Interim Co-Executive Directors. Both the Board and Johanne have every confidence in their abilities and wish them success.

The Board and staff have been doing a lot of work in the background to ensure that the UNA retains the level of service it provides, and we look forward to new opportunities in the coming months.

Sincerely,
Ying Zhou
UNA Elected Resident Director and Board Chair

主席致函

过去的几周里，董事会成员的变更以及执行总裁Johanne Blenkin的辞职，使UNA经历了一段过渡时期。

由于一些个人原因，民选董事会成员Nataliya Jatskevich做出了从董事会辞职的艰难决定。自她于2018年11月当选后，给董事会提供了许多宝贵的有价值的建议。任职期间，她一直积极参与UNA财政委员会会议，也帮助明确了UNA社区参与委员会的职责范围。以后她仍旧会继续作为志愿者活跃在UNA的大家庭中。我们由衷感谢她对社区所作出的贡献。

与此同时，Johanne Blenkin也于2019年6月14日辞去UNA执行总裁的职务。我们感谢她作为一个的领导者，为使UNA变得更强大所付出的一切。

UNA董事会已经指定UNA文娱活动经理 Andrew Clements 和UNA运营经理 Wegland Sit 作为临时联合执行总裁。董事会和Johanne都非常相信他们的能力，并预祝他



Ying Zhou

们成功履行职责。

董事会以及员工们在这一特殊时期，已经做了大量的准备工作来维持UNA的服务水平的稳定。我们期待在未来的数月中能有更好的新机遇。

UNA民选董事会代表及董事会主席
Ying Zhou 敬上

Translated by Pei Xu
以上内容由Pei Xu 翻译

UNA Executive Director Johanne Blenkin Steps Down Effective June 14, 2019

The University Neighbourhoods Association (UNA) announced that Johanne Blenkin has stepped down from her role as UNA Executive Director effective June 14, 2019.

During her tenure as UNA Executive Director, Blenkin implemented improvements to both internal UNA operations and external community services, a foundational transformation necessary for the UNA to keep up with the growing needs of the community.

The UNA Board of Directors worked with Blenkin on setting a solid and clear strategic direction for 2019–2021 that focuses on strengthening UNA governance, establishing financial stability, improving operational capacity and engaging the community.

“Johanne has been a leader within the UNA, and we thank her for all of her energy and drive to make the UNA a strong organization,” said Ying Zhou, Chair of the UNA Board of Directors. “We wish her the very best in her future endeavours.”

Internally, Blenkin installed a more ef-

fective organizational structure while updating employee policies, training and professional development programs. She also improved financial reporting and reformed the budgeting process.

Externally, she's credited with fostering a culture of respect and support that strengthened relationships with the community, UBC and other partner groups.

“I would like to thank my colleagues on staff for their hard work, ideas and enthusiasm,” said Blenkin. “It has been a pleasure to work with all of you, and I wish you all every success now and in the future.”

With Blenkin's departure, UNA Recreation Manager Andrew Clements and UNA Operations Manager Wegland Sit will act as Interim Co-Executive Directors.

The UNA is committed to building on the improvements that Blenkin has established and will continue to develop its services according to the needs of the community.

UNA GOVERNANCE

Bylaw Review Group to Discuss with AMS Proposed Change in UNA Board Composition

Students are not happy about the prospect of being cut from UNA Board on which they have traditionally been granted a seat

At their meeting June 18, directors of the UNA Board resolved that its Bylaw Review Working Group (WG) should meet with representatives of the (student) Alma Mater Society (AMS) on the thorny issue of UNA Board composition.

Terry Mullen, a UNA Board Director and the WG Chair, moved the following motion:

Moved that the WG be authorized to meet with representatives of the AMS and, at the discretion of the WG, representatives of UBC, to discuss with such persons of the WG's rationale for seeking changes in its governance model, in particular the elimination of appointed directors.

As it stands today, the UNA Board consists of five elected directors who are residents, two directors appointed by UBC and one director appointed by the AMS.

The WG's rationale for seeking changes in

the UNA Board composition was presented in their January 9, 2019 report as follows:

The current bylaws provide for one director to be appointed by the AMS, and two directors to be appointed by UBC. The proposal is to remove all appointed directors.

A fundamental aspect of democracy is absent with a mix of appointed and elected directors. The UNA is tasked by the Neighbours' Agreement with providing municipal-like services to the residents of the University Neighbourhoods. It is an anomaly for an entity with such a mandate not to be governed by the residents for whom the services are provided.

AMS representatives argue they have not been properly consulted about the proposed change in the Board composition.

Mr. Mullen said that the WG considers the value of engaging with AMS representatives, and perhaps UBC representatives, to ensure that the perspective of the WG in regard to the composition of the UNA Board is understood by UBC and AMS. This is especially important in the run up to the related issue of the ratification of the revised Neighbours' Agreement between UBC and UNA.

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EDITOR & BUSINESS MANAGER

JOHN TOMPKINS

Email: CampusResident@myuna.ca

DESIGN PRODUCTION

REBECCA IND

Email: Rebecca.Ind@myuna.ca

Car Accident in Hawthorn Place Calls Attention to Dangerous Crosswalk

*Four cars were involved;
Emergency Medical Teams
attended*

John Tompkins
Editor

A traffic accident “waiting to happen” in Hawthorn Place at UBC in fact happened a month ago, and residents in the area want the University to ensure – as best it can – that such an accident doesn’t happen again.

The accident took place at the crosswalk on East Mall at Eagles Drive – a crosswalk notorious for its wide expanse and lack of safeguards. It involved four cars driving south on East Mall.

Laura Cottle, a local resident and Director of the University Neighbourhoods Association (UNA), heard the noise of the collision from her home on Logan Lane and – hoping the worst had not happened – ran outside.

In describing the dangerous crosswalk, Ms. Cottle referred to a letter the Logan Lane Strata Council – one of several strata councils operating condos and townhouses in the area – sent to UBC Campus and Community Planning, UNA and the RCMP more than a year ago.

The April 2018 letter said: “First, thank you for repainting the crosswalk at the intersection of East Mall and Eagles Drive. It looks good and is much more visible than what was there earlier.

“Despite the fact that it has been repainted, this crosswalk remains a dangerous place to cross for pedestrians. Neighbours in Logan Lane, as well as Clements Green, have witnessed a number of close calls, some of them involving children. Drivers of vehicles have a tendency to speed up traveling south down East Mall after leaving the intersection at East Mall and Thunderbird. Our speed-check signs that flash when cars are speeding do not seem to make any difference as drivers generally do not slow down.

“This crosswalk is a major crossing for the school children in our neighbourhood, as well as anyone walking to the shops or the sports fields. Even with the repainted crosswalk and flashing speed signs, this intersection is an accident waiting to happen. We are requesting that you install pedestrian-operated flashing lights at this intersection, similar to the ones on Wesbrook Mall or at the roundabouts.

“We would also ask that the RCMP be encouraged to set up speed traps south of FP Innovations. In the 11+ years since Logan Lane Strata opened, there has never been a speed trap on East Mall despite the daily situation of speeding cars heading south towards Marine Drive along East Mall.”

The Council received a response from UBC that was summarised in Minutes of the Strata meeting as follows:

“The reply advised that improvements to the crossing are being considered, and although the plan is not finalized, the intent is to put in curb bulges on each side of East

Mall. They are also exploring putting in a raised pedestrian crossing and/or flashing lights similar to what are at the roundabouts on 16th Avenue.”

Following up in October 2018, the Logan Lane Strata Council wrote to UBC: “Your correspondence was shared with the council at their last council meeting held on Sep-

tember 6, 2018. They are hopeful that the curb bulges and flashing lights are installed at this crosswalk soon before a serious accident takes place.”

Ms. Cottle said the Logan Lane Strata Council is in process of preparing a letter to UBC from all the strata councils in Hawthorn Place.



Car accident on East Mall at Eagles Drive involved four cars.



The crosswalk on East Mall at Eagles Drive.

LETTER TO THE EDITOR

Urgent Action Required to Make Crosswalk Safe

Dear Campus Resident,

I would like to bring to the attention of residents of the UNA neighbourhoods an urgent matter that needs attention by UBC or whoever has jurisdiction over East Mall. Several weeks ago, there was a four-car accident at the crosswalk that runs across East Mall at the corner of East Mall and Eagles Drive. There was somebody crossing, three cars stopped, and the fourth car didn’t stop. Luckily, nobody was badly hurt – just a few strained necks.

BUT everyday, there are families using this crosswalk to bring their children to school (direct route from Hawthorn neighbourhood to, for e.g., Norma Rose Point School). Thus, families run the risk of cars not stopping at this poorly marked crosswalk every day!

I live in Logan Lane, the strata located just on the West side of East Mall. My fellow neighbours and I observe almost daily vehicles racing through this crosswalk, especially after 4 pm, as they gain speed after leaving the traffic light at the intersection of Thunderbird Blvd. and East Mall. Sometimes, you can see cars swerving to avoid hitting pedestrians in the crosswalk! I know that our Strata Council wrote to UBC almost one year ago asking that they put in pedestrian-activated flashing lights, a raised crosswalk, etc., in place of the dangerous street-level crossing. So far, UBC has responded saying that they are considering improvements to the crosswalk – but no action has taken place.

What needs to happen before action occurs? Do we need a worse accident?

Jorma Neuvonen, Concerned Taxpayer

METRO VANCOUVER ELECTORAL AREA A 2019 BY-ELECTION

“I Am Humbled and Grateful for All the Support.”

Jen McCutcheon

Metro Vancouver Electoral Area A Director and Member of Mayors’ Council on Regional Transportation

As you may know, there was a by-election on June 15 for the Metro Vancouver Director for Electoral Area A (EAA). The EAA includes all the unincorporated areas of the greater Vancouver region; 98% of its residents live in the UBC/UEL area. I am honoured and delighted to have been elected to this position, which includes a seat both on the Metro Vancouver Board and the Mayors’ Council for Regional Transportation.

I would like to thank the many people who rallied around me during this campaign, helping spread the word about the election

and my candidacy. I am particularly grateful to Maria Harris, Bill Holmes, and Mike Feeley for their mentorship, guidance and support during this process. I know that I will continue to benefit from their input on the intricate issues that I will face in this role. Perhaps most importantly, thank you to all residents who came out and voted for me. One benefit of the competitive run-off was earning a strong mandate from voters, which gives me confidence to represent and speak on behalf of residents. I am humbled and grateful for all the support and will do my best to be a respected and informed voice on both local and regional issues.

With the election just a few days behind me, my immediate areas of focus will be on learning and communication. First, I will continue to listen, research, and discuss the key issues facing EAA and the region. I enjoy working on complex issues and look forward to diving into these challenges, working with others at Metro Vancouver

and the Mayors’ Council on Regional Transportation to identify innovative and practical solutions.

Second, I would like to build on the momentum of the campaign to establish strong mechanisms of bi-directional communication with residents. The election raised the profile of the EAA Director, and it will be my job to continue to inform and engage residents on the many relevant policies and issues at hand, and to ensure that I am hearing the opinions and ideas of EAA residents.

I welcome your suggestions, comments and questions on anything related to Metro Vancouver or Regional Transportation. I will be posting updates on my website (www.areaajen.ca) and can be reached at AreaAJen@gmail.ca. To be notified of updates, follow me on Facebook or Twitter at AreaAJen.



Jen McCutcheon

Election Forum Fares Well Thanks to *The Ubyyssey*

Just when it looked as if the Metro Vancouver by-election of Electoral Area A Director would take place without a traditional all-candidates meeting preceding it, *The Ubyyssey* student newspaper at UBC saved the day.

The Ubyyssey news editors responded vigorously to the pleas of candidates for a meeting and agreed to organize it, hoping they might find space in the Irving K. Barber Learning Centre.

As election candidates were advised soon after, *The Ubyyssey* group promptly ran into a problem, however.

“As of now, we are planning to have the debate at 6 pm on Thursday, June 6. We have not yet booked a venue, and we’re having a bit of trouble, because so many spaces on campus are taken by 2019 Congress of the Humanities and Social Science hosted by UBC. Worse case scenario, we will hold the debate in *The Ubyyssey* office in the Nest (AMS Student Union Bld.)”

In the end, persistence paid off, and space was found in the Lui Institute of Global Affairs at UBC. The all-candidates meeting – attended by UBC and UEL residents – took place, and an important aspect of the democratic process was maintained in Metro Vancouver Electoral Area A.



By-election candidates at the June 6 all-candidates meeting organized by *The Ubyyssey* student newspaper in the Lui Institute for Global Issues at UBC and moderated by Henry Anderson, a news editor at *The Ubyyssey*.



Tammy Feng, grade 11 student at Lord Byng Secondary School, displays artwork at UNA Youth Mental Health Symposium Art Gallery.

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LETTER FROM UBC PRESIDENT

“Never Lose That Sense of Adventure, That Sense of Wonder”

As president of the University of British Columbia, it is my privilege to preside over graduation ceremonies at both the UBC Vancouver and UBC Okanagan campuses. Seeing the joy on the faces of the new graduates and the pride on the faces of their family members is an unforgettable experience. I also have the privilege of addressing the graduates. I'd like to share my remarks this year with you.

Graduation is a time to imagine your future and the world to come. And when you think about the road ahead, you may gain perspective by looking back to where you have been. I hope that when you do look back at your time at UBC, you will do so with fondness and you will see UBC as very much part of your future. You will always be welcome here. And we look forward to hearing about your personal and professional achievements as you build upon the foundation of your degree and the education that it represents.

We also hope to continue to engage with you as alumni as you embark on new adventures in new corners of the globe. As you begin a new stage in your life and experience, you can be confident that you can and that you will make a difference just as UBC graduates who have gone before you – including three prime ministers, many justices of the Supreme Court, Nobel laureates, leaders in every field. You have demonstrated that you have the grit and determination to excel. You've proven yourself. And we have absolute faith in you.

In his address to UBC's initial graduating class in 1916, UBC's very first president and vice-chancellor, Frank Wesbrook, encouraged them to make the world a better place in which to live not only for themselves and for their loved ones but also for people they might not even encounter. And that has become embedded into the collective DNA of this institution. Today, 103 years later, I echo those remarks. We believe fervently that each and every one of you has the capacity and skill to succeed and to, in your own unique way, make the world a better place.

Recently, a graduating senior came to see me. And when he came into the office, he said, “I just wanted to talk to my university president before going out into the real

world.” I asked him, “Isn't the University of British Columbia the real world?” And he said, “Well, sometimes I feel it's so, and sometimes I don't.” And I said, “What do you mean?” And he said, “Well, it's a little bit of a bubble.”

But then I asked him, “Don't you appreciate the diversity at this institution, the diversity of your classmates, of your faculty, the views, and the cultures that are represented in this university, which is – let's face it – a very large town or a small city on any given day?” And he said, “You know, I really just wanted to have some advice from you that I can take with me.”

I felt immediate trepidation. I wasn't sure that I could give this student any words of wisdom or special advice. But since he had made an appointment to see me and asked me twice to give him some advice, I said, “I will give it my best”, and I'll do the same with you today in our last official encounter while you are still students. I need to be honest with you. You will have good times and bad just like you have had during your time at this university, in fact, during your entire life. It is unavoidable. May you have more good times than bad. But when life is challenging or your spirits might be down, try this.

Close your eyes and think back to the first time that you ever experienced something for the first time. Try to transport yourself to where you were back then. For example, here we are at the Chan Center for the Performing Arts, a venue that has hosted individuals such as Yo-Yo Ma, Barbra Streisand, the Dalai Lama, the Vancouver Symphony Orchestra. Think back to the first time you ever heard a symphony orchestra live.

Try to feel what it was like for you then. For me, it was the Kennedy Center for the



Professor Santa J. Ono at UBC Convocation.
Photo credit Paul Joseph, UBC.

Performing Arts in Washington, DC when I heard Mstislav Rostropovich conduct the National Symphony Orchestra. I was around nine years old. It's very different listening to music on a vinyl record or CD compared to hearing an orchestra right in front of you.

Or think back to the first time that you walked into a Major League Baseball park, if you like baseball. You might've been a little kid with your father, your uncle, your brother or your mother holding your hand. Remember walking up those steps and seeing that perfect pitch of green grass of the baseball field and seeing so many people; more people than you've ever seen before. For me, it was Memorial Stadium in Baltimore. I'll never forget the thrill of 35,000 people on their feet cheering for The Orioles, brimming with municipal pride for the city of Baltimore. I'll never forget the crack of the bat hitting the ball as Boog Powell hit a grand slam home run, and the entire crowd jumped to their feet in glee.

For some of you, it might have been the first time you went to an NHL hockey team. Remember what it was like to see people sprinting across the ice faster than you could even imagine, ramming into each other and the plexiglass shields, with a kind of sound that you could not even imagine. Remember the sound of the puck hitting the hockey stick and hitting off the goal post and going into that goal. For me, it was the Montreal Forum. Patrick Roy was a rookie goalie at the time, and they would go on to win the Stanley Cup.

Think back to your first fireworks display. Remember how excited you were. Perhaps you were scared when you heard that first firework explode. An explosion that you felt in your very gut. How mesmerized you were to see the shimmering lights above in the summer sky.

Think back to when you rode a bicycle for the first time without training wheels. Remember how proud you were as you looked at your mum and dad cheering you on. You didn't know it, but they were scared. Probably more scared than you were holding on to your bicycle seat, worrying that you might wipe out when they let go but knowing that it was part of learning how to ride a bicycle.

Think back to the day when you got your driver's license. That sense of liberation. That time-honored step towards adulthood. Remember that day. Remember how you felt.

Think back to the first time you looked out of the window of a jet plane and looked at the snowcap mountains that are part of this beautiful province or perhaps witnessed the majesty of the Grand Canyon or Niagara Falls (the Canadian side, of course). Think back to the first time that you saw Big Ben or the Houses of Parliament in London or the pyramids of Egypt. I remember I was in awe to come out of the Tube station and to look up at Big Ben glistening in the sun – something more beautiful than I could even imagine could be built.

Think about the first time you went scuba diving, seeing the stunning biodiversity of a coral reef.

And try to remember, most of all, in each of these experiences, your sense of awe, your look of wide-eyed amazement at the wonders of the world. You see, reliving those moments will likely bring a smile to your face, sunshine to a cloudy day.

But here's my advice. Beyond looking back, my advice to you is to always look forward to new firsts, to never lose that sense of adventure, that sense of wonder. When the world seems drab as if everything is monochrome, push beyond your limits to experience anew the diversity of colours in this world, the diversity of people, the diversity of cultures, the magic of a world in stereo. The sooner you realize that the bucket list of things to do in this world is infinite, the sooner you realize there is an endless list of first times for you, endless opportunities to view the world with childlike wonder. You should never be embarrassed of being like a child because being childlike and being wondrous about what you see, that is the secret to being forever young. If you do that, you will live a rich and fulfilling life.

Congratulations.

Best wishes

Professor Santa J. Ono
President and Vice-Chancellor



UBC graduates. Photo credit Martin Dee, UBC.

SHAPING THE UNIVERSITY'S NEXT NEIGHBOURHOOD

Stadium Neighbourhood Plan Information Update from UBC Campus and Community Planning



Executive Summary

The plan concept provides significant housing opportunities for the UBC community, demonstrating UBC's leadership on an important institutional and regional challenge. The concept includes approximately 1.55 million square feet of residential development along with 120,000 square feet of non-residential uses to support the community, as well as a new 5,000 seat Thunderbird Stadium and associated athletic program.

This development would be accommodated in a range of built forms, including 6-8 storey midrise, towers from 20-32 storeys, and podiums from 6-10 storeys in a livable, compact and complete neighbourhood, integrated with generous new open spaces and natural habitat.

The plan concept reflects the Administration's balancing of technical analysis, academic needs, design development, and community feedback. It is informed by the Board of Governors' fall 2017 direction to:

1. site a new stadium on a more efficient footprint, resulting in more site area for residential use; and,
2. deliver more housing for UBC faculty, staff and students.

The concept is also informed by the fall

2018 conclusion of the third phase of a four-phase, 18+ -month engagement process, which explored two neighbourhood plan options.

The plan concept is also informed by the Board of Governors late 2018 direction, in response to community feedback, to explore three key issues before finalizing the Stadium Neighbourhood Plan:

1. UBC Community Housing Opportunities

UBC heard strongly that Stadium Neighbourhood must do more to address housing affordability for the campus community. Through early 2019, the Board of Governors Housing Action Plan Working Group has explored scenarios to increase the UBC affiliated housing commitment to 67% of the total amount of housing. This would include ownership options for faculty, below market rental for faculty and staff, and market rental restricted to those who attend or work at UBC. The remaining 33% would be market leasehold housing to generate funding for: 1) a new Stadium; 2) neighbourhood servicing; and 3) the equity UBC requires to invest in new rental housing.

In addition to housing tenure proportions, there has been considerable community discussion about the 1.55 million square feet of development as well as tower heights up



Illustration of the proposed Stadium Neighbourhood. Credit UBC Campus and Community Planning.

to 32 storeys from the existing limit of 22 storeys. As a result of this debate, staff expanded upon existing urban design analysis and conducted follow-up sensitivity testing and benchmarking of a range of densities. Issues explored included impact on traffic, parking, views, shadowing, access to and amount of open space, natural systems impacts, and impacts on the Botanical Garden and Rhododendron Wood. Staff's conclusion is that 1.55 million square feet of residential development and stepping

of heights up to 32 storeys achieves a high level of liveability and a responsible balance between wise use of UBC's valuable lands and avoidance of negative impacts on the adjoining communities.

2. Community Service Levels

UBC also heard concerns that Stadium Neighbourhood development will impact school capacity, retail space such as grocery stores, and services including childcare. Working closely with senior Vancouver School Board staff, the Administration has confirmed UBC-serving schools can accommodate campus growth, including Stadium Neighbourhood. For other services, the plan concept includes community space, potential academic space, a site for a new mid-sized campus grocer, and up to three sites for future childcare.

3. Further Engagement to Strengthen the Relationship Between UBC and Musqueam

UBC places tremendous value on its relationship with Musqueam, on whose traditional, ancestral and unceded territory the UBC Vancouver campus is located. Engagement with Musqueam on the plan started in late 2017. In recent months, the engagement process with Musqueam has been expanded to explore a deepening of the overall relationship between UBC and Musqueam. The intention is to update the 2006 Memorandum of Affiliation between UBC and Musqueam, reflecting the priorities articulated in the university's new Indigenous Strategic Plan (being presented to Board in June 2019).

The Administration expects to return to the Board of Governors later in 2019 to present the final Neighbourhood Plan and seek referral of consequential Land Use Plan amendments to a formal public hearing.



Schedule A – Land Use Plan with Stadium Neighbourhood Boundary. The Schedule above outlines the UBC Vancouver campus and its different land uses defined in UBC's Land Use Plan. The Land Use Plan sets out areas for campus neighbourhoods (shaded in grey). The red area outlines the proposed planning area for Stadium Neighbourhood. Credit UBC Campus and Community Planning.

SHAPING THE UNIVERSITY'S NEXT NEIGHBOURHOOD

Letter to UBC from Resident Murray McCutcheon on Behalf of the Rethink Stadium Road Neighbourhood Coalition

Mr. Michael Korenberg
Chair, Board of Governors, UBC

June 12, 2019

Dear Chair Korenberg,

Further to the recent Housing Action Plan (HAP) Working Group meeting, we are writing to thank you for demonstrating how well you have heard and understood the frustrations and concerns of campus residents and others who care about the future of UBC (including donors) regarding proposed plans for the Stadium Road Neighbourhood (SRN).

We also appreciate the major efforts you have made to tackle the mission-critical issue of affordable housing for faculty and staff by adjusting the proposed mix of units in this neighbourhood.

As you rightly pointed out, the plans that have been favoured by Campus and Community Planning (C&CP) these last two years calling for a considerable increase in building heights and population density in comparison to the 2010 Land Use Plan do not represent the “sweet spot” that C&CP claims it is.

In the words of Chancellor Gordon, there are still “irreconcilable differences”. He further noted that it will be the job of the Board to make policy decisions in the face of these irreconcilable differences.

We do not feel that our differences are irreconcilable, but they will require leadership to expand the range of options on the table and find common ground.

We believe it is therefore important that you have full and accurate information in order to help guide the next steps in this process.

It is in that light that we offer a few comments on the recent Stadium Neighbourhood Plan Information Update and our continuing belief in the need to consider other options.

1. The SRN development is not a student village.

We were pleased to see that C&CP admitted in this document that there has been considerable community opposition to the increase in building heights and density. C&CP counters that concern by noting that there has been support for greater density from the Alma Mater Society (AMS).

This is, however, a specious argument, as development in the proposed Stadium Road Neighbourhood is not aimed at the student population. It will be primarily a community of faculty, staff, and other long-term residents, and as such, UBC should take seriously their opposition to high towers and density increases.

Student housing can and should be addressed separately in a way that does not cause irrevocable, negative impacts to the campus neighbourhoods.

Moreover, it is important to note the UBC

Vancouver campus already has more on-campus housing than any university in Canada, with 11,796 beds as of September 2018, and with projects already on the books will add another 2,700 by 2022 for a **total of 14,500 student beds, making UBC one of the largest student housing providers in North America.**

2. Density at UBC can be achieved within the approved Land Use Plan.

C&CP has said that one of the reasons the Land Use Plan needs to be amended is so that UBC can be seen to be doing its part in providing more housing in Metro Vancouver.

Yet it is difficult to imagine a coherent argument that UBC is “under developed”, given that Statistics Canada reports that the UBC campus neighbourhood population grew by 32% between 2011 and 2016 – part of the fastest growing electoral district in Metro Vancouver – and it has continued to grow rapidly since then.

Moreover, according to a recent article in the Vancouver Sun, Vancouver’s housing strategy is based on population growth targets that are *much higher* than census-based projections would justify.

In this light, we believe there is no sound rationale for raising density and height limits for SRN against the vocal opposition of the community and given all the pressures on local infrastructure. Indeed, there remains ample opportunity for further densification of UBC within the current Land Use Plan without sacrificing the quality of life for its residents.

3. Amending the Land Use Plan will set inalterable precedents.

Building above the tree line would be an irreversible mistake. Once built, there will be no turning back.

With a new precedent set, more towers will follow, and the special environment of UBC will be harmed forever.

Future generations will wonder how the jewel of Pt. Grey became a second Yale-town.

In addition to the unacceptable tower heights, we also note from publicity material that C&CP has had published by various media in recent days that in addition to having towers up to 32 storeys, plans now call for podiums as tall as 10 storeys. These will be massive and not at all in character with the University.

If the plans are approved, the University risks tarnishing its reputation and will likely face protests by residents who do not feel they have been heard and who have no meaningful representation in the governance of their communities.

4. School projections are questionable.

C&CP also uses this document to reassure

Board Members that the Vancouver School Board (VSB) calculates that it can manage the growing school population within existing facilities in the near future, and that there is enough land to build a new school should the need arise.

C&CP was also good enough to bring a representative of VSB to the Project Advisory Committee (PAC) where some of the figures were laid out. Regrettably, members of PAC were dismayed to learn that VSB uses statistics from the past to make future projections, and although UBC has become “an area to monitor”, the exponential population growth on campus anticipated in the next few years is not taken into account.

Unfortunately, with provincial budget constraints and competing areas of high demand, such as downtown, the VSB representative was clear that no new elementary school would be considered for UBC as long as there was “excess capacity” in the surrounding areas (e.g. Dunbar). In other words, driving children off campus to school – which is already happening – would be the reality for new families moving to campus.

For a university that prides itself on reducing cars on campus, this is not a good omen and would significantly impact the attractiveness of living at UBC for families.

Mr. Korenberg, we whole-heartedly support your request to C&CP at the HAP Working Group meeting to provide more financial information to assist the Board in making its decisions regarding the Stadium Road Neighbourhood before final plans are drawn up.

We believe there are other options that could reach the “sweet spot”, but Board Members need more information on topics such as:

- the financial benefit to the University over time of rental housing versus market housing;
- the financial implications of retaining the one-third/two-third split between market



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housing and affordable solutions for faculty and staff, but at density and height limits permitted under the 2010 Land Use Plan;

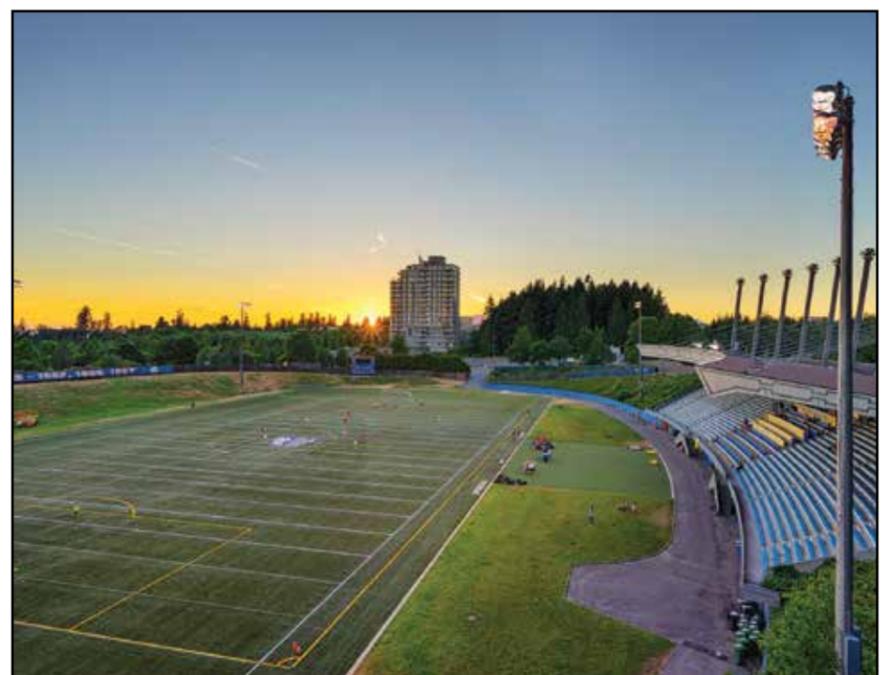
- the advisability of building market housing in a softening housing market and at a time when a large number of new units will be soon be completed in the area.

We strongly believe that there is more work to be done before a final plan or amendments to the 2010 Land Use Plan can justifiably be brought to the Board. We would ask that you seriously consider whether contributing to the “river of gold” through over-densification of a very special campus and on a very small space is mission-critical at this time. It does not take long to build tall buildings, but once built, they will tower over the campus for a long time; rebuilding UBC’s reputation will take longer. We are prepared to brief Board Members and answer any questions at an appropriate occasion of your choice.

Yours sincerely,

*Murray McCutcheon, Ph.D.
on behalf of the Rethink Stadium Road
Neighbourhood Coalition
murrMcC@gmail.com*

c.c. UBC President Santa J. Ono
Associate Vice-President Michael White
All UBC Board of Governors Members
Minister David Eby
Minister Selina Robinson



The aging Thunderbird Stadium on UBC campus. Funding for a new Stadium will be generated by development of the proposed Stadium Neighbourhood. Photo credit Martin Dee, UBC Brand & Marketing.

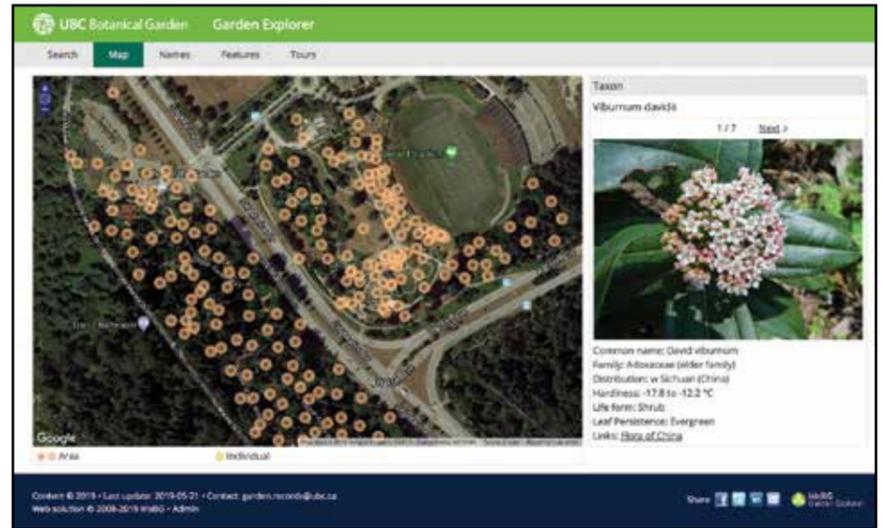
Explore UBC Botanical Garden Collections Online

Katie Teed & Douglas Justice
UBC Botanical Garden

This new online tool is called Garden Explorer (botanicalgarden.ubc.ca/explorer).

Over the last few years UBC Botanical Garden's team has been working hard to upgrade the plant collection database to a modern system that allows for the collection of a wide range of data, including mapping coordinates for all of the plants in the Garden. A database is an essential tool for organizing and maintaining the scientific integrity of a plant collection. For the horticultural and curatorial staff in the Garden, the database provides essential access to all of the accumulated information about our plant collection. But the new system also has the built-in capacity to make information about our plants available to the public.

With Garden Explorer, viewers can search for plants by scientific or common names, by plant family provenance (geographic origin) or search by or drill down to specific garden areas, to find what plants are planted there. Results are displayed on a map that shows exact locations in the Garden. Most importantly, Garden Explorer is easy to use. Viewers can also start on the map and zoom in to see what plants are located in that area. This is especially helpful for visitors who want to learn more but can't remember the name of an interesting plant they saw on a previous visit. The information available for each plant differs but includes a wealth of information and often features images of the plant.



UBC Botanical Garden Explorer map.

One notable feature of Garden Explorer is the "Tours" section. Multiple self-guided tours are available for visitors to explore and learn about the diverse plants in our collection. Tours include a monthly featured tour (we will be adding more of these through the year) and others on seasonal themes and major collections, such as magnolias and maples. And Garden Explorer is now available on mobile devices. Why not try it as a guide on your next visit? Of course, Garden Explorer also makes our collections accessible to people who aren't able to visit in person.

UBC Botanical Garden curates a collection of approximately 8,000 individual accessions (each accession is a separate importation to the garden and represents a separate record in the database). In all, there are some 5,000 different kinds of plants and

more than 30,000 plants from temperate regions around the world in the collection. The new database is a robust tool that has opened up new opportunities and time savings for the Garden's curatorial team. Staff can now access the database using portable devices. They can update plant records on the spot, instead of having to rely on memory or pen and paper until they are back at their desk. As you might imagine, maintaining such a large collection that lives (or dies) and continues to grow and change is a monumental undertaking. The new database makes it easier to accomplish this and gives the public a view into UBC Botanical Garden's wonderful collection of plants.

We hope you come and visit us soon and enjoy navigating our collection with the new Garden Explorer tool on your next visit.

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Summer Concert Series in the UBC Botanical Garden

The concerts are free for UNA residents to attend

The link to the concerts is www.botanicalgarden.ubc.ca/events



Next events July 18 and August 15