

THE CAMPUS RESIDENT

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University RCMP Welcomes Residents to First Open House



Firefighter Mark McCash from Vancouver Hall No.10 at UBC, RCMP officer Kyle Smith and Staff Sergeant Chuck Lan, University RCMP Detachment Commander, at University RCMP Detachment Open House at 2990 Wesbrook Mall on Saturday, October 13. Please see story on Page 12.

Stadium Road Neighbourhood Public Consultation: “Reaching a Reasonable Solution”

Residents who launched May petition concerning Stadium Road Neighbourhood development, have launched a second petition

John Tompkins
Editor

If you have a last-minute opinion on the plan options for the proposed residential neighbourhood on Stadium Road at UBC, the time to express it is before October 21, the last date of an online survey.

After three weeks of listening to the public on everything – from where a new football field should be located in relation to the layout of numerous residential buildings to where a medium sized grocery store should stand (if in fact it should stand anywhere in the neighbourhood), UBC Campus and Community Planning is ready to start the challenging task of preparing a winning “preferred” building option for the project.

Planning for the Stadium Road Neighbourhood (SRN), with a revamped Thunderbird football field included, began in the fall of 2017, and in April of this year, UBC planners presented three planning scenarios that were eventually reduced to two options reflecting input of all stakeholders.

Both options locate a future Thunderbird Stadium on East Mall and provide 1.5 million square feet of residential floor area. UBC projects up to 4,000 residents will live

in the Stadium Road Neighbourhood, and once built, it will become the sixth neighbourhood developed at UBC after Hampton Place (1990s), Hawthorn Place (2000s), Chancellor Place (2000s), East Campus (2010s) and Wesbrook Place (2010s).

Meanwhile, members of the UBC residential community have expressed objections to what they see as the ballooning size of the SRN project. UBC originally proposed the size of the residential floor area to be 993,000 square feet. Then, in an amended version of the plan earlier this year, building area rose to 1.5 million square feet. Some residents even believe the project is on its way to 1.8 million square feet.

The Alma Mater Society, which represents 50,000 UBC students, added to size projections recently by proposing that the current plan for 1.5 million square feet of residential area be expanded to 1.8 million square feet to allow for more rental housing for the University faculty and staff and University-affiliated community members.

Residents have, perhaps, voiced themselves most vociferously on the height of towers in the proposed neighbourhood. In particular, they object to the prospect of 36-storey highrises. In May, more than 400 people signed a petition to UBC, which led to a meeting between residents and UBC President Santa Ono. Residents believe that UBC should “not seek approval for an increase in University’s current limits on building heights”.

STADIUM continued on Page 9

2018 UNA AGM AND ELECTION

UNA Forums: Residents Meet Election Candidates

Five members of the University Neighbourhoods Association are running for three seats on the UNA Board in the Annual General Meeting and Election that will take place November 1 at the Wesbrook Community Centre (start 7 pm). The UNA organized two All-Candidates Forums to give residents an opportunity to meet the candidates. Both forums were attended only by a dozen residents.

The forums were praised for “respectful discourse” and likened to “passionate debates”. The praise came after the events from Hailey Graham, a graduate of the

UBC Law School who – on behalf of the UNA – moderated the first debate in the Old Barn Community Centre and the second one in the Wesbrook Community Centre.

The candidates running for a two-year terms on the UNA Board are: Victoria Bell, Hampton Place; Matthew Delumpa, Wesbrook Place; James Ellis, Wesbrook Place; Natalie Jatskevich, Wesbrook Place; Terry Mullen, Hawthorn Place.

FORUMS continued on Page 10

Candidates Respond to The Campus Resident Questions on:

- Stadium Road Neighbourhood
- Composition of the UNA Board
- Governance at UBC
- Short-term rentals regulation at UBC
- Information dissemination by the UNA

Please see Pages 6-8



The Stadium Road Neighbourhood Plan Area (indicated by red dotted line) in the southern part of UBC campus bounded by East Mall, Stadium Road and 16th Avenue. Photo credit: UBC Campus and Community Planning.

MESSAGE FROM THE UNA CHAIR



Chair's message

At the UNA AGM on November 1, three resident directors complete their term of office and three new resident directors will be elected. The UNA Board encourages all UNA members to vote. If anyone is not a member of the UNA, please go to either community centre and join the society. There is no fee attached and membership gives you the right to vote in director elections and at the AGM. To be eligible to vote you must become a UNA member no later than October 25. Election packages have been mailed to current members, new members may collect one at the time of joining.

I would like to thank Richard Alexander, Rose Wang and Raymundo Escalona for their service to the community. Richard has served for six years, many of them as Chair. Their skills and judgment will be missed and we wish them well in their future endeavours. I would also like to thank Michael Shakespeare, one of the UBC-appointed directors, whose financial acumen has been particularly helpful to the UNA. All four will be missed.

At the direction of the Board, staff is working on the Strategic Plan for presentation at the AGM. The new directors will have an opportunity for input once their term commences. The four key directions are governance, including a bylaw review; financial sustainability; operational capacity; and community and stakeholder engagement. We are articulating high level goals under each direction.

Sincerely,
Ying Zhou, UNA Elected Resident Director and Board Chair



主席致函

在11月1日举行的UNA年度大会中，3位现任居民董事将宣布完成任期，同时将选举出3位新的居民董事。UNA董事会鼓励所有UNA成员参与投票。如果阁下不是UNA成员，可以前往社区中心登记即可免费加入UNA。UNA成员享有在年度大会上选举董事会成员的权利，成为合格的会员阁下必须在10月25日之前完成登记。选举信封已经邮寄给UNA成员，新成员可以在加入时领取。

我要感谢 Richard Alexander, Rose Wang 和 Raymundo Escalona为我们社区提供的服务。他们都是在各个委员会担任主席，尤其是Richard，他效力于董事会达六年之久。他们的技能和判断力是无法替代的，我们衷心希望他们在以后的工作生活中能够获得成功。我还要感谢UBC委任的董事 Micheal Shakespeare，他的金融背景为UNA提供了很大的帮助。我们将非常怀念这四位董事。

董事会工作人员正在准备将在UNA年度大会上汇报的战略计划书。新任董事会成员在任期开始后有机会提出建议和意见。战略计划的4个重要方向是政府构架，包括地方法规的重新审核；财政的可持续性；运作能力和社区及其合作成员的参与度。我们在每个方向下都明确阐述了要拟订的高标准目标。

UNA民选董事会代表及董事会主席 Ying Zhou
敬上

Translated by Kitty Yang. 以上内容由Kitty Yang翻译

Thank You for Your Service to the UNA Community

On November 1, three Elected Resident Directors – Richard Alexander, Rose Wang, Raymundo Escalona – and UBC Appointed Director Michael Shakespeare complete their terms on the UNA Board.



Richard Alexander
Elected Resident Director,
Hampton Place



Rose Wang
Elected Resident Director,
Hawthorn Place



Raymundo Escalona
Elected Resident Director,
Hampton Place



Michael Shakespeare
UBC Appointed Director

**2018 UNA
ANNUAL GENERAL
MEETING AND ELECTION
OF DIRECTORS**

Thursday, November 1 at 7:00 pm
Wesbrook Community Centre, 3335 Webber Lane

The Agenda includes: • Presentation of the Audited Financial Statements • Reports from the Chair, Treasurer, and Executive Director • Question and Answer period

The Election results will be announced if available

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LETTERS TO THE EDITOR

Is the Function of a University Education or Real Estate?

Hooray for Kathy Griffiths for giving voice to the dismay of thousands of us long-time residents of this UBC community who can only gasp every time we see another high rise going up to block the sun from entering our homes. (The Campus Resident letter of Sept. 24). The views of students who favor 36-storey buildings should not count because they are on campus for only a few years while we, permanent residents, have to deal with increasing noise, congestion and traffic for the rest of our lives here.

Main access to the new development on Stadium Road is through 16th Ave. and already the roundabout on 16th and Wesbrook Mall is busy with the daytime population of UBC at almost 82,000 students, residents, faculty and staff! I'm glad that Kathy hasn't given up the fight to keep our community livable with green space to enjoy, and not a concrete jungle of 36-storey buildings sticking out like sore thumbs against our beautiful blue skies.

In my view, 36-storey buildings and other towers will not improve the quality of education at UBC at all. Nor will they enhance the wellbeing of thousands of UBC

students, faculty and staff and the rapidly growing population of the residential complexes now teeming with children. When I first moved to Hampton Place 25 years ago, there were more dogs than children in my neighbourhood. Now the UBC residential communities are definitely young. These towers will deprive the younger generation of a healthful environment their parents thought they would have when they first moved here 25 years ago.

If affordable housing is the goal of high density housing, then condos on campus should be so priced that UBC faculty and staff salaries can afford them. In the past all luxury condos with views were quickly grabbed by foreign buyers eager to invest in Vancouver's profitable real estate market. Are we going to see a repeat of this trend with the new condos proposed for Stadium Road? With a \$2.6 billion operating budget, how much more money and how many more trees must be felled for UBC to function as a university?

*Eleanor R. Laquian,
Hampton Place Resident*

Reality of Increasing Pedestrians on Campus

As a pedestrian who was injured by a car in a campus crosswalk, I read *Belligerent Pedestrians Present Danger on Road* by Bob Hoye with interest. Since my household does not own a vehicle, it was useful to hear the perspective of a driver – if only to be reminded of some drivers' antagonistic mindsets. As Mr. Hoye alludes to, pedestrians generally have the right of way in a crosswalk. If, in the scenario at 16th and Wesbrook, he was traveling a safe speed and the pedestrian had already pushed the button when his vehicle approached the roundabout, there would be no reason for a "shuddering halt."

Crossing 16th is often nerve-wracking, especially in light of recent deadly high-speed crashes. Some cars courteously stop and wave me to cross, even when I am still several steps from the roundabout; others accelerate when they see me press the button, hoping to "beat" me across. Sometimes two cars approach simultaneously and take

opposite approaches, resulting in confusion. Especially when pregnant or carrying my baby, I am much more vulnerable than someone protected by a vehicle. Asserting my right to cross at a crosswalk is not exercising "raw political power" but rather using my body to clearly communicate my intention to unpredictable drivers.

An important tenant of UBC's Land Use Plan is walkability. This is a major asset of our campus neighbourhoods. Negotiating a pedestrian-friendly neighbourhood in a vehicle is surely challenging, but it is also a privilege. I appreciate that I am spared that responsibility and look forward to a day when private vehicles are rendered unnecessary. Until then, as our neighbourhoods grow, I hope drivers will adapt to the reality of increasing pedestrians by doubling their caution rather than "liability insurance."

*Lisa Ruth Brunner, PhD Student and
Wesbrook Village Resident*

UBC Unveils Plan for 'Rapid Transit Coalition'

UNA will be asked to join UBC faculty and staff, students, labour unions and others in promoting rapid transit to campus

John Tompkins
Editor

At a UNA Board meeting October 9, a senior UBC executive raised the prospect of the UNA joining UBC and others in a political action group designed to fetch rapid transit to campus.

In a presentation to the UNA Board, Michael White, Associate Vice President, UBC Campus and Community Planning, said that now – with approved funding for the Millennium Line extension to Arbutus – the work of politicking begins to get the further extension of the line to UBC.

At this early stage, political action is more important than the sourcing possible fund-

ing, Mr. White said. What can residents (UNA) do? They can join the Coalition starting in the coming month. The Coalition will include Alma Matter Society, labour unions and UBC faculty and staff.

"There is an attractive and compelling narrative to get the train out here...to attract people to visit UBC attractions such as the Chan Centre, Museum of Anthropology, UBC Botanical Garden; to visit Wesbrook Village..."

The cost of the extension of the Millennium Line to UBC is pegged at \$3 billion, and with so many competing demands, the question for UBC is "How do we get this prioritized?"

The advocacy strategy to secure a fast, frequent, high capacity transit service to UBC was approved by the Board of Governors in spring. The targeted date for opening Millennium Line Extension to UBC is 2028.

UBC Transit Open House is to come.



New STOP Signs Installed at Wesbrook Mall and Gray Avenue

The UNA has announced the installation of 4-WAY STOP signs at the intersection of Wesbrook Mall and Gray Avenue.

Wegland Sit, UNA Operations Manager, said the new STOP signs address the ongoing safety concerns of Wesbrook Place residents. "These new STOP signs aim to improve both pedestrians' and drivers' safety, in particular those coming from Gray Avenue."

Local strata representatives, the UNA and

UBC Campus and Community Planning collaborated on this road safety project on campus. The new 4-WAY STOP signs will effectively slow down cars and other vehicular traffic on Wesbrook Mall as they approach Gray Avenue intersection.

"They will also provide improved safety for both pedestrians and drivers: for pedestrians - to safely walk across Wesbrook Mall; and for drivers - to safely turn into Wesbrook Mall from Gray Avenue," said the UNA Operations Manager.



4-WAY STOP signs at the intersection of Wesbrook Mall and Gray Avenue.

Farewell Message

Maria Harris

Metro Vancouver Electoral Area A Director and Member, Mayors' Council on Regional Transportation

Having served as Director for Metro Vancouver's Electoral Area A for the past 10 years, I decided with great difficulty and reluctance not to seek re-election. The time has come for new blood and for me to move on to new ventures.

It has been a great privilege to serve the UBC neighbourhoods, the UEL, and the rest of Electoral Area A. I have particularly enjoyed meeting and working with many wonderful people during my tenure as Director.

My ability to serve the community has been supported by excellent staff and by the efforts and talent of Bill Holmes, the Electoral Area Alternate Director. Bill gave generously of his time which, along with his background in government and tax law, his enthusiasm, analytical ability, and eye for detail, helped to make our community and our region a better place.

I am especially proud of having sought and obtained full representation for the Electoral Area on the Mayors' Council on Regional Transportation, the political decision-making body for TransLink. The Electoral Area is now at the table, as an equal participant with all the mayors. This enabled me to take part in the development of the regional transportation vision and its implementation, which will produce major improvements in our transit system, including a subway along Broadway to Arbutus and in excess of 900,000 additional bus service hours over the next three years – the equivalent of all of Victoria's bus service being added in the Metro Vancouver region.

I have attached high priority to keeping Electoral Area residents and organizations informed of Metro Vancouver and Mayors' Council developments. To this end, I was instrumental in implementing a monthly Director's Update containing items of in-

terest to the UEL and UBC communities. I hope that my reports have given residents a better understanding of some of the important regional matters for which Metro Vancouver is responsible. In addition, I have regularly attended monthly UNA Board meetings and UEL Community Advisory Council meetings.

Naturally, there have been disappointments as well. I wish that I had been able to secure a fair rate for the water that the UEL (i.e., the provincial government) purchases from Metro Vancouver, most of which it onells to UBC. At least the considerable efforts I devoted to this issue cracked open the door to the possibility of a reduced

rate in the future. I also wish that I had been able to bring about movement in the CAC's request for an incorporation study for the UEL. However, it became obvious that, under the previous provincial government, the responsible ministers were not prepared to take meaningful action. While the new Minister of Municipal Affairs recently stated that she is giving the request a high priority, it's not clear to me where this will lead.

I don't know at this point what the future holds in store for me. Life has simply become too hectic and so, as I close the chapter of local politics, I look forward to clearing some space in my calendar and in my

office to be ready for whatever the next few years will bring.

As reported last month in this paper, Justin LeBlanc has been acclaimed as the next Electoral Area Director. Justin, I wish you every success in your new role.



Maria Harris

I close this chapter full of gratitude for the people I have met and worked with.

Maria Harris



UBC and UEL are the most populated unincorporated areas of Metro Vancouver Electoral Area A. Credit: Metro Vancouver.

Metro Vancouver: New Electoral Area A Director Starts in November

On September 24, Metro Vancouver's Chief Election Officer declared Justin LeBlanc elected by acclamation to the office of Director of Metro Vancouver Regional District's Electoral Area A.

According to section 199 of the Local Government Act:

• *The term of office of an Electoral Area Director elected at the time of the general local election*

(a) *begins on the first Monday after November 1 following the election or when the person takes office in accordance with section 202 (3) [oath or affirmation of office], whichever is later, and*

(b) *ends immediately before the first Monday after November 1 in the year of the next general local election or when the director's successor takes office, whichever is later.*

Maria Harris, an outgoing Electoral Area A Director, says in her October 2018 Report: "Dr. LeBlanc's term of office will begin (and my term will end) when he has made an oath or solemn affirmation of office. While that can occur any time on or after November 5, it is expected to happen at the inaugural meeting of the Metro Vancouver Regional District Board on November 16."

Two candidates initially submitted nomination papers for the office of Director of Metro Vancouver Regional District's Electoral Area A, however, one of the candidates withdrew, leaving Mr. LeBlanc as the sole candidate.

Electoral Area A includes the following unincorporated communities:

• University of British Columbia (including University Neighbourhoods)

- University Endowment Lands (including Pacific Spirit Regional Park)
- Bowyer and Passage Islands (in Howe Sound)
- Northern portion of Indian Arm
- Boulder Island and Carraholly Point (at the southern end of Indian Arm)
- West side of Pitt Lake
- Barnston Island (in the Fraser River, west of Golden Ears Bridge)
- Ocean Point, Strachan Point and Montizambert Wynd and lands along Howe Sound, located between the District of West Vancouver and Squamish-Lillooet Regional District (excluding the Village of Lions Bay).

Metro Vancouver has 23 members: 21 municipalities, one Treaty First Nation and one Electoral Area. The regional district is governed by a Board of Directors of elected officials from each local authority.

The core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing.



Justin LeBlanc

LETTER FROM UBC PRESIDENT

Listen Up – It's the Blue and Goldcast

As you may know, I like to reach out to people in as many ways as possible. I give speeches – both on and off campus – I tweet, I post on Facebook and Instagram, I make myself available to journalists for interviews, and, of course, I write this monthly column.

I'm excited to announce yet another way that I can spread the word about UBC, its values and its people: The Blue and Goldcast.

As you can probably guess from its name, The Blue and Goldcast is a podcast. I cohost it every month along with Jennifer Gardy. Jennifer is an assistant professor at UBC's School of Population and Public Health, a Canada Research Chair in Public Health Genomics, and a Senior Scientist at the British Columbia Centre for Disease Control. And she's a talented communicator, acting as an occasional host of CBC's The Nature of Things, and on the Discovery Channel's The Daily Planet. She's even cowritten a children's book on germs and microbes.

Each month, Jennifer and I discuss big issues in higher education, from the perspective of UBC scholars, staff, and students. Each episode focusses on a different theme,

such as student diversity, international engagement, women in STEM, and other topics.

The first podcast was released last month. In it, Jennifer and I talked to UBC biologist Eduardo Jovel about how scholars can research with Indigenous communities, and discussed UBC's relations with the Musqueam people. There was even a guest appearance by Musqueam elder and adjunct professor Larry Grant, who talked about UBC's new bilingual signage. And there was a musical performance by At Sea, a band fronted by UBC grad Omar Prazhari.

The next episode – about artificial intelligence and the next industrial revolution – will be released October 15. Future topics will include student diversity, women in STEM and mental well-being. If you have a suggestion for a topic, email us at blue-and-goldcast@lists.ubc.ca.

You can listen to The Blue & Goldcast on blueandgoldcast.com, subscribe on iTunes and other services, or hear it on CiTR 101.9FM. Please, give us a listen and let me know what you think.

Best Wishes
Santa J. Ono



UBC Student Housing Proposal

The University of British Columbia Board of Governors is considering a proposal from UBC for the creation of a new government business enterprise (GBE) to address unprecedented demand for on-campus student housing in Vancouver and Kelowna.

- UBC Hospitality Trust (HOST), if approved later this year, would be a publicly owned and financially self-sustaining business entity for student residence development with greater borrowing flexibility.
- A GBE would have its own Board of Directors, including two proposed student

Directors with appointments made by the UBC Board of Governors.

- A GBE would be entirely owned by UBC, would deliver services to UBC students and act on behalf of the university. In addition to Student Housing, HOST would oversee Conference and Accommodation and Food Services operations.
- UBC continues to work with provincial and federal government partners to resolve technical issues so that the proposal can go ahead.
- It's hoped the proposal can return to the

Board of Governors in the fall of 2018 for final approval, with potential establishment of the GBE in April of 2019.

- UBC has more on-campus students housing than any university in Canada (currently 11,796 beds in Vancouver and 1,680 in Kelowna), but demand is growing with an average summer waitlist of 6,200 and an average commute time of 40 minutes for students living off-campus.
- UBC aims to add at least 6,300 new beds over the next 10 years, for a total of 20,000 by 2028.

- The high cost of off-campus housing is hampering current and prospective students' access to UBC.
- Pricing principles for on-campus student housing include providing rents at or below the Vancouver rental housing market price.
- UBC Student Housing and Food Services currently has assets valued at approx. \$1.2 billion and revenues of over \$175 million.

Source: University News

UBC: 65,000 Students from 150 Countries



Lecture at The UBC Centre for Interactive Research on Sustainability.
Photo credit Don Erhardt.

UBC Alma Mater Society Student Nest



Painting by Chinese artist and campus resident Shize Li.

2018 UNA AGM

The Campus Resident Questionnaire

1. Stadium Road Neighbourhood development

The current Land Use Plan calls for buildings of only 53 metres high that may be increased to 65 metres for certain sites.

- Do you believe that UBC should respect the key elements of the current Land Use Plan with regard to density and building heights and not ask the provincial government to increase these limits?
- What is your opinion about towers up to 36 storeys proposed for the new neighbourhood?

2. Composition of the UNA Board of Directors

The existing UNA Bylaws bylaws 5.4 (b) and 5.4 (c) allow the appointment of two UBC representatives and one AMS representative to the eight-member UNA Board along with five directors elected by residents.

- Do you agree that the UNA bylaws should be changed so all directors would be elected by residents?

3. Governance at UBC

The UBC residential area is the most populated unincorporated area of Metro Vancouver Electoral Area A.

- What are your thoughts on the future of governance at University Neighbourhoods?
- Continue with the status quo
- Amalgamation with Vancouver
- Amalgamation with the UEL
- Incorporation as a municipality

4. Short-term rentals regulation at UBC residential neighbourhoods

There is no local government regulation of short-term rentals in the University Neighbourhoods.

- What are your views on this fact?
- Do you feel that short-term rentals are damaging to the stratas and community?

5. Information dissemination by the UNA

- What is the best source of information about University Neighbourhoods available to residents?

Candidates for the UNA B

Victoria Bell



1. Stadium Road Neighbourhood development

UBC to respect the key elements of the current Land Use Plan... yes, and no towers of 36 stories!

2. Composition of the UNA Board of Directors

Yes, all elected, without question.

3. Governance at UBC

Continue with the status quo, as we have way too many immediate problems before we tackle that one.

4. Short-term rentals regulation at UBC residential neighbourhoods

We have our own Stratas to decide about short-term rentals, we own the properties, why would we need a local government to regulate? As for whether short-term rentals are damaging to the strata and community... not a black and white answer, but I feel that it would possibly help some Faculty to stay...

5. Information dissemination by the UNA

Due to our busy world's time constraints, blanket email is the best and most effective source.

.....

Why do I want to be a UNA Director... because I am concerned that too few people have the power and the say and the involvement in the decision making of property development at UBC. And I am concerned specifically about the height of the towers in the Stadium Development.

More knowledgeable people need to get involved, specifically the University Faculty, Staff, and Real Estate agents who have their 'boots on the ground' and are listening to the needs and wants of prospective UBC Faculty and Staff and the general public.

The Co-Development of Logan Lane was built in 2005, for Faculty and Staff, and many of my UBC clients moved there from Hampton Place. It was a tremendous success, and Properties Trust staff bought in as well. Subsequently, Co-Development was built in South Campus, and some of my UBC Faculty clients bought in as well.

I have worked with Polygon, Redekop, Cascadia, Bastion, Intracorp, and Adera... those developers have asked me for advice, as previously did UBC Properties Trust.

In a recent Town Hall meeting on the Stadium Neighbourhood, a Faculty member asked UBC Properties Trust why there was not more help for Faculty and Staff housing, and why UBC did not do something like Stanford University.

Stanford I know somewhat, as my uncle started up the Urology Department there, and I often went down to visit my cousins and see "University Town" in Palo Alto.

In the *Stanford News* of January 22, 2015, the following headline ran: "Campus looks to expand housing options for faculty, staff." The following is a quote by Jean Snider, managing director of real estate: "Throughout its history, Stanford has developed and provided housing to meet the needs of its faculty, staff and students... Stanford building heights drop under new plan for residences."

Palo Alto online paper, July 30, 2018: "Stanford offers new plan to tackle affordable housing".

It's not that UBC has not accomplished some magnificent neighbourhoods, but yet another 'Analysis of UBC Faculty and Staff Housing Demand' paper is not enough.

Through talking with some of the UBC Faculty, our University is losing Nobel Prize winners and huge brain power, because of the housing costs on campus and no alternate choices... Some of the Faculty would not still be here, would it not be for the Co-Development Housing, I have been told.

This is my University, I graduated here, I have lived here since 1994, and I have been involved in over 600 real estate transactions. I know UBC Real Estate.

Again, I mentioned Stanford because the Faculty member who posed the question to UBC Properties Trust was obviously very familiar with the Faculty housing situation at Stanford, and he adamantly asked about any plans for differing Faculty housing programs at UBC. The answer was, I believe: "We are looking into it".

Stadium Road Neighbourhood is a very large complex, and in my opinion is pivotal in paving the way for what comes next with UBC housing.

I acknowledge that First Nations and Indigenous Studies and the University of British Columbia are located on the traditional, ancestral and unceded territory of the 'Musqueam'.

Election Candidates Profiles

please see UNA website

www.myuna.ca/governance/elections/

or The Campus Resident September issue

www.myuna.ca/news/campus-resident-newspaper/

AND ELECTION

Board Respond to The Campus Resident Questions

Matthew Delumpa

James O Ellis III

1. Stadium Road Neighbourhood development

At this time in the development and growth of the university campus I believe that the limit of buildings should be capped at the 65-metre height and not seek amendments to the Land Use Plan. In general, I support strategic density of housing for increased access, rental affordability, and community services for residents – but altering the status of the Land Use Plan at this time will have more drastic consequences down the line for the lives of campus residents. I'm opposed to the proposition of the towers reaching 32-36 storeys in height at the new Stadium Road Neighbourhood development. Other buildings in the City of Vancouver that exceed 32 storeys are in the top 30 high rise constructions along the downtown skyline. For perspective: a 65-meter building is up to 22 storeys, whereas a 36 storey building would reach over 100 metres in height. This would be drastically out of place among the current neighbourhood design.

2. Composition of the UNA Board of Directors

The University Neighbourhoods Association sits in a remarkably unique position on the UBC campus with overlapping partnerships, arrangements, and responsibilities with partnering organizations. As such, I believe that part of the representation for the direction and management of the UNA neighbourhoods should partly come from the university institution where we all reside. With 5 elected and 3 appointed directors, however, the margin is slim for resident representation. I propose limiting the number of appointed seats to one position held by a UBC representative. This change would allow for the voice, concern, and formal input from the university at large, while increasing the importance of resident representation on the board of directors. The representation of students by the AMS would therefore be subsumed by the appointed UBC director who would speak for all UBC concerns as it pertains to the UNA's scope and community presence.

3. Governance at UBC

As it currently stands, the UNA Board of Directors is the closest we as residents can receive as local representation. I believe that as we continue to grow and mature it will be important to challenge the status quo that established the UNA neighbourhoods and consider a plan to amalgamate with Vancouver or incorporate as an independent municipality. Currently, the UNA is not equipped to function as a municipal body and careful consideration would have to be made as to how and when that change should happen. Up to this point the fuzzy lines residents must (or don't) comprehend between the UEL, UBC, UNA, Electoral District A, and Metro Vancouver have served just well enough to grow to over 12,000 residents, but moving forward we must challenge the status quo and demand



more present, clear, and accurate representation and service through proper municipal governance.

4. Short-term rentals regulation at UBC residential neighbourhoods

Since moving into the UNA I have resided in staff/faculty long-term rental units. Along with many of my neighbours, peers, and colleagues I am painfully aware of the accessibility and affordability of housing both on campus and the greater Vancouver region. It is my experience and belief that the proliferation and limited oversight of short-term rentals even further reduces housing accessibility and consequently increases our shared cost of living. The UNA must work with UBC, Campus and Community Planning, local strata councils, and current rental tenants to inform a plan of governance of the use and availability of otherwise short-term rental spaces on campus.

5. Information dissemination by the UNA

Interestingly enough, the UNA does not have any one great source of information for residents. The Campus Resident covers current events and insights, while the UNA website (www.myuna.ca) overviews some recreation and governance resources. Meanwhile, their social media feeds of Facebook, Instagram, and Twitter are only sporadically updated with partially relevant information. We are, however, more likely to find relevant and regularly updated information from Campus and Community Planning and the Discover Wesbrook websites. These sources archive the historical and future direction of the campus neighbourhoods as well as current local events. I do believe that the UNA should be the go-to source for information where residents can benefit from the information and resources they need to thrive in their communities. There must be a development of a strategic communication plan that directs the availability, type, and greater scope of information available to residents. The recurrent rebranding of the parks and recreation department, underutilization of community centres, and inadequate iterations of 'branding guidelines' have been an internal struggle of the organization for years and have distracted from the desperate need of properly disseminated information to all residents in the community.

1. Stadium Road Neighbourhood development

The ultimate success of the Stadium Neighbourhood will be measured by how well its spaces foster community engagement, how directly it addresses affordable housing needs, and how seamlessly it integrates with the broader UNA community, not the number of floors in some of its buildings. The proposal to build up to 36 storeys has been tempered by university spokespeople in recent days, so the final development may not approach those levels. I have seen many requested changes incorporated into the evolving Stadium Neighbourhood design over time, and I believe continued, positive collaboration can mitigate most residents' concerns.

The Land Use Plan will require amendment to update the neighbourhood boundary, and concerned residents will have the opportunity to speak out directly at a public hearing in 2019 prior to any Provincial approval. I believe much more time should be spent on ensuring that supporting infrastructure such as schools, childcare, and local transit are brought online in advance to address current shortages.

2. Composition of the UNA Board of Directors

UBC has a fiduciary responsibility for the successful operation of the UNA, and its contributions are part of how the UNA has managed to offset the shrinking Services Levy and handle the Fire Tax. Consequently, UBC should have some means to inform directly relevant Board decisions. Whether UBC representatives serve as full voting members of the UNA Board or not, UBC is a critical strategic partner in achieving the aims of the UNA.

The UNA includes both student residents and residences, such as MBA House in Wesbrook. The UNA should have some means to maintain connectivity with the broader UBC student body, which makes use of our community businesses and amenities. I am more concerned that each of our constituent neighbourhoods are represented on the UNA Board than I am in minding minority voting rights for UBC.

3. Governance at UBC

The UNA provides services and amenities that serve a wider community than our own



neighbourhoods, and our residents are also affected by populations outside of our jurisdiction. It is in our interests to develop formal connectivity with surrounding residential communities, including the University Endowment Lands, Acadia and other UBC student housing, and the Musqueam lelám development. I believe the more residents we come to represent, the greater voice we can have in shaping the quality of life in our blended campus environment.

Incorporation as a municipality would likely entail a huge increase in responsibilities to provide the full gamut of city services, though I can conceive of a meaningful integration with the University Endowment Lands to develop an umbrella of mutually-reinforcing, campus-wide services and amenities.

4. Short-term rentals regulation at UBC residential neighbourhoods

Short-term rentals can present challenges in terms of noise, security, property damage, and decreased long-term rental availability. Limitations on short-term rentals may be managed most effectively by individual stratas. It will take cooperation beyond the scope of the UNA to address this issue across the UBC campus.

5. Information dissemination by the UNA

I believe the UNA provides an ever-improving suite of communication resources, ranging from The Campus Resident to its newsletters and website. Ultimately, I would like to see a mobile app developed that allows for seamless notifications, integrated community calendars, service requests, and survey feedback mechanisms. Better informed residents makes for a more engaged community.

QUESTIONNAIRE Continued on Page 8

Thank you to all Candidates for taking the time to answer The Campus Resident questions. We wish you the best of luck in the upcoming election.

John Tompkins, Editor

2018 UNA AGM AND ELECTION

Candidates for the UNA Board Respond to The Campus Resident Questions (Continued from Pages 6-7)

Natalie Jatskevich

Terry Mullen

1. Stadium Road Neighbourhood development

The current Land Use Plan calls for buildings of only 53 meters (approx. 18 storeys) high that may be increased to 65 meters (approx. 22 storeys) for certain sites. UBC Stadium Neighbourhood website shows two options, with Option 1 proposing either 5 lower towers (from 20 to 32 storeys) or 4 higher towers (from 22 to 36 storeys), and Option 2 considering 4 towers ranging in height from 22 to 36 storeys.

If the residents of surrounding neighbourhoods are concerned about the new development buildings' heights, they can support Option 1 with 5 towers (22 storeys each) that are within the current Land Use Plan guidelines.

Concerned residents (*and I belong to this group*) still have an opportunity to influence the Stadium Neighbourhood planning by suggesting balancing the density in this area through increasing the heights of proposed wood frame mid-rise buildings from 6 to 8 storeys (which both current plans allow) and decreasing the heights of the towers.

2. Composition of the UNA Board of Directors

The existing UNA Bylaws allow the appointment of two UBC representatives and one AMS representative to the eight-member UNA Board, while other five directors are elected by residents. UBC and UNA are key strategic partners that influence our Neighbourhood Communities development and wellbeing. AMS represents UBC students, and many of them reside in UNA neighbourhoods.

I believe that whether UBC and AMS representatives serve as the UNA Directors or not, we are bound to make important decisions together. The Bylaw may be changed to allow the UBC and AMS representatives to be elected in a similar way to other community representatives.

3. Governance at UBC

UBC started residential development on campus about 30 years ago with the development of Hampton Place, the first residential neighbourhood on campus. With only a few hundred homes on the neighbouring University Endowment Lands (managed by the provincial government), the combined residential area of UBC and the UEL was too small to be a separate municipality and too remote from Vancouver to consider for amalgamation.

Currently, the UBC campus population is comparable to – or even larger than – the population of many municipalities in Metro Vancouver. The governance model on UBC campus is unique. The various neighbourhoods (Wesbrook Place, Hampton Place, Chancellor Place, Hawthorn Place, East Campus, and the newly developed Central



District) are governed by several entities: the B.C. provincial government, UBC, the University Neighbourhood Association (UNA), and the City of Vancouver.

Understandably, UBC sees the current governance model as effective. In my opinion, any change in University Neighbourhoods governance would need to be initiated by local residents and work in the best interest of the community. To my knowledge, no strong desire for the governance change has been voiced by the UNA community. At the same time, UNA facilities and services are open for – and used by – the residents of other communities (UEL, Acadia, UBC student housing community, etc.). While the UEL area is managed by the provincial government, Musqueam First Nation have their own governance model. With a new Musqueam First Nation's Lelem development in progress, it is logical to consider a formal model of collaborative governance that will integrate all communities west of Blanca Street.

4. Short-term rentals regulation at UBC residential neighbourhoods

There is no local government regulation on short-term rentals in the UBC Neighbourhoods, which poses some challenges to the stratas and community. Based on my strata living experience, there are many common concerns in regards to building security, common property damage, small property theft, noise level, littering, etc., on the properties with higher number of short-term rentals. However, it's beyond the UNA mandate to regulate this issue singlehandedly. UNA should work with stratas to enable each building making adjustments in their bylaws to regulate the acceptable numbers of such rentals.

5. Information dissemination by the UNA

There are few sources of information about University Neighbourhoods available to residents: The Campus Resident, UNA website and newsletters, Wesbrook Welcome Centre website, Facebook pages. These sources compliment each other effectively, and many residents that I know use them on a regular basis.

1. Stadium Road Neighbourhood development

Seeking an amendment to a land use plan has nothing to do with "respect". UBC has every right to pursue its land use goals just as residents have every right to oppose a plan they deem to be inimical to their interests.

Which leads me to comment on a self-inflicted wound afflicting the UNA. The UNA has chosen to be silent on planning matters, limiting itself to commenting on the process for soliciting the opinion of residents. That is short sighted. There are matters on which the UNA should be a spectator (such as determining the number of units to be allocated to faculty/staff) but others on which the UNA should be a centrally engaged advocate (such as the effect of a particular plan on quality of life).

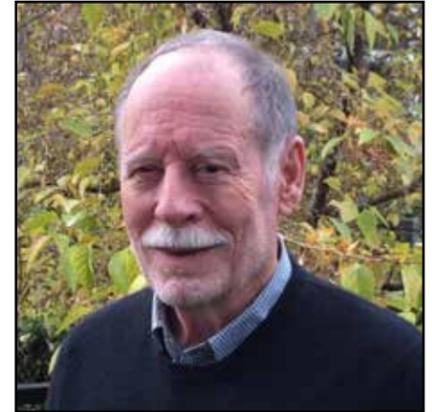
Regarding 36-storey towers, certainly I have concerns. Indeed, as those who read my article in the August edition of *The Campus Resident (We Shape Our Buildings and Thereafter They Shape Us)* know, I have concerns about any multi-storey residential building. I will not summarize that article other than to set out its core thesis: multi-storey buildings necessarily and inevitably create living spaces that breeds loneliness and anonymity, the very antithesis of a neighbourhood. To a significant extent those negative outcomes can be ameliorated by creating spaces/buildings designed for groups of residents to engage in self-directed activities. Such spaces/buildings must attain a threshold size and functionality to achieve this result.

I have two other concerns with multi-storey buildings: the aesthetics (do we really need massive, out-of-scale buildings), and the consequences of excessive density. These consequences include, first, the recognition that there is a shortage of student spaces in local schools which must be dealt with before residences are occupied and, second, a reassessment of what appears to be an ideologically driven plan to severely limit parking predicated on the whimsical notion that in a few years everyone will walk, skateboard or cycle wherever they go.

Without detracting from what I have said, above, I think it important that I state that I strongly support UBC in its bold and imaginative project to create neighbourhoods on campus and, in the process, expand its financial ability to enhance the academic excellence of my alma mater.

2. Composition of the UNA Board of Directors

The need for the Board of Directors of the UNA to be composed of residents elected by residents is obvious and elementary. The dismay of residents who attended last year's AGM made it abundantly clear that it is already past the time it should have been addressed. Regrettably, although the response of the Board after that AGM was to strike another bylaw amendment committee, this



project was put off until another day.

There is no principled reason that bylaw amendments cannot be drafted and voted on at a special general meeting prior to the next AGM. These amendments could include the provision of the right of UBC to appoint an ex officio director to the Board. No such accommodation would apply to the AMS though a mechanism should be in place to canvas student opinions.

3. Governance at UBC

It is at least a decade too early to discuss this topic.

4. Short-term rentals regulation at UBC residential neighbourhoods

No neighbourhood residence should be rented for less than, say, two months. Airbnb type rentals are a business ... and not always a tidy business. Short term rentals might financially benefit some residents; they would not benefit the neighbourhoods.

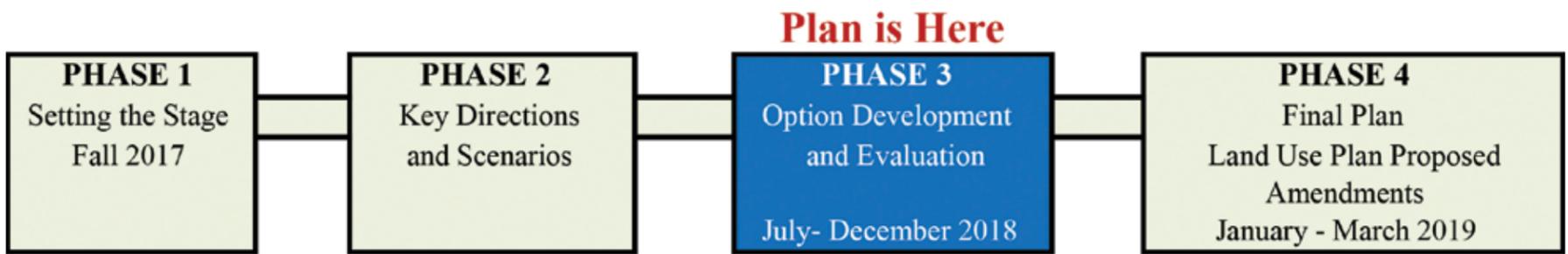
But this matter should not in any event be within the purview of the UNA. Were the UNA to be involved, it would be overreaching its proper jurisdiction. The entity to deal with short term rentals are the individual strata councils. It is a difficult matter to police, particularly from a distance, and the UNA should not be in that role. Nor is it likely that strata councils would welcome such an intrusion.

5. Information dissemination by the UNA

I think that the UNA does a good job in communicating. Its newsletters are informative, attractive and easy to read. Its website is easily navigated. The Campus Resident is a gem. No doubt residents who do not read English have a different experience. A greater effort could be made to publish in Chinese but before that idea is pursued the magnitude of the problem should be determined. Nor should we overlook the reality that many persons have neither the time nor the inclination to read much of the torrent of communications they already receive.

The UNA has significant challenges. Communication is not one of them.

Stadium Neighbourhood Planning Process



STADIUM continued from Page 1

Please read May petition and Letter to UBC from residents in the The Campus Resident June issue and an article “*Towers Up to 36-storey Planned for Stadium Road neighbourhood?*” in the September issue.

In October, residents circulated a second petition concerning Stadium Road Neighbourhood development (please see the petition on Page 12).

The current Land Use Plan/*Neighbourhood Housing* states: “Housing will generally be at least 6 storeys. The maximum height is 53 metres and it may be increased to 65 metres for certain sites – subject to confirmation of these locations during the Neighbourhood Plan process.”

In contrast to residents, UBC students support an increase of building height from 22 stories to 36 stories in the proposed neighbourhood on Stadium Road.

A report called *SRN Plan Options and Phase 3 Consultation* prepared by Campus and Community Planning was presented to the UBC Board of Governors at its September 27 meeting, and this report states: “To meet affordability goals and optimize value, the development program includes a mix of mid-rise wood frame buildings and towers (from 20 storeys stepping up to 36 storeys).”

Option 1 allows for either 5 lower towers (from 20 to 32 storeys) or 4 higher towers (from 22 to 36 storeys) in addition to 6 to 8 storey midrise buildings.

Option 2 includes 4 towers ranging in height from 22 to 36 storeys and midrise buildings of 6 to 8 storeys.

In response to community concerns related to height, the UBC report states that “tall buildings in both options are arranged to minimize view and shadow impacts and in accordance with best practice tower design principles.”

“In addition, staff are exploring strategies



Communications and Engagement Specialist Angelique Crowther from UBC Campus and Community Planning and international students Daniela Orbegoso and Karina Perez from Peru welcome visitors to the Public Open House October 3 in the Robert H. Lee Alumni Centre.

at both the building and neighbourhood scale to coordinate amenities across buildings and increase access to services within walking distance.”

In the course of public consultation, Michael White, Associate Vice President, UBC Campus and Community Planning, has said at least two or three times that “reasonable” debate between UBC and residents could lead to a lowering of the height of the proposed 36-storey towers. Some residents have not found these reassurances comforting, however. They see a small version of Yaletown (in Vancouver) with its wall-to-wall tall towers in the

making. “UBC should not become another Yaletown,” someone said at an October 1 Stadium Neighbourhood Forum for UNA residents at the Wesbrook Community Centre attended by a hundred residents. The comment brought loud applause.

On the subject of housing affordability, UBC presents SRN as an opportunity to add significant and needed housing supply to campus, including dedicated housing for faculty and staff. The report to the UBC Board of Governors says: “Both plan options for SRN can accommodate 1.5 million square feet of residential floor space with 40 percent of the total proposed as rental

(the majority of which could be for faculty and staff, the remaining being university housing for those who attend or work at UBC as well as market rental). This can be primarily accomplished in wood frame construction – the most cost-effective way to add new housing supply on campus. Additional measures include supporting affordable lifestyles through shared amenities and a focus on reducing long-term operations and maintenance costs.”

The need to get a preferred plan before the UBC Board by the December 4 date of its next meeting has planners working at top speed. A strong team under Mr. White presented the latest details to residents in English on October 1 and in Mandarin on October 2. On October 3, this was followed by an Open House. A public discussion (attended by several hundred) came on October 4. This was followed in turn by a second Open House on October 10. Most recently came a four-hour planning workshop on October 13.

In a brief interview with The Campus Resident at an Open House, the UBC executive said the days when UBC presented the public with “done deals” for its projected buildings are over. The focus now is on “reaching a reasonable solution.”

To learn more about the proposed Plan Options for the Stadium Road Neighbourhood and give your feedback, visit the project website <https://www.stadiumneighbourhood.ubc.ca/>



Visitors view display boards at Public Open House on the Stadium Neighbourhood planning.

FORUMS continued from Page 1

Victoria Bell has lived in Hampton Place since 1994. She is a graduate of UBC and has been in the real estate business for 37 years with focus on UBC. Victoria talked passionately about the need for a new housing policy at UBC saying that “UBC is losing Nobel Prize winners to other universities because of poor housing policy at UBC.” She told residents that “UBC was losing good brains because real estate prices are too high...” As well as buying and selling hundreds of homes at UBC, Victoria has consulted numerous major developers such as Polygon, Adera and UBC Properties Trust.

Matthew Delumpa lives in Wesbrook Place and works at the UBC farm. A former classroom teacher and community centre programmer, Matthew told the audience at the first Forum (he did not attend the second forum) that he sees himself as a “hyper-local.” He said he eats, works, sleeps and plays on campus. “I go for a month not leaving UBC.” As a former UNA employee, he said he is knowledgeable about the internal operations of the organization and understands the needs of both his neighbors and the UNA.

James Ellis (called Chip by friends) lives in Wesbrook Place. James came to UBC in 2010 from Oklahoma and raised his two daughters here. He has a keen interest in living in the developing University Town and to witness history in the making. “We have a chance to live in a place whose history we help write,” he said. James works at UBC and his background is in campus policing, security, parking, and emergency

management. He has advised multiple boards, including the UNA Board Bylaw Review Committee.

Natalie Jaskevich said she came to UBC from Ukraine 16 years ago and raised her two children here. In this time, she lived first in Hampton Place and then moved to Wesbrook place (Prodigy building). Natalie has been involved as a volunteer in a number of community projects, including advocating for installation of a crosswalk on 16th Avenue at Hampton Place and implementing the popular Walking School Bus program – now in its fifth year and used by 43 families. Natalie is also the President of the Ukrainian Canadian Congress (British Columbia branch).

Terry Mullen lives in Hawthorn Place. He described his professional life as a teacher and administrator in the B.C. school system before becoming a lawyer at the age of 37. He practiced law as a litigator for 20 years and a solicitor for 20 years and was engaged in committee and governance roles at the local and provincial levels. His article *We Shape Our Buildings and Thereafter They Shape Us*, published in The Campus Resident August issue, has become a rallying cry for residents seeking a treasured quality of life in University Neighbourhoods.

Twelve thousand people live in the University Neighbourhoods at UBC where the University Neighbourhoods Association – incorporated as a non-profit society – provides municipal-like services to the residents. Only half the number of residents are members of the UNA and they are eligible to vote in the Annual General Meeting and elect directors to the UNA Board.



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RESEARCH SUBJECTS NEEDED FOR BALANCE PERFORMANCE STUDIES

Neural Control of Posture and Movement Lab at UBC – Dr. Mark Carpenter

We are looking for healthy young adults (age 19-40 years) and healthy older adults (age 60-85 years) to participate in research studies investigating how the nervous system controls upright standing and walking. Studies involve simple balance tasks and walking at your own pace and will be performed in a single session in our laboratory at UBC.

Please contact Dr. Carpenter (mark.carpenter@ubc.ca or 604-822-8614) if you are interested in participating in research and would like more information about the studies that are currently ongoing in our research lab at UBC.

Thank You Message from the RoadtoSchool Club

The RoadtoSchool (Girls’ Education) Club would like to send a warm thank-you to residents of the UNA community for their support for our club’s 2018 fundraiser this summer. At the end of August, RoadtoSchool visited the non-profit organization One Girl Can to give all of the funds and messages our club received starting this spring.

With the help of many donors, our club succeeded in meeting our target goal of \$1,000 to cover the one-year tuition fees, meal and accommodation costs of Sarah and Kavutha, two high school students from Kenya. Beginning this

September, Sarah and Kavutha will be able to continue their education without being burdened by the financial costs of attending secondary school; being able to go to school for another year also means that these students are one step closer to actualizing their dreams.

The support we received from our friends, neighbours, and families over the course of the fundraiser has provided our club with positive energy, confidence, and motivation. We hope that these will serve to help us in continuing club activities and in raising awareness about girls’ education.



RoadtoSchool Club donors. Photo credit Jinhee Lee.

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NATIONAL SENIORS DAY

Your Passport to Wellbeing – Celebrating UNA Seniors

Alice Bradley

UBC Resident and UNA Volunteer

On September 15, 2018, a Barbecue party was held at Wesbrook Community Centre to launch the program for seniors called *Your Passport to Wellbeing* – a project funded by Employment and Social Development Canada under its New Horizons for Seniors Program. Initially, 35 UNA seniors signed up for the party but on the day, 70 seniors arrived to socialize and to be introduced to the three-month program.

The goal of the *Your Passport to Wellbeing* project is to engage our seniors through the activities, lectures and workshops that address the many concerns of the aging population. The programs include walks in the community; tours of community attractions and facilities such as the UBC Botanical Garden, Nitobe Memorial Garden and the TRIUMF centre; health education (including mental health and skin care); and use of modern technology such as computers and iPads in daily life. There will be fitness programs designed for seniors, such as Walking Soccer, Pickle ball, and Restorative Yoga. There will be programs that include music, games and English and Mandarin Fun language classes.

Researchers are only beginning to understand the process of human aging, its physiology, biochemistry and psychology. Currently, 10% of Canada's population are seniors over the age of 60 years and by 2050 – as the United Nations Population Fund estimates – this number will increase to 22% of the population. Improved sanitation, nutrition, education and health care have contributed to the longevity of humans. Life expectancy in Canada 100 years ago was 67 years, and now – it is around 80 years for men and 84 years for women.

Increased longevity means that the quality of life becomes paramount to the discussion, and it is essential to have the goals of not only the extension of life but also the absence of physical and cognitive disabilities. Maintaining and improving the quality of life would include as much autonomy as possible, keeping high function, and encouraging and making social engagement possible.

Psychologists studying human aging have found that seniors are a bit slower at acquiring new knowledge and skills, but they are able to continue learning and are good at using knowledge. Seniors have more stable moods and work and play better with others. They often have more empathy for others and are observant of other people's feeling. Seniors also have more self con-



Hampton Walk and Talk Club members gather by St. James House in Hampton Place. Volunteer leader is Heather Friesen.

fidence, knowing that their life's work is done, their children now independent and their career goals achieved. Seniors are less interested in acquiring status goods or having high status life styles. They are interested in the wellbeing of those around them.

Aging can come with some concerns as many seniors have to deal with chronic medical conditions and possibly some limits on functional ability. By age 60 years, half of all seniors will have some osteoporosis, and bone fractures from falls become a major disability. Adults lose muscle mass starting around the mid-20's and by age 65 years, have lost at least 15% of muscle mass and are physically weaker. They can also have cataracts which affect vision, hearing loss, digestive problems, dental issues and other chronic problems.

The life of seniors is not for the weak, there are challenges. This means that seniors have the responsibility to maintain a healthy life so that disabilities are minimal for as long as possible. These responsibilities include having a healthy diet; being physically active to keep bones and muscles strong and improve circulation to the brain; maintain-

ing contact with family and friends; facilitating mental stimulation; and connecting with neighbours and the community.

The promotion of physical and mental health in an inclusive and congenial manner are the goals of the *Your Passport to*

Wellbeing program which seeks to engage seniors with each other and the rest of the community. The program will conclude in early December with a social gathering where the experiences of the participants will be shared and where new friends can enjoy time together.



UNA seniors explore the beauty and diversity of the UBC Botanical Garden on the guided tour.



Learning how to use an iPad.



Guided tour of TRIUMF, Canada's particle accelerator centre.



Program members at the iPad and iPhone workshop in Wesbrook Community Centre.

Petition to UBC Board of Governors Concerning Stadium Road Neighbourhood (SRN)

UBC is in the late stages of planning the Stadium Road Neighbourhood (SRN) development. Despite a petition signed by 400+ UBC residents in May asking UBC to respect the density and height limits as set forth in the provincially-approved 2010 Land Use Plan, **the development continues to expand in scope**. Current plans call for up to 1.8M sq. ft. of developable space, nearly **two times the approved limit**, and **4 – 5 very tall towers** that breach the approved height limit and may reach up to 36 storeys.

The most recent SRN plans presented to stakeholders do not reflect views of the majority of stakeholders consulted and reflect a university bent on deriving revenue from land development at the expense of the wider mission of the university. Rather than building a sustainable community – including housing that Faculty and Staff can afford to purchase – that will reinforce and extend this publicly-funded institution's core mission for teaching and research, UBC is rushing to **maximize revenue by building luxury towers** that will reduce social cohesion amongst UNA residents and dwarf the surrounding low-rise rental units set aside for Faculty and Staff.

We are further concerned that residential development is already **outpacing meaningful planning for amenities and services**. Schools, in particular, are not keeping up with demand, and the number of residents continues to grow rapidly with projects **already** under development. In addition there are problems with **transit, road capacity and congestion, parking, access to medical care, fire and police services, and shops**. Together, this is part of an underlying issue of lack of representation on the UBC Board of Governors for the growing UNA population which must be addressed in the near future.

We, the undersigned, respectfully request that:

1. UBC's Board of Governors not approve any plan for the Stadium Road Neighbourhood that exceeds limits to density and building heights approved in the 2010 Land Use Plan; and further, that any plan should give substantial priority to affordable housing for Faculty and Staff over luxury condos;

2. The BC Government not approve any change to UBC's Land Use Plan that increases density in excess of funded plans for schooling and transit, and that does not give substantial priority to affordable housing over luxury condos.

Signed, UBC Residents

How to sign the petition: <https://chn.gc/2yI9OpE>

针对Stadium Road Neighbourhood (体育场小区) 规划的请愿书

UBC现已进入Stadium Road Neighbourhood (SNR, 即体育场小区) 后期的规划阶段。今年5月, 有超过400名UBC居民签署了请愿书, 要求UBC尊重省政府通过的《2010年土地使用规划》里关于UBC的密度和高度限制的规定。可即便这样, UBC的开发规划依然在不断增大。在目前的最新规划里, 新建造的总面积将达180万平方尺(几乎是《2010年土地使用规划》里所规划面积的两倍), 这包括4-5栋非常高的、有可能达到36层的住宅楼, 这个高度也远超过了之前的规划。

体育场小区的最新规划完全没有体现大多数利益相关者的意愿, 它反映了UBC想通过卖地来获取利益的目的。这与一所大学的根本宗旨背道而驰。UBC是一个公立的教学和研究机构, 应该致力于建造一个可持续的社区(这其中应包括为UBC的教职员提供可负担的住房)。可是, UBC正急于通过建造豪华大厦来实现收入最大化, 这将降低UNA居民之间的社会凝聚力, 使周围的低层租赁单位相形见绌。

我们还担心, 住宅开发速度已经超过了配套设施和服务的规划速度。特别是, UBC周围的中小学校甚至已经无法满足现有的UBC居民的需求。此外, 还有运输、道路容量和拥堵、停车、医疗保健、消防和警察服务以及商店等问题。总之, UBC理事会现已无法代表不断增加的UNA居民, 而这个潜在的问题必须要在不久的将来得以解决。

我们现集体签名并提出如下请愿:

1. UBC理事会不应批准体育场小区规划中任何超过《2010年土地使用计划》中有关密度和高度限制的内容。UBC理事会应优先考虑为教职员提供的经济适用房, 而不是豪华公寓。

2. BC省政府不应在UBC的配套中小学和交通条件得到保证前, 就通过改变《UBC的土地使用计划》而增加密度。BC省政府也应优先考虑经济适用房, 而不是豪华公寓。

署名: UBC居民

University RCMP Welcomes Residents to First Open House

The University RCMP Detachment opened its doors to the public Saturday, October 13, 10 am to 2 pm for its first Open House in the many years it has served locally.

Hundreds of UBC residents and students, neighbours living on the University Endowment Lands and others took the opportunity to learn about the work the detachment

does to keep the University community safe. Staff Sergeant Chuck Lan, University RCMP Detachment Commander, said: "This Open House is a highlight for us and we welcome all visitors."

There were plenty of questions about police work and all questions were encouraged by RCMP officers.

Residents asked about crime prevention, community policing, Block Watch and listened raptly to a police crime analyst. They met members of UBC Campus Security and firefighters from Vancouver Fire Hall No.10 (located next door to the RCMP detachment) and greeted special guests such as David Eby, the MLA for Vancouver-Point Grey and B.C. Attorney General who

is a UBC resident.

This Open House was the opportunity to meet police in Red Serge (ceremonial uniform for all RCMP officers), watch a staff member from the Integrated Police Dog Section handling a police dog, check out police vehicles and bicycles, and watch the Emergency Response Team (ERT) – wearing camouflage – demonstrate ERT equipment.

Not least as far as children were concerned, there was face painting, stickers and hot dogs!

Opening the door to the public gives the University Detachment and its partners a chance to educate residents about the vast array of services and programs provided as well as the efforts of partners to make the UBC campus and the UEL safer communities, Staff Sergeant Lan said. "We would like to share some of the work we do with people." This work includes UBC/Alma Mater Society Sexual Assault Support Centre and Garage 529 for Bike Thefts (Bike in and register your bike).

Corporal Wanda Marion, the University Detachment officer who arranged this family-friendly event, said: "We want to showcase what our police agency does here and bring more awareness that we have a police agency in this jurisdiction."

The University RCMP Detachment is located at 2990 Westbrook Mall and serves University of British Columbia and the University Endowment Lands, including Pacific Spirit Park.



UBC residents are thrilled to watch a police dog training exercise during the Open House at the University RCMP Detachment.