

Present: Mike Feeley (MF), Sharon Wu (SW), Erica Frank (EF), Ian Burgess (IB), Prod Laquian (PL)
Nancy Knight (NK)

Regrets: Johannes Rebane (JR)

In Attendance: Jan Fialkowski (JF), UNA Executive Director
Katherine Xu (KX), UNA Administrative Manager
Stephanie Nesbitt (SN), Old Barn Community Centre Program Coordinator
Ralph Wells (RW), Sustainability Manager
Kevin Kenna, RCMP Detachment

Meeting called to order at 7:05 pm.

52 people in attendance.

A. Introduction of General Meeting

1. Agenda

MF suggested adding Q&A following item B and item D.
Moved by Joan Hebb, seconded by Ken Woods, carried.

2. Minutes

Moved by Lex Lexuan, seconded by Terry Arcand, carried.

3. UNA Annual Report – Mike Feeley

The UNA is like a municipal government, and the UNA members have come together in a form of a government that makes municipal decisions, and is given the power from the university to do that. This power comes with responsibilities and also a level of engagement. The UNA will not be what it is today without all the hard work of its volunteers, some of which will be recognized later at today's meeting. As the Chair, MF encouraged all UNA members and residents to consider volunteering, and looks forward to seeing new faces to be on the UNA Board in the future.

MF introduced the UNA Board of Directors: Sharon Wu, Erica Frank, Prod Laquian, Ian Burgess and Nancy Knight, and thanks all of them for taking their responsibilities on the Board so seriously. MF also acknowledged the AMS representative Johannes Rebane (who sent regrets) but works with the UNA Board to liaise with students and UNA community.

MF introduced the UNA staff: Jan Fialkowski, Stephanie Nesbitt, Ralph Wells, Katherine Xu, and Cathie Cleveland, who is currently on leave. MF thanks all the staff for their hard work and great support to the Board. MF thanked Angela Wheelock, the editor of the UNA Newsletter.

- Some items that the Board has focused on this year:
- i. **Communication** – the UNA uses many methods of communicating with residents, such as the bi-monthly newsletter, weekly e-news distributions, and two new websites. Communication to the organization comes from resident and volunteer feedback, and from delegations who come to UNA board meetings.
 - ii. **Sustainability** – the UNA took an important step forward by hiring Ralph Wells to the new position of Sustainability Manager. As his first priority, he will focus on neighbourhood-wide recycling and landscaping practices that are currently in place. With the initiative of Jim Taylor, the UNA was able to develop a new partnership with Save-On-Foods to create a Save-on-More Points donation program for the UNA Sustainability Fund.
 - iii. **UNA-UBC Shared Facilities** – as of this year, all UNA residents have the same full access to the UBC childcare as UBC faculty and staff. UNA continues to work on the shared athletic facilities program with UBC.
 - iv. **Community Centres and Parks** – The UNA has formed a new User Group committee for the building of the new community centre planned in Wesbrook Place.
 - v. **Bylaws / Rules** – the UNA Noise Bylaw is nearly finished and will be published on the UNA website for public consultation very soon. The UNA is at an early stage of developing a parking bylaw and will work on an animal control bylaw soon after that.
4. **Presentation of the UNA Audited Financial Statements as of March 31, 2009, Ian Burgess**
The Neighbours' Fund, which is held by the University for the benefit of the UNA, is made up mainly of the Services Levies, collected by the university from owners within the UNA. The Neighbours' Fund is managed by the UNA Board. A Reserves Policy is currently under development in terms of how much money should be put into reserves annually, and how to access the reserves when they may be needed. Currently there is \$6.5 million in reserves; they are to be built up to \$35 million. The Neighbours' Fund is also supported by other day-to-day revenues, such as rental income and recreation program fees. The UNA Annual Operating Budget is approved by the UNA Board and submitted to the UBC Board of Governors for information only.

The long-term reserves requirement for infrastructure replacement is sufficient to cover anticipated infrastructure replacement over the next 100 years. The long-time reserves requirement for capital replacement is sufficient to cover the capital replacement of such things like the Old Barn Community Centre over next 100 years.

The 2009 UNA Financial Statement shows \$2.2 million funding coming from the Services Levies which covered the operating expenses of the UNA to provide municipal services like engineering services, recreations services, etc. The UNA showed surpluses of \$507,420, with \$378,000 returned to appropriate reserves.

5. Audited Neighbours' Fund Financial Statement March 31, 2008, Ian Burgess

The 2008 Audited Neighbours' Fund Financial Statement was presented to the UNA membership since the 2009 statement has not yet been sent to the UBC Board of Governors. Currently there are \$6.5 million dollars held by the University on behalf of UNA in the Neighbours' Fund Reserves.

B. Brief Speeches by Sharon Wu and Erica Frank, Acclaimed Resident Directors.

C. Q & A

1. Question from Peter Hebb, Chancellor Place

The property owners in the City of Vancouver are facing a 10% increase in property tax due to the shortfall in its budget. If UNA is using the same model as the City of Vancouver, will there be similar increases? If so, where will UNA put the extra money? Or would the UNA consider refunds?

Answer by MF: the UNA Board is aware of this property tax increase and has talked about it internally. It is possible to change the formula at least temporarily, and the UNA will discuss this topic with the University. In terms of the extra money, the default position of the Board would be to put excess any monies into the reserves.

2. Question from Ken Woods, Chancellor Place

a. There is still construction on the Walter Gage Road. Is it possible to make it a 'front street' and not the 'back street' or lane way that it looks like? Residents living in Chancellor Place pay the same Services Levies, but don't have sufficient parking – Walter Gage Road could provide some.

b. According to the Society Act, will the UNA surplus attract income tax?

Answer by MF: Chancellor Place is designed very uniquely and is shared with the theological schools. The Board is aware of the construction on Walter Gage Road and negotiations with UBC would be required to get special parking privileges. Things are improving in Chancellor Place; soon there will be a playground. As for the service levies, it is common for municipalities to have a tax with additional fees below the line. The Board will call to have a look at what the flexibility is. The Board will check with our lawyer to determine the implications of a surplus. We do not believe it is an issue, but thank you for raising the

question.

Answer by EF: recommends working with other volunteers to give feedback and suggestions to the Board.

Answer by IB: Since the fund was collected by the University who is tax exempted, the surplus should be tax exemptible, but will double check with the lawyer.

3. Question from Joan Hebb, Chancellor Place

- a. There are two duplexes on the corner of Wesbrook Mall and Chancellor Blvd. that are still unfinished and are terrible looking. When will they be finished?
- b. As well, is there to be institutional development at the Carey Centre on the empty gravel lot?

Answer by JF:

- a. The developer went into receivership. We understand from UBC Campus Planning that there is a new owner.
- b. Carey Centre hasn't decided what they would like to build yet. There won't be any development until then.

4. Question from Joan Moore, Chancellor Place

What is the status of the tower behind Stirling?

Answer by MF: the site belongs to St. Andrew's and to date they are not prepared to move forward.

5. Question from Wendy Rigby, Wesbrook Place

How will the neighbourhoods affected by road closures during the Olympics?

Answer by JF: all residents are recommended to check the UNA website for Olympic updates. During the Olympic Games, Wesbrook Mall will be closed to vehicular traffic from Agronomy to the entrance of the RCMP building. There has been no decision about cyclists yet. All buses will be re-routed along S.W. Marine Drive. 16th Ave. will remain open. The hospital will remain open and open to vehicular traffic.

Answer by MF: the UNA is meeting regularly with UBC Olympic Secretariat and we expect more public meetings. The UNA is also looking for ways to engage our residents more. The Secretariat has given the UNA free tickets to the Men's and Women's Hockey games. The RCMP detachment will be in charge of the security outside of arena and on campus.

6. Peter Leacock, Chancellor Place

How can the UNA better control movie shoots in Chancellor Place?

Answer by MF: the UNA has discussed this with UBC Treasury who is responsible for commercial filming on campus. As Chancellor Place is part of the UNA, it was agreed that the UNA will receive revenues from filming if it continues in Chancellor Place. The UNA is working with the Vancouver School of Theology who manages the Iona Building, a favourite film location, to develop guidelines for the use of the area which will best protect the interest of the residents.

7. Comments from Jim Taylor, Hampton Place

Referring to Peter Hebb's question regarding Services Levies (question 1). The UNA could look at creative ways to enhance the livability of the community with the additional funds.

D. Recognition of Outstanding Volunteers

E. Question & Answer Period

1. Chris Finch, Hawthorn Place

What is the update on the Liquor License Application at the Thunderbird Arena?

Answer by MF: the UNA has requested changes to the license application mainly to reduce the hours of operation and to the location of the family non drinking seating. That was supported by UBC Athletics. The RCMP requested a probation period of six months. Part of the UNA's concern related to this application is excessive student drinking especially in fraternity area. It is not unusual for an arena to have license, but the UNA is concerned about the impact it could have on the community. The Salt Spring Café had applied for liquor license two years ago, and was only permitted an indoor license, but not the outdoor license for the patio.

Comments from Kevin Kenna, Staff Sergeant and Detachment Commander at UBC : the application is still in Victoria for approval. There is no alcohol allowed during the concerts presently.

2. Tony Wild, Hampton Place

Since the Save-on-Foods store opens, there is more pedestrian traffic at the 16th Avenue R pundabout. I am concerned about pedestrian safety. What can UNA do about that?

Answer by MF: the UNA's Standing Committee on Operations and Sustainability met with Campus Planning to address the traffic increase when the store opened and in anticipation of the opening of the new secondary school. The UNA is extremely concerned about the

safety of crossing at the 16th Avenue Roundabout. The long term plan is to build another traffic circle on East Mall, with a pedestrian crossing between the two where vehicular traffic will be going at its slowest. The Standing Committee meets with Campus Planning again this month for status updates. The UNA's biggest concern is the timing of this project, which is not likely to happen before the school opens.

Question: it has become more dangerous since the middle of the roundabout has been landscaped which has caused a blind spot. Is it possible to move the pedestrian further away?

Answer by MF: the roundabout has been designed by engineers and met all the Ministry of Highways regulations and it has slowed down traffic from reports we have had.

Comments by EF: this is a high priority and serious concern.

Comments by Jim Taylor: the intersection of 16th Ave. and Wesbrook Mall used to be the most dangerous place on campus. The roundabout has decreased the accident rate by 20% because people are driving much more slowly.

Wendy Rigby: the speed of vehicles driving eastbound is very fast, and people don't slow down. It is possible to look into signage to inform people slow down?

Answer by MF: the UNA will ask about signage.

Connie Unger: it is important to have the roundabout.

Question: North Americans don't know how to drive a roundabout. Can the RCMP or the UNA do something to educate people? Write an article on Roundabout 101?

Answer by MF: the UNA can write an education piece in the bi-monthly newsletter which it has done previously.

Kim Feltmam: what about the traffic on University Blvd.?

Answer by NK: University Blvd. belongs to UEL; the UNA can raise that with UEL.

3. **Connie Unger:** does the UNA have any connection with UEL?

Answer by MF: the UNA's Executive Director Jan Fialkowski talks with them regularly. The UNA has been invited to their Community Advisory Committee meetings and they come to

ours. Our Electoral Area A Director lives in the UEL. The UEL doesn't have any recreational facilities; recently they asked if the UNA if we would assist them in developing some community programming space that has become available in the UEL Village on University Blvd.

4. Peter Hebb, Chancellor Place

We have high regard and are pleased with the level of policing we are getting. Given the increasing crime issues in the City of Vancouver, are there similar trends here?

Answer by Kevin Kenna, RCMP Detachment Commander: the RCMP is aware of some people with criminal backgrounds living in the area. The overall crime rate is low.

5. John Bourne, Chancellor Place

Do you have an update on local control?

Answer by MF: there is some discussion between UBC and Metro Vancouver but nothing will happen on local governance without the UNA's involvement. The Metro Vancouver Board has asked their staff to investigate the possibility of developing a zoning bylaw for UBC, which should not affect UNA. We continue to stay well apprised of the issues to ensure local control.

6. Kim Feltman, Hawthorn Place

Can the UNA make bylaws?

Answer by MF: the UNA cannot make bylaws by itself, but the university has the power under the University Act to designate to the UNA the authority to write and enforce rules. The UNA is very close to enacting the first rule on noise control.

7. Jim Taylor, Hampton Place

Jim Taylor would like to thank Mike Feeley for his great work for the past year as the Chair of the UNA.

F. Meeting adjourned at 9 pm