

*A meeting for members of the UNA and residents of the "Local Areas"  
as defined in the Neighbours' Agreement 2008 including  
Hampton Place, Hawthorn Place, Chancellor Place, East Campus, and Wesbrook Place.*

**Wednesday, September 22, 2010**

**7 pm – 9 pm**

**The Old Barn Community Centre (6308 Thunderbird Blvd.)**

Mike Feeley, Chair of the UNA welcomed residents to the 9<sup>th</sup> AGM and introduced the UNA directors:

Sharon Wu, elected resident director

Erica Frank, elected resident director

Prod Laquian, elected resident director

Ian Burgess, UNA Treasurer and UBC appointed director

Ben Cappellacci, AMS appointed director

Regrets from Nancy Knight, UBC appointed director

#### **A. Business of the Annual General Meeting**

##### **1. Motion to accept the agenda**

Moved by Heather Friesen, seconded by Gary Gibson; carried.

##### **2. Motion to accept minutes from 2009 AGM**

Moved by Joan Hebb, seconded by Mankee Mah; carried.

##### **3. UNA Annual Report, presentation by Mike Feeley**

Highlights from the past year:

- The UNA finalized the Access Agreement with UBC for recreational access to UBC sports facilities.
- The UNA is now publishing The Campus Resident, a monthly newspaper which is distributed to all UNA homes as well as the UEL, Acadia Fairview and parts of West Point Grey and Dunbar.
- The UNA has opened 2 community gardens in Hawthorn Place.
- Over 1,000 UNA homes are participating in a compost program.
- Planning for the new community centre in Wesbrook Place has begun.
- The UNA Office is moving as of October 1 to 202-5923 Berton Avenue in Wesbrook Place, as the current office space at the Old Barn Community Centre is too small. The Old Barn Community Centre staff will remain in the Barn.
- The UNA hopes to have the UNA Parking, Noise and Animal Control by-laws adopted in 2011.

#### **Governance**

- Prior to June 2010, land use planning at UBC was under the jurisdiction of the GVRD (Metro Vancouver). The GVRD and UBC entered into an MOU a decade ago that created the UNA and established the OCP (Official Community Plan). In June 2010 the authority for land use planning was moved to the Provincial Ministry of Community and Rural Development under Bill 20. There are no implications to the UNA.
- The UNA Board of Directors supports the view that UNA residents should decide how they wish to be governed. The directors have had preliminary discussions with the province that future consultation on governance will be driven by the UNA.

**4. Presentation of the Audited Financial Statements, March 31, 2010, Ian Burgess, UNA Treasurer Highlights:**

- The UNA's 2010 audited financial statements indicate revenues of \$2.56 million, expenses of \$1.76 million. Operating surpluses are generally returned to the Neighbours Fund to be allocated to the Rate Stabilization Reserve. The Directors have internally restricted \$250,000 for the capital costs of the new UNA Offices on Berton Avenue.
- The Services Levy (municipal property tax) on homes in the UNA is equivalent to the municipal property tax for similarly assessed properties in the City of Vancouver.
- The Community Access Reserve can be accessed if UNA access fees to UBC Athletic facilities are over 15% of the UNA annual operating budget. The Rate Stabilization Reserve guards against the possibility that the services levy is insufficient to cover expenses in the UNA operating budget.

**B. Presentation of a UNA Sustainability Strategy, Ralph Wells, UNA Sustainability Manager**

**The UNA Strategy for Sustainability:**

- Make a commitment
- Define clear goals and principles
- Develop indicators for performance monitoring
- Deliver projects and programs
- Communicate success

**UNA Sustainability Commitment**

The UNA is committed to addressing global sustainability on a local basis, within the UNA neighbourhoods under its jurisdiction.

**The University Neighbourhoods Association commits to:**

- Being responsible stewards of air, land and water of the UNA neighbourhoods.
- Providing sustainability projects and programs that enhance the ability for residents to live, work and play sustainably.
- Finding cost effective solutions for sustainability for the UNA community.

**UNA Community Sustainability Principles**

Engaging and Supporting Residents

Demonstrating Leadership  
Achieving Shared Outcomes through Partnership  
Community as a Living Lab.

**C. UBC Land Use Plan, UBC Campus & Community Planning, Joe Stott, UBC Campus & Community Planning**

The Official Community Plan (OCP) was created by the GVRD and UBC as a guiding document for the 1000 acres of UBC. This year the Province introduced legislation, Bill 20 part 10 (the enabling and validating act) that changed the relationship between UBC and the GVRD, giving jurisdiction for land use planning to the Province. The Land Use Plan replaces the OCP. UBC is required to go through consultations and public hearings to adopt the Land Use Plan.

Due to support for the UBC Farm and the academic rationale to retain the farm, the UBC Board of Governors approved the retention of the farm in its entirety. Density proposed for the farm will be transferred elsewhere on campus. There are various potential sites to accommodate this.

To make housing more affordable for students, faculty and staff, it is necessary to relax some of the constraints in the old OCP which only allowed 100 units per hectare.

**Questions**

**Land Use Plan:**

1. Paul Moritz, Chancellor Place - Will there be public hearings and what sort of public notification will be given to residents?  
**A.** The Land Use Plan is like the OCP, an enabling and validating act; the notice provisions in it are similar to the requirements in a municipality.
2. Mel Rowles, Hawthorn Place - What about the Transportation consultation?  
**A.** It is currently in a consultation process which has been extended until October 8. There is an on-line survey and 2 public events. UBC consultants and Translink will be present on September 27 at the open houses.

**General Questions:**

3. John Bourne, Chancellor Place - The UNA pays \$58.50 for each person in the UNA for access to community recreational facilities. What percentage of residents use the facilities? Should we be providing this access?  
**A.** The UNA negotiates with UBC for universal access for residents, and models access to community centres as other municipalities do. It is not the intention that the community centre makes money.
4. Gary Gibson, Hampton Place - Could the UNA get an arrangement like the UEL has where residents pay less tax?  
**A.** The UEL taxation model is not one which the UNA wishes to emulate.

5. Greg Feldman, Hawthorn Place – Please explain how a by-law is developed?  
**A.** The Neighbours' Agreement 2008 outlines a process for the development of a UNA bylaw, which the UNA follows.
6. Peter Hebb, Chancellor Place – Does the UEL charge UBC a tax on water?  
**A.** UBC buys water from the UEL, who buys water from Metro Vancouver. The UEL adds a surcharge as part of it's infrastructure maintenance.
7. Gary Gibson, Hampton Place - There was no consultation with UNA residents when Bill 20 came into effect; the process was flawed as there was no opportunity for residents to comment.  
**A.** It is the view of the UNA Board of Directors that Bill 20 does not change anything for UNA residents. Land use planning continues to be the responsibility of UBC which is now under provincial jurisdiction rather than Metro Vancouver jurisdiction.
8. Mel Rowles, Hawthorn Place - Do UNA members approve the UNA annual operating budget at the AGM?  
**A.** No, the annual operating budget is approved by the UNA Board of Directors in December, prior to the next fiscal year. UNA residents may comment on the budget prior to its approval in person at board meetings or by communicating to the directors.

Is the new UNA office being paid for from the operating surplus?

**A.** The UNA Board of Directors approved an internally restricted reserve of \$250,000 from the operating surplus to construct the new UNA offices.

9. Kathy Griffiths, Hampton Place - What is the status of the application by the Thunderbird Arena for a liquor license?  
**A.** It is unknown at this point; the UNA is meeting with VP Students, Brian Sullivan, to ensure the concerns of UNA residents are heard.

What is the status of an additional pedestrian crossing at West 16<sup>th</sup> Avenue from south campus?

**A.** There are no plans for a crosswalk east of the roundabout. A second roundabout at East Mall and a pedestrian crossing at the midpoint are planned for the future.

10. Linda Kerr, Hawthorn Place - Four years ago I submitted a paper on governance. This was to come-back to the residents for comment.  
**A.** The UNA Board has investigated governance models and discussed governance as the main topic at a past AGM.

Who are the UNA lawyers and when are they called in; how did the UNA choose their firms and how much did we pay them this year?

**A.** The UNA provides municipal services to residents and generally acts like a municipality. The UNA contracts out many services, including legal services. The firms of Yale M. Chernoff, Barrister and Solicitor, and Taylor Jordan Chafetz are contracted by the UNA.

12. Joan Hebb, Chancellor Place - What is the status of the children's playground in Chancellor Place?  
A. The playground will be built and is to be located behind the Iona Building.

Do we know anything about St. Andrews development and will there be consultation for this development?

A. St. Andrews, to our knowledge, has not made a commitment to the development. All residential development goes to public consultation, which is coordinated through UBC's Campus & Community Planning Department.

13. Resident, Hampton Place - There are people who did not get around to or who choose not to be a UNA member, but still wish to vote. Who is eligible to vote in UNA elections?

A. The UNA is incorporated under the BC Society Act; the act requires that one must be a member of the society in order to vote. Members must be 18 years of age or older and reside within the neighbourhoods as defined in the UNA constitution.

14. Chris Finch, Hawthorn Place – I would like to know how UBC utilities costs are modeled.

A. The UNA has asked UBC to explain how utilities are charged. The board anticipates that UBC will distribute an explanation to residents.

#### D. Recognition of Volunteers

1. The UNA presented the following with certificates of appreciation:

- David Anderson & Nicole Fitzsimon, Conversation Club
- Rocio Escalona, Spanish Conversation Club
- Katie & Liam Feeley, Linda Quamme, Ilo Feldman, Merje Kuus, Ethan & Jennifer Ogrodniczuk, Lucas Salibian & Veronica D'Angelo, Connor Todd, Mankee Mah, Plant Stewards
- Olga Lockwood, UNA Choirs
- Mankee Mah, Hazita Harun, Denise Lauritano, University School Bus Program
- May Xing, Community Events

2. Sharon Wu, Vice Chair of the UNA, recognized Mike Feele, outgoing UNA Chair, for his leadership on the UNA Board of Directors for the past 6 years. Mike has worked tirelessly and with great enthusiasm, and has had several important accomplishments during his tenure including the Neighbours' Agreement, the development of the first UNA By-laws, the construction of the Old Barn Community Centre and UNA Community Gardens, and the introduction of Plant Stewardship.

#### E. Election of Directors

Election results were announced by the Chief Electoral Officer, Ben Aissa. Elected to the UNA Board for 2 year terms is Prod Laquian with 302 votes and Mankee Mah with 204 Votes. Candidates Linda Moore and Fred Pritchard received 107 votes and 101 votes respectively. The total number of

ballots cast was 382. The Chair of the UNA thanked all the candidates for participating in the election.

**Motion to adjourn at 9:15 pm; moved by Gary Gibson, carried.**