



## MINUTES

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### PRESENT:

Richard Watson – Chair  
Bill Holmes  
Eagle Glassheim  
Maria Gallo

Jane Kang  
Ali Mojdehi  
Murray McCutcheon

### UBC OBSERVERS:

Carole Jolly

### AMS REPRESENTATIVE:

Saad Shoaib

### STAFF:

Sundance Topham – Chief Administrative Officer  
Dave Gillis – Recreation Manager  
Wegland Sit – Operations Manager  
Brandon Perrett – Communications Specialist  
Athena Koon – Finance Manager  
Marta Mikolajczyk – Administrative Assistant

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### A. CALL TO ORDER

The University Neighbourhoods Association (UNA) Board meeting was called to order at 5:30 p.m.

The Board Chair acknowledged that the meeting was held on the unceded traditional territory of the Musqueam people.

### B. APPROVAL OF AGENDA

**Motion** by Chair:

That the Board approve the December 21, 2021 Meeting Agenda.

**Seconded** by Director Holmes.

**Carried.**

### C. APPROVAL OF MINUTES

**Motion** by Chair:

THAT the Board approve the November 16, 2021 Minutes, as circulated.

**Seconded** by Director Gallo.

Director Holmes asked that motion under item H.3 be corrected to reflect “a recreation proposal”.

**Motion** by Chair:

THAT the Board approve the November 16, 2021 Minutes, as amended.

**Seconded** by Director Gallo.

**Carried.**

**Motion** by Chair:

THAT the Board approve the December 14, 2021 Minutes, as circulated.

**Seconded** by Director Holmes.

**Carried.**

#### **D. DELEGATIONS**

1. UBC Delegation – University Neighbourhoods Fire Protection Funding

Michael White, Associate Vice-President, Campus + Community Planning & Chris Fay, Director, Strategic Policy, Campus + Community Planning made a presentation to the Board.

2. Wesbrook Basketball Court

- a. UNA resident Lea Cameron asked that the Board permit another resident to share her allotted speaking time.

**Motion** by Chair:

THAT the Board allow for more than one speaker during the 10-minute delegation period.

**Seconded** by Director Mojdehi.

**Carried.**

UNA residents Lea Cameron and Richard Roy addressed the Board.

- b. UNA resident Marcus Moore addressed the Board.

#### **E. EXTERNAL REPORTS AND PRESENTATIONS**

1. Electoral Area A Report

Electoral Area A Director, Jen McCutcheon presented the December report.

2. Campus and Community Planning Report

The December 2021 Campus and Community Planning Report was received by the Board.

#### **F. REPORTS**

1. Management Report

The Management Report was presented for information.

2. Community Engagement Advisory Committee

Director Kang provided a verbal update to the Board.

a. October 27, 2021 Approved Minutes

Carole Jolly asked that the following be reflected in the Minutes under item 2(i):

“The Campus Vision will address both the academic mandate and newer residential developments.” – Campus Vision will not be contemplating the academic plan, only land use.

“The Campus Vision planning committee intends to create a resident focus group.” – preliminary focus groups were held as part of pre-planning for the engagement process, there will be working groups and more opportunities for resident engagement once Campus Vision launches.

**Motion** by Director Glassheim:

THAT the Board ask the CEAC Chair to share the survey questions in advance of circulating them to UNA residents.

**Seconded** by Director Gallo.

**Carried.**

**G. UNFINISHED BUSINESS**

None

**H. NEW BUSINESS**

1. 2022 UNA Board Meeting Schedule

**Motion** by Director McCutcheon:

THAT the December 20, 2022 Board meeting be moved to one week earlier, December 13, 2022.

**Seconded** by Director Holmes.

**Carried.**

2. Wesbrook Basketball Court Feedback

The Chief Administrative Officer presented the report.

3. Wesbrook Basketball Court

**Motion** by Chair:

THAT the Board rescind the following motions approved at the November 16, 2021 UNA Board Meeting:

THAT the UNA direct UBC Properties Trust to withdraw the development permit application for the Wesbrook Basketball Court.



THAT the UNA representatives to the Metro Vancouver group considering the expenditure of the Community Works Fund consider further a recreation proposal for Wesbrook Place.

**Seconded** by Director Glassheim.

Director Holmes raised a point of order citing section 7.4 of the Board Rules of Procedure stating “After the Board has approved a motion (the “approved motion”), a Director may make a motion to rescind or amend the approved motion, either at the same open, closed, or restricted closed session of the meeting at which the approved motion was approved or at the next such session.” Director Holmes pointed out that the subsequent Open Session of the Board was held on December 14<sup>th</sup>, thus the motion to rescind violates the Rules of Procedure.

The Chair ruled that the appeal is not grounded because the December 14<sup>th</sup> Inaugural meeting was not a regular meeting of the Board.

Director Holmes invoked Section 9.2 of the Board Rules of Procedure to appeal the ruling on the basis that section 7.4 does not state that the meeting must be a regular meeting.

The Chair asked the Board to vote on whether to uphold the ruling that the motion to rescind is acceptable.

The Board voted in favour of upholding the ruling.

**Motion** by Chair:

THAT the Board rescind the following motions approved at the November 16, 2021 UNA Board Meeting:

THAT the UNA direct UBC Properties Trust to withdraw the development permit application for the Wesbrook Basketball Court.

THAT the UNA representatives to the Metro Vancouver group considering the expenditure of the Community Works Fund consider further a recreation proposal for Wesbrook Place.

**Seconded** by Director Glassheim.

**Carried.**

**Motion** by Chair:

THAT the development permit application submitted by UBCPT on behalf of the UNA for the Westbrook Basketball court be placed on hold until design revisions can be considered by the UNA Board.

AND THAT the UNA Board direct the UNA representatives to the Metro Vancouver Area A group considering the expenditure of the Community Works Fund to work with Campus + Community Planning and the project designer to review opportunities to mitigate noise and siting concerns for the proposed Westbrook Basketball Court – to the extent possible – and to bring back a revised design to the Board for review.

**Seconded** by Director McCutcheon.

**Amendment** by Director Holmes:

THAT the motion be amended to replace “design revisions” by the word “options”.

**Seconded** by Director Mojdehi.

**Carried.**

**Motion** by Chair:

THAT the development permit application submitted by UBCPT on behalf of the UNA for the Westbrook Basketball court be placed on hold until options can be considered by the UNA Board.

AND THAT the UNA Board direct the UNA representatives to the Metro Vancouver Area A group considering the expenditure of the Community Works Fund to work with Campus + Community Planning and the project designer to review opportunities to mitigate noise and siting concerns for the proposed Westbrook Basketball Court – to the extent possible – and to bring back a revised design to the Board for review.

**Seconded** by Director McCutcheon.

**Amendment** by Chair:

AND THAT the UNA Board direct the UNA representatives to the Metro Vancouver Area A group considering the expenditure of the Community Works Fund to work with Campus + Community Planning and the project designer to review opportunities to mitigate noise and siting concerns for the proposed Westbrook Basketball Court – to the extent possible – and to bring back a revised design and a siting analysis to the Board for review.

**Seconded** by Director Holmes.

**Carried.**

**Motion** by Chair:

THAT the development permit application submitted by UBCPT on behalf of the UNA for the Westbrook Basketball court be placed on hold until options can be considered by the UNA Board.

AND THAT the UNA Board direct the UNA representatives to the Metro Vancouver Area A group considering the expenditure of the Community Works Fund to work with Campus + Community Planning and the project designer to review opportunities to mitigate noise and siting concerns for the proposed Westbrook Basketball Court – to the extent possible – and to bring back a revised design and a siting analysis to the Board for review.

**Seconded** by Director McCutcheon.

**Carried.**

4. Committee Appointments

a. **Motion** by Chair:

Tuesday, December 21, 2021

THAT the Board appoint Director Holmes and Director Gallo, and Director Mojdehi to the Finance and Audit Committee.

AND THAT the Board appoint Director Holmes the Chair, and Director Gallo the Vice Chair of the Finance and Audit Committee.

**Seconded** by Director McCutcheon.

**Carried.**

b. **Motion** by Chair

THAT the Board appoint Chair Watson and Director Glassheim and Director McCutcheon to the Governance and Human Resources Committee.

AND THAT the Board appoint Chair Watson the Chair, and Director McCutcheon the Vice Chair of the Governance and Human Resources Committee.

**Seconded** by Director Holmes.

**Carried.**

c. **Motion** by Director Holmes:

THAT the Board confirm that there will be no changes to the existing makeup of the Neighbours Agreement Committee.

**Seconded** by Director McCutcheon.

**Carried.**

d. Director Holmes nominated Chair Watson, and Director McCutcheon to the Land Use Advisory Committee, with Director McCutcheon chairing the committee.

The Chair nominated Director Glassheim to the Land Use Advisory Committee

**Motion** by Director McCutcheon:

THAT the Terms of Reference of the Land Use Advisory Committee be amended to provide for three Directors to sit on the Committee.

**Seconded** by Director Holmes.

**Amendment** by Director Holmes:

THAT the motion read “up to three directors”.

**Seconded** by Director Glassheim.

**Carried**

**Motion** by Director McCutcheon:

THAT the Terms of Reference of the Land Use Advisory Committee be amended to provide for up to three Directors to sit on the Committee.

**Seconded** by Director Glassheim.

**Carried.**

**Motion** by Director Holmes:

THAT the Board appoint Chair Watson and Directors McCutcheon and Glassheim to the Land Use Advisory Committee, and that the Board appoint Director McCutcheon as the Chair of the Land Use Advisory Committee.

**Seconded** by Director Gallo.

**Carried.**

- e. Director Kang nominated Director Glassheim to be a second Director on the Community Engagement Advisory Committee.

Director Glassheim declined the nomination.

Director Kang nominated Director Gallo to be a second Director on the Community Engagement Advisory Committee.

**Motion** by Director Kang:

THAT the Board appoint Director Gallo to the Community Engagement Advisory Committee.

**Seconded** by Director Mojdehi.

**Carried.**

- g. The Chair nominated Director Holmes to be the Finance Committee member on the Joint Financial Task Force.

Director Holmes accepted the nomination.

**Motion** by Chair:

THAT the Board appoint Director Holmes, as Finance Committee Chair, to the Joint Financial Task Force.

**Seconded** by Director Kang.

**Carried.**

- h. The Chair appointed Director McCutcheon as the second UNA Director to the Joint Financial Task Force.
- i. **Motion** by Chair: THAT the Board confirm that Director Kang, Director Glassheim and Director Watson make up the UNA appointees to the Area A Community Works Fund Committee.

**Seconded** by Director Holmes.

**Carried.**

- j. **Motion** by Chair:

THAT the Board appoint the Chief Administrative Officer, Sundance Topham, to the UBC Campus Vision 2050 Community Advisory Committee.

**Seconded** by Director Holmes.

**Carried.**

5. Campus Vision 2050 – UNA Webpage

**Motion** by Director McCutcheon:

THAT the Board direct staff to prepare a dedicated landing page on the UNA website for communicating with UNA residents on Campus Vision 2050.

Seconded by Director Holmes.

**Carried.**

6. UBC Properties Trust – Management Services Contract Update

**Motion** by Chair:

THAT the Board approve the attached UNA Contractor Agreement Modification Agreement and authorize the Chair to execute the agreement.

**Seconded** by Director Glasheim.

**Carried.**

7. Sublicence Agreement – YMCA Before and After School Program

**Motion** by Chair:

THAT the Board approve the attached Sublicence Agreement - UNA and YMCA - After School Care and authorize the Board Chair to execute the agreement.

**Seconded** by Director Mojdehi.

**Carried.**

8. Vista Point Childcare One Month Extension - UNA and YMCA

**Motion** by Chair:

THAT the board approve the attached First Extension – Vista Point Childcare Facility Sublicense and Operating Agreement and authorize the Board Chair to execute the agreement.

**Seconded** by Director Mojdehi.

**Carried.**

9. Rural Property Tax

**Motion** by Director Holmes:

THAT the Board approve the draft letter to Duncan Jillings, Ministry of Finance, dated December 15, 2021.



**Seconded** by Director McCutcheon.

**Carried.**

**Motion** by Director Holmes:

THAT the Board authorize the Chair to sign the letter in the form approved or with minor modifications that do not change the substance of the letter.

**Seconded** by Director McCutcheon.

**Carried.**

10. University Neighbourhoods Fire Protection Funding – Motions from Closed Session – Released to the Public

**Motion** by Director Glassheim:

THAT, under pressure from the province and noting that the residents of the University Neighbourhoods are unfairly taxed by the province, the Board reluctantly asks that UBC extend the term of the UBC Neighbourhood Fire Services Contribution Agreement for an additional five-year term and approve UBC using the Neighbourhood Levy to fund the contribution agreement.

**Seconded** by Director Gallo..

**Carried.**

**Motion** by Chair:

THAT the UNA Board continue to lobby the provincial government to change the tax regime to provide equity in the taxation of residents of the UBC neighbourhoods relative to the taxation of University Endowment Land residents.

**Seconded** by Director Glassheim.

**Carried.**

**Motion** by Chair:

THAT the decisions passed be communicated and recorded in the Open Session minutes.

**Seconded** by Director Mojdehi.

**Carried.**

**I. ADJOURNMENT**

The meeting adjourned at 8:09 p.m.

The Board moved into a Closed Session to hold discussions and dealings with other entities or individuals where disclosure of the information being discussed could be harmful to the UNA's interests.